

**Consultation Response from KC,
Lead Local Flood Authority**

2023/93031 Wappy Springs Inn, Lindley Moor Road, Lindley Moor, Huddersfield, HD3 3TD

Erection of mixed industrial development (Use Classes E(g)(i, ii, iii), B2 and B8); including demolition of existing structures, new yard, parking, landscaping, drainage features and ancillary structures

Date Responded: 6th December 2023

Responding Officer: Paul Farndale

Responding Ref:

Kirklees Flood Management & Drainage acting as Lead Local Flood Authority, statutory consultee for surface water, requires MORE INFORMATION in order to advise on this application.

It is understood from testing at the nearby Peat Ponds Farm site that soakaways are an unsuitable method of surface water disposal. BGS data suggests severe constraints on this site for infiltration techniques. A 3.5l/s restriction to watercourse should apply given the existing buildings drain to ground.

A culvert crosses the site from the Peat Ponds commercial site opposite, before travelling under the motorway and into Calderdale's boundary. The planning officer may choose to consult Calderdale LLFA on this basis.

The layout must be shown to have 'made space for water' including conservative estimates for SUDS systems volumes for attenuation and treatment. This will be more demanding given the restriction imposed on the outflow and the culvert appears to clash with the area chosen to attenuate surface water.

Measurements in relation to invert levels on outfalls is required. An above ground feature has been shown indicatively but not measured.

Suitable access will be required. A stand-off distance of 3 metres from the outside edge of any design is suggested as a minimum requirement but working space must be justified as a CDM assessment.

The LPA is obligated to ensure adequate maintenance and management of SUDS systems for the lifetime of the site and will need to secure this via an unilateral undertaking using section 106 to ensure a management company is set up to perform an agreed itinerary and schedule of works.

Accommodation of the existing watercourse crossing site should be demonstrated, independent of the attenuation feature and not be built over, having a suitable standoff distance.

An assessment of deculverting the watercourse is expected in line with Kirklees Local Plan Policy. Layout could be affected as a result.

Suitable flood routing needs to be picked up in the flood risk assessment showing current flows and future flows and whether the design may open a route from Lindley Moor Road that has to be managed. The FRA is incomplete in this respect.

An analysis of the depth of potential surface water flooding in the northeast corner is required. Layout could be affected.

The site will need to accommodate a treatment works with an appropriate standoff distance and access provision. This also needs to be shown in any layout indicative or otherwise.

A petrol interceptor or SUDS alternative is advised where 50+ parking spaces are made available or car parking provision amounts to 800 square metres or more.