
Sent: Friday, March 8, 2024 12:31 PM

To: DCAdmin <DC.Admin@kirklees.gov.uk>; Nick Hirst <Nick.Hirst@kirklees.gov.uk>

Subject: Planning Application number 2023/44/93464/W Lingards Road, Slaithwaite

We note that the Kirklees Council Lead Local Flood Authority stated in their submission dated 20th December 2023 that

Condition 18 – Flood Routing Sufficient information has been provided with drawing ref: E19/7567/019F ‘Flood Routing Plan’. We recommend that this condition can be discharged.

We wish to state, in the strongest possible terms, that the Flood Authority’s opinion is fundamentally wrong and will almost certainly lead to future litigation between Kirklees Council and the developer on one hand and existing residents, who will almost certainly be flooded out, on the other hand.

The “technical” reasons for making such a strong statement on this issue are:

- The underlying principle, on which the proposed flood routing proposals are based, is false. It is technically and legally inappropriate to direct all the exceedance (flood) flows into the open water channel running West to East across the site.
- In hydraulic terms the water channel (We have to stress IT IS NOT a legally defined watercourse) through the garden and downstream of Far Lower Wood Farm cannot take the increased “exceedance” flood flows.
- In hydraulic terms the concrete overflow arrangement, just before the water channel enters the garden of Far Lower Wood Farm, is extremely crude and will not adequately protect the residents of Far Lower Wood Farm from flooding. At the same time the proposals for dealing with the overspill from the crude overflow are primitive, to say the least. This will almost certainly lead to flooding of properties on Manchester Road and the domestic buildings of Far Lower Wood Farm.
- The land drainage system along the northern edge of the site is hydraulically inadequate to receive the total exceedance flows or any part of the site thereof.
- In effect the exceedance (flood) flows are being wilfully directed to a position where they cannot be adequately dealt with. We cannot understand why the developer and the Council cannot see this, despite it being noted several times in our written comments regarding this development AND in response to the application for discharge of planning conditions. Why will the Council and the developer not listen to members of the public who have very significant professional drainage expertise and experience?
- We have previously indicated that there is a relatively simple and inexpensive solution to this problem, involving minor reprofiling of road levels and discharge of exceedance (flood) flows down onto Manchester Road, at the Western end of the development site. Should you wish to discuss this fairly simple option please respond by email to the author of this email submission.