

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

2025/90372 Land at, Edgerton Road, Edgerton, Huddersfield, HD3 3AA

Discharge of details reserved by conditions 6, 7, 8, 9 (drainage), 11 (lighting scheme), 14 (Arboricultural Method Statement), 19 (Construction Method Statement), 21 (estate road), 22 (highway works), 23 (boundary treatments) on previous permission 2017/91916 for variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area)

Date Responded: 16th March 2025

Responding Officer: Paul Farndale

Responding Ref: 1

Condition 6 – Surface Water Attenuation and Flow Restriction

We note that there are 4 separate flow controls in the surface water design (ACO Plates/Breaks). It is unlikely that Yorkshire Water will adopt a single scheme with multiple flow controls given past experiences. Early dialogue as to whether they will consider it in this case is advised.

The flow control in manhole S12 has an orifice of 65mm. This is not acceptable. Kirklees Council LLFA advises that openings of 100mm are desirable and an absolute minimum of 75mm will be considered in order to lower risk of blockages and subsequent flooding.

Tank designs appear to be indicative. A full design of all attenuation features including plan and cross section diagrams are required. A maintenance and management plan is required that reflects the design as would be expected to be handed to the end user under CDM Regulations 2015.

Flooding is shown from manhole S12 in a 1 in 100 year + climate change event. This is unacceptable given there is 22 cubic metres of flooding.

In addition to the drawing showing hardstanding, a coloured drawing differentiating the hardstanding areas connecting to individual sewer legs is required. This should be cross referenced with the simulation model.

Access to both tanks will be required. Please liaise with Yorkshire Water over tanker requirements.

We do NOT recommend that this condition is discharged at this moment in time.

Condition 7 – Drainage Details

In addition to some of the requirements noted under condition 6, details of the outfall structure should be submitted in order to obtain land drainage consent for working in the watercourse and the detailed design itself.

Not all the surface water is to be connected to watercourse. A proportion of the site is shown connecting to a combined public sewer without any control of flow. This does not fall in line with the hierarchy of surface water disposal and is therefore unacceptable.

The planning officer should be certain that Yorkshire Water are satisfied with any existing public sewer diversion and positioning of the on-site combined sewer overflow in relation to the proposed layout.

We do NOT recommend that this condition is discharged at this moment in time.

Condition 8 – Flood Routing

A meeting with section 38 – road adoptions and the LLFA is suggested so as to meet the requirement of both departments. Kirklees LLFA is concerned at some routing of overland flows to a low spot at around plots 25-26. Main flows should either follow the road round with a suitable pathway rather than entering this cul-de-sac, or levels should be altered to continue flow the end of the private driveway and safely to river without encroaching on property curtilage.

Additional detail is required are 3 road humps/speed humps and how this will affect flow. We expect detailed cross-sectional drawings before, in the middle and after each feature with a narrative

described the flows.

A catchment flood route also enters the site along Deveron Grove. This makes safe flood routing more even more important. Flood routing off site should be considered, i.e. onto Queen's Road and beyond as this is a change to where water goes pre-development. Flood risk must not be made worse for others.

We do NOT recommend that this condition is discharged at this moment in time.

Condition 9 – Temporary Drainage

A bund is shown directing the water to a gap with a land drain (stoned) used to take some sediment out of flows. It does not appear to keep water on site with a restricted flow to watercourse. For a site this size, a 1 in 2-year critical storm must be retained on site.

A narrative should look at phasing of the construction phase and where and when work is going to take place. Back ups to plans should also be considered including flocculation and tankers should the original plan prove inadequate. The narrative should also look at the stage after permanent drainage has been installed and how flow and sediment control is achieved as work continues.

We advise to attempt to minimise soil and vegetation strips so that clean run off can pass straight through to watercourse.

We do NOT recommend that this condition is discharged at this moment in time.