Consultation Response from KC,
Lead Local Flood Authority

2025/91121 St Marys Vicarage, Spen Lane, Gomersal, Cleckheaton, BD19 4LS

Demolition of existing vicarage and erection of 10 apartments

Date Responded: 09/07/2025.
Responding Officer: Martin Stephenson
Responding Ref: 1

Documents reviewed by the LLFA:

AMA:

- 23271, Drainage Statement dated March 2025

Drainage Summary:

Infiltration:
The developer should first consider infiltration into the ground as a means of surface water disposal and undertake testing in line with BRE365 recommendations. If infiltration is proven not to be viable, then discharge to public sewer would be acceptable to the LLFA (but subject to Yorkshire Water's approvals).

The infiltration rates results derived from the testing will need to be provided to the LLFA via the Planning Officer for acceptance.

Discharge to sewer:
If infiltration has been discounted, then discharge to sewer with a 30% reduction in existing brownfield run-off rates can be considered, however the LLFA disagrees with the developer's proposed discharge rate. The roof and hardstanding area of the existing vicarage has been estimated by the LLFA to be approx. 450m^2 (0.045ha). This area should be used to calculate the existing surface water run-off rate using the modified rational method and the 30% reduction applied to the resulting figure. The LLFA calculates the allowable discharge rate to be **4.4l/s**, not the 11.7l/s figure quoted in the Drainage Statement. Note that any flow control device should have a minimum 75mm outlet diameter.

Revised Causeway calculations will need to be provided to the LLFA via the Planning Officer for acceptance using the above allowable discharge rate to sewer.

Kirklees Flood Management & Drainage as Lead Local Flood Authority SUPPORTS this application SUBJECT to the comments above and the recommended conditions set out below.

DR01 Drainage Details
Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including agreed infiltration to ground or, if not viable, agree discharge rates indirectly or directly to watercourse, attenuation for the critical 1 in 100 (plus an allowance for climate change) rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations and phasing of drainage provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and the scheme shall include a maintenance and management plan for surface water infrastructure. No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.

DR07 Overland Flow Routing
The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area (both upstream and downstream of the development), has

been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed, and such approved scheme shall be retained thereafter.

DR10 Construction Phase Surface Water Flood Risk and Pollution prevention plan.
Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.
- the strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.