

Search application details

Application number: 2023/60/93503/W	
What is the application for?:	Outline application for residential development of 82 dwellings and associated w
Address of the site or building:	Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW
Postcode:	LS1 2JS

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
I am writing to formally object to the above-mentioned planning application for the construction of 82 residential dwellings off Roslyn Avenue Netherton, near Huddersfield. My objection is specifically focused on the potential flood risk and inadequate drainage planning associated with this development. 1. Inadequate Drainage Infrastructure: The proposed site's steeply sloping topography, as detailed in the Flood Risk Assessment (Section 1.2), leads to rapid surface water runoff. This, coupled with the absence of surface water sewers in the vicinity (Section 3.1.1), raises serious concerns about the site's ability to manage additional runoff without exacerbating existing drainage issues. 2. Strain on Combined Sewer System: The plan to discharge surface water into a combined sewer in Meltham Road (Section 3.2.1) could significantly strain the existing system. Even with a restricted discharge rate of 5 litres per second (Section 3.2.3), the increased load during heavy rainfall events could lead to sewer overflow and subsequent flooding, impacting both the new development and existing properties. 3. Flood Risk Mitigation Measures: While standard mitigation measures like raising floor levels are proposed (Section 4.1.2), these are primarily focused on protecting individual properties within the development. The broader impact on the local area's flood risk, particularly to properties downstream or in adjacent areas, appears to have been insufficiently addressed. 4. Dismissal of Natural Drainage Options: The rejection of both infiltration drainage and discharge to local watercourses due to topographical and ecological concerns (Section 3.2.1) leaves the development overly reliant on the already burdened sewer system. This decision limits natural drainage options, potentially increasing the flood risk to the surrounding area.	

5. Potential Risk to Existing Properties:

The assessment, while deeming the flood risk to the development as low, does not comprehensively address the potential impacts on existing properties, especially those in lower-lying areas that could be affected by increased runoff (Section 1.2).

6. Limited Scope of the Flood Risk Assessment:

The assessment focuses narrowly on the site, with minimal consideration of regional drainage and flood risk implications. A more comprehensive study is necessary to fully understand and mitigate the potential risks associated with this development.

In light of these concerns, I urge the Planning Department to reconsider the approval of this development until a more thorough analysis of the potential flood risks and their broader implications is conducted. It is crucial that any development in this area is sustainable, safe, and does not adversely affect the existing community and environment.

Thank you for considering my objection. I look forward to your response and hope to see a revised approach that prioritizes effective flood risk management and community safety.