

<b>Consultation Response from KC, Lead Local Flood Authority</b>
<b>2024/93605 Land at, Main Avenue, Cowlersley, Huddersfield, HD4 5US</b>
<b>Erection of 57 dwellings with access from new through road connecting Main Avenue and Windsor Road, and associated works, including engineering and landscaping</b>
<b>Date Responded: 1<sup>st</sup> September 2025 Responding Officer: Paul Farndale Responding Ref: 2</b>

**Further to our comments of 7<sup>th</sup> February 2024, Kirklees Flood Management & Drainage acting as Lead Local Flood Authority largely accepts flood risk and drainage strategies promoted in a revised flood risk assessment, produced by Queensbury Design Limited, revision 5, dated 24<sup>th</sup> July 2025. MINOR ALTERATIONS ARE REQUIRED and OTHER SUBMITTED PLANS SHOULD ADHERE TO THE RECOMMENDATIONS OFF THE FRA.**

- There is no objection from the LLFA to a 3.5l/s restricted surface water connection from site to the public combined sewer by gravity.
- There is no objection to the drainage principle and space made for attenuation. We do recommend considering a more natural attenuation feature given climate change/carbon zero targets for various companies and organisations.
- We are satisfied with watercourse research on site and subsequent strategy to pick up, divert and renew culverted systems and potential systems yet to be identified.
- There is flooding experienced adjacent to 66 Warneford Road and some remedial works are required to mitigate flood risk. This land drainage from site would drain to this system regardless but is likely to become more efficient post development. **We request a small contribution of £5000 to the upgrading of the downstream watercourse and overland flow interception at the eastern boundary of the site.**
- The watercourse needs to be maintained by a management company and not the landowner/developer as plots are sold off, companies can be liquidated, and this system runs under the adoptable highway. There is potential for Kirklees Council Highways to adopt part of this system subsequently, but a management company should be set up and secured under section 106 Town and Country Planning Act 1990. Maintenance and management plans submitted are not yet accepted but can be conditioned. Please note that testing of efficient operation of penstock and disc release plates are expected as it any greasing of mechanisms of the flow control devices. Any removal of a flow control device at any stage should result in a precautionary replacement of the neoprene seal.
- Adoptable surface water drainage also needs to be maintained by a management company secured under section 106 of the Town and Country Planning Act for the same reasons as above. Any agreed maintenance plan under condition can cease upon adoption by the statutory undertaker of NAV equivalent.
- Maintenance of flood routes to the southern retaining wall should also come under the jurisdiction of the management company described above. We do not yet accept the suggested management plan submitted and methodology for watercourse, surface water sewer and flood routes can be conditioned. Maintenance and management plans for the above can be conditioned.
- Permitted development rights must be removed from all plots which watercourses run through (Plots 42 and 43). Easements must be established.
- Construction phase drainage and flood risk management (temporary drainage) can be conditioned.
- Final attenuation design can be conditioned.

- Flood routing has been incorporated into the design and evidenced. Detail around and adjacent to 66 Warneford Road can be produced via condition as a detailed design.
- The flood risk assessment says the southern boundary will have a parapet wall to aid flood routing. This does not appear to have been considered on boundary treatment plans.
- Other plans have a low spot in the landscape away from the recommend stairs adjacent to plots 51 and 52 at odds with flood routing diagrams. Plans include Landscape Master Plan R/2784/1F (local planting should not interfere with any drainage infrastructure, with a 5m stand off recommended. Other plans showing a low spot away from flood routing are Land Management Plan N81-3084-109, Proposed Site Layout N81-3084-102-P9, a cut and fill exercise the rectify this is required.