

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Further or Amended Plans/Information Received – revised layout, FRA rev P06, Drainage Maintenance Plan rev 04

Observations By:	KC, Lead Local Flood Authority
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Application No.	2024/93605
Proposed Development:	Erection of 57 dwellings with access from new through road connecting Main Avenue and Windsor Road, and associated works, including engineering and landscaping
Location:	Land at, Main Avenue, Cowlersley, Huddersfield, HD4 5US
OS Map Reference	SE 411034.1321 415149.0246
Applicant/Agent:	IDPartnership Northern
Class:	Small Major Developments
Site Area (sq. m):	17841.0

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **03-Nov-2025**.

If you would like to contact the Case Officer: Victor Grayson for any reason then please do so on: Tel. 01484 221000 Ext. 77803.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
[http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93605*](http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93605)

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **03-Nov-2025** then the application may be decided without the benefit of your views.

Dated: 20-Oct-2025

Mathias Franklin
Head of Planning and Development

Consultation Response from KC, Lead Local Flood Authority
2024/93605 Land at, Main Avenue, Cowlersley, Huddersfield, HD4 5US
Erection of 57 dwellings with access from new through road connecting Main Avenue and Windsor Road, and associated works, including engineering and landscaping
Date Responded: 10th November 2025 Responding Officer: Paul Farndale Responding Ref: 3

Further to our comments on 1st September 2025. The following points have not been addressed.

- 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 that show close board fencing.
- Flood routing diagrams show levels pushing run off from open land from the south along stairs adjacent to plots 51 and 52. Many other plans show contours with the low spot low spot in the landscape away from the recommend stairs route which would result in ponding behind the retaining wall.
- Please ensure that are now planting schemes within 5m of the headwall and culverted section of watercourse.

We wish to raise an additional query regarding existing levels at main avenue as it enters the site from the west. Road gullies are present on both sides, but engineering plans suggest the road levels would push water to the north side of main avenue. The driveway used as access to the school appears to fall away from the road, i.e. a flood route. Flood routing drawings suggest a continuation of the levels of the new pavement on the estate which would keep flood routing to new highway, but there is no kerb at this point. Clarification is required.

We reject the basis of the maintenance plan that does not set up a management company to look after surface water drainage between installation and adoption. Experience dictates that there are many reasons why infrastructure may not be adopted even though an agreement is in place. The LPA is obligated to ensure adequate maintenance and management of surface water systems for the life of the site. This includes a management system that is set up and independent of the developer should a company cease trading leaving the occupiers liable as upstream beneficiaries but with no mechanism to fund and maintain the system.

The management company must also look after the watercourse and flood routing in the landscape as identified previously. These systems will not be adopted.