

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: 16th January 2025 Responding Officer: Paul Farndale Responding Ref: 4

The submitted 'Construction Phase Surface Water Management Plan' Ref 202826 R01 (01) by RSK Geosciences dated December 2025 represents recommendations to the client of measures that can be used to mitigate risk. However, there is not set construction plan at this stage to form an actual working plan. It appears very much to be promoting options.

Examples would be, no decision on limiting site strip and run off in a phased approach. Avoiding spoil heaps where no decision has been made as to where these may be.

We are concerned about the lack of mention of an ordinary watercourse flowing from the south of the site. Although this has been picked up on engineering plans for final drainage, it has not been identified as a risk in the construction phase. As this is a clean water source, we would suggest that flows be diverted around construction to avoid contamination with silt. This would be allowed a free discharge to the downstream identified watercourse if no treatment was required.

Once the parapet wall has been built, we have still not received acceptable levels that clearly demonstrate that water will be moved to the eastern side of the site and cascade down installed stepped access. At the moment, levels suggest water will pond in a depression away from these steps.

Clearly the wall and steps will not form part of an early phase of the site. Phasing of site construction is crucial in determining what when and where, individual risk mitigation techniques will be implemented.

Due to the flooding around adjacent houses, it is good practice that the site can accommodate a 2 year/6-hour storm event on site prior to attenuation being installed. The risk of flooding at the eastern border of the site has not been considered. A formal plan with evidence of volume control will be required.

A condition can be set to ensure the above is considered as part of a practical as opposed to theoretic plan based around a construction plan. All risk mitigated should consider back up plans if the site is overwhelmed or measures fail.

Please see previous comments about other outstanding issues before we recommend conditions to the planning officer.