

# Temporary Runoff Management Plan

MERCHANT FIELDS, CLECKHEATON

HARRON HOMES

11/08/2025

## TEMPORARY RUNOFF MANAGEMENT PLAN

### MERCHANT FIELDS, CLECKHEATON

### FOR

### HARRON HOMES



48867-0002

11 August 2025

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**TEMPORARY RUNOFF MANAGEMENT PLAN**  
**MERCHANT FIELD, CLECKHEATON**  
**FOR**  
**HARRON HOMES**

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## 1.0 INTRODUCTION

Harron Homes are proposing the development of a 11.93-hectare greenfield site for residential use. The site is located to the south of Bradford, West Yorkshire off the M62 and is centred on the coordinates 419067, 426683.

The site is bounded by the A58 to the north, the B6121 to the west, commercial land to the south, and open fields to the east. The surrounding area is occupied by a mixture of agricultural, residential and commercial land. The site is accessed from the Kilroyd Drive to the north and Hunsworth Lane to the west.

The site is currently an undeveloped area of land comprising former farmland, made up of 4 open fields and a cluster of farm buildings located centrally. Surface water drainage is directed predominantly to the south and west.

The site boundaries have been surveyed. Levels around the boundary of the site range between 105.5 mAOD and 81.0 mAOD. The site is at its highest points around the western boundary by the plots off Links Avenue, and falls to the lowest points at the southernmost point at the back of the plots on Kestrel View.

Proposals are for a 291-Plot residential site.

This report outlines the temporary site drainage measures and management of construction run-off for the proposed site and has been prepared for, and on the instructions of, Harron Homes. Any other parties using the information in this report do so at their own risk and any duty of care is excluded.

## 2.0 SITE PERSONNEL AND DOCUMENTATION

The following measures are to be implemented to increase awareness and bring existing site documentation up to date:

1. Undertake additional detailed site based awareness training (Toolbox Talk) on silt management and protection for all site staff including groundworkers;
2. Include a detailed section relating to silt protection within site induction folder;
3. Continued review of existing Site Specific Environmental Action Plan (SSEAP) to reflect measures in addition to those within the standard procedures to be implemented on site (As discussed below); and
4. Undertake weekly site audit and obtain support from Environmental Consultant if or when required.

### **3.0 PROTECTION MEASURES WITHIN ACTIVE DEVELOPMENT ZONE**

#### **3.1 Drainage**

The following protection measures are to be implemented to protect the surface water system:

1. Provision of a road sweeper on site and adjacent road network during periods of inclement weather (to be continually assessed by site management);
2. Installation and maintenance of one control area per phase of construction with capacity for temporary water storage;
3. When necessary, collected water within the local control areas to be discharged to undisturbed areas and to allow infiltration into the ground;
4. The outfall from the site wide control area should be blocked off to allow settlement;
5. Control area to be monitored to ensure that it does not overflow although this could occur during a significant rainfall event;
6. In the event of heavy rainfall, control release or tankering may be required to remove collected water from the control area;
7. Construction of bunds as indicated on temporary run-off drawing designed to direct surface flow to control areas and prevent off-site flow;
8. Retention of vegetation in areas not identified for construction until later phase;
9. The placement of gully guards (or standard protection) in all gullies during construction and to be inspected and replaced/cleaned when necessary;
10. The placement of a terram layer within all manholes during construction and to be inspected and replaced when necessary;
11. Minimise the movement of plant on and off roads to prevent the tracking of excess soil onto roads and highways (planning of working day);

12. Construction of speed ramps to slow traffic down and also to help direct surface water to collection areas;
13. The installation of hardstanding areas to the front of buildings to enable 'clean' forklift access;
14. The placement of topsoil at the earliest opportunity to control surface run-off from completed areas; and
15. General good housekeeping of the site.

### **3.2 Monitoring procedures and records**

The following monitoring procedures will be carried out on a daily or weekly basis by the site team to enable continuous review of the measures listed above. A comprehensive record of the effectiveness of the system will then be maintained to enable further review by any parties attending site:

1. Regular inspection and management of the temporary control areas to ensure they are not blocked or over-filled;
2. Replacement of terram as required;
3. Regular assessment of bund construction to ensure surface water is controlled and not impacting adjacent areas;
4. The SSEAP will be reviewed and updated when required to reflect changes to site conditions and operations;
5. All records will be reviewed on a monthly basis, but advice can be obtained by the site team at any time from the appointed environmental consultant; and
6. Contact should be made to the appointed Environmental Consultant in the event of heavy rainfall breaching protective measures.

## APPENDICES

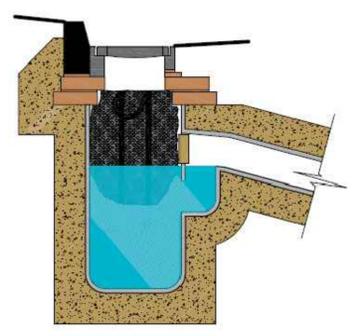
## APPENDIX 1



NOTE: Existing sewer to be abandoned to the ground as shown. All existing connections must be picked up and connected to the drainage sewer.

NOTE: EXISTING GULLY ROUTE TO BE LOWEST BY 50MM TO COMMENCE CONSTRUCTION CAN COMMENCE

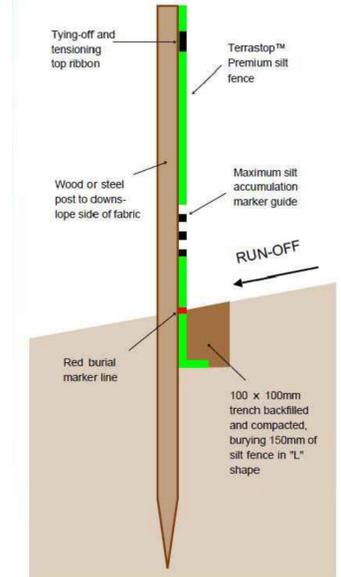
Infiltration basin to be protected during construction to ensure it doesn't become silted up



- Gully Grating and Frame
- Kerb Stone
- Brickwork
- Gully Wall
- Concrete Surround
- Stopper
- Water
- Gully Guard
- Gully Guard Straps

GULLY GUARD DETAIL

Figure 1: Hy-Tex Terrastop™ Premium

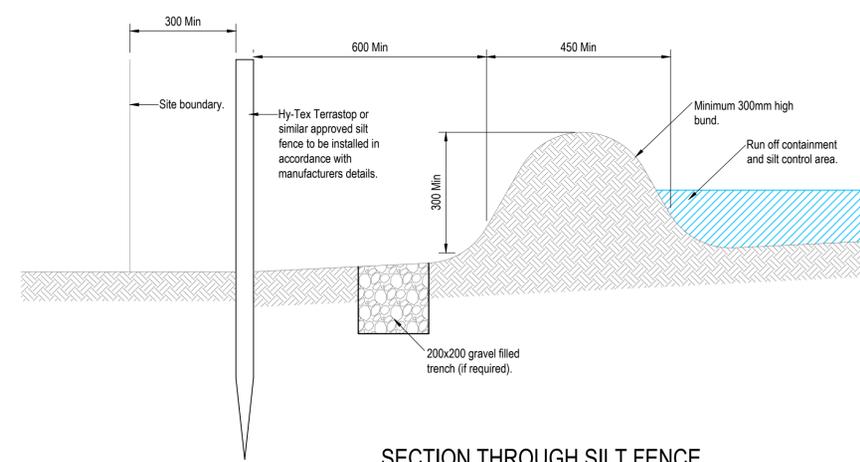


NOTE: ALL EXTERNAL GROUND LEVELS ADJACENT TO PLOTS ARE AT LEAST 150mm BELOW FINISHED FLOOR LEVEL TO ALLOW ANY OVERLAND FLOWS TO FLOW AWAY FROM PROPERTIES.

- Below ground surface water sewers to be used to control runoff from constructed areas.
- ▨ Area of local silt control area in proposed bunded areas
- Proposed bunds to site boundary
- Direction of flow
- Existing site contours
- Proposed silt fence

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH EASTWOOD CONSULTING ENGINEERS 'TEMPORARY RUNOFF MANAGEMENT' REPORT 48867-ECE-XX-XX-RP-C-0002

BUNDS TO BE PERIODICALLY EMPTIED VIA A SILT BUSTER INTO THE PROPOSED SURFACE WATER SYSTEM UPSTREAM OF ALL OUTLET POINTS. NO DIRECT DISCHARGE IS TO BE MADE WITHOUT PRIOR APPROVAL. SILT REMOVAL REQUIRED PRIOR TO DISCHARGE.



SECTION THROUGH SILT FENCE AND BUND AT SITE BOUNDARIES (SCALE 1:10)

REV	DESCRIPTION	SIG	CHK	DATE
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HARRON HOMES

MERCHANT FIELDS

TEMPORARY RUNOFF PLAN

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