
Sent: 29 July 2025 14:39
To: William Simcock <William.Simcock@kirklees.gov.uk>
Subject: Ref : 2023/60/93539/E

Good Afternoon William,

I am currently going through the planning file for the above property and have found various inaccuracies on the Flood Risk assessment undertaken by EWE Associates Ltd.

The main issue is with regards to historical flooding information and flood events being omitted from this. The most recent flooding at the proposed development area is being listed as being in the December 2015

floods, this is incorrect and the property was again flooded significantly in February of 2020 (whole ground floor flooded with carpets / flooring needing replacing throughout and significant damage to ground floor apartments).

I attach a photograph along with a timestamp showing the flooding which occurred in 2020 of which no reference is made in the Flood risk assessment. Back station road was completely flooded with no access for vehicles (including emergency services). Both ground floor entrances to the flats were underwater with residents having to wade through floodwaters to access their apartment. This caused extensive damage to the ground floor properties and communal areas including the electrics and water pumps.

Can you please confirm that the flood risk assessment will be revisited and the flooding event from 2020 investigated rather than brushed under the carpet. More than happy to provide additional photographs (with timestamps) from the event i am referring to.

I appreciate the comment period for this planning application has ended but as you can appreciate, the flood risk assessment was not provided before the comment period ended so therefore we were unable to comment until now. The flood risk assessment has omitted important flood events at the site in the interest of getting this application pushed through.

I look forward to your response on this matter in due course.

