

## About the application

Application number: 2025/92713	
What is the application for?:	Reserved matters application pursuant to outline permission 2023/92079 for erect
Address of the site or building:	Rear of, 23 to 43, Moor Lane, Gomersal, Cleckheaton, BD19 4LF
Postcode:	LS10 1NB

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Re Consultation Response from KC, Lead Local Flood Authority on planning Ref 2025/92737</p> <p>On the 31st October 2025 ( id1111965, 3/11/25) Yorkshire Water wrote to Kirklees Council Head of planning and stated:-</p> <p>“Yorkshire Water object to the discharge of drainage conditions 16, 17, 18, 19 and 20.” These related to the following -</p> <p>No. 16 (Foul &amp; Surface Water Drainage) No. 17 (Exceedance Flood Routing) No. 18 (Temporary Drainage) No. 19 (Foul Drainage) – is this a YW requirement? The LLFA generally do not review foul drainage other to ensure a separate system from the surface water drainage is provided. No. 20 (Surface Water Drainage) – completion of surface water drainage.</p> <p>Despite Yorkshire Waters objection to the discharge of these reserved drainage conditions, on 5th November 2025 Kirklees Council Lead Local Flood Authority Officer Martin Stephenson stated that:- Condition 16 cannot be discharged until additional information is provided. Condition 17 can be discharged. Condition 18 can be discharged. Condition 20 This condition applies only on completion of the surface water drainage and cannot therefore be discharged at this stage.</p> <p>Discharging condition 17 means that this gives permission for the flood exceedance route to be routed into the garden of 19 Summerdale despite Yorkshire Waters Objection and other representations made that this has the potential for serious flooding to properties in Summerdale and Moor Lane.</p> <p>This decision was based on drawings and specifications designed by</p>	

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Align Property Partners:

PV2511-APP-92-XX-DR-C-2500, F&SW Drainage Plan, Rev P01 dated 26/09/2025.

PV2511-APP-92-XX-DR-C-2501, Flood Exceedance Plan, Rev P01 dated 26/09/2025.

PV2511-APP-92-XX-DR-C-2502, Temporary Drainage Plan -P01

PV2511-APP-92-XX-CA-C-1000-P01 - Drainage Calculations

However on 13th November 2025 the above proposals were superseded by the following drawings and specifications

PV2511-APP-92-XX-DR-C-2500-P01 - Drainage Plan

PV2511-APP-92-XX-DR-C-2501-P01 - Flood Exceedance Plan

PV2511-APP-92-XX-DR-C-7100-P01 - Impermeable Areas Plan.

As such, I would suggest that Martin Stephenson's report is invalid because he has based said report on drawings that have since been superseded.

The original plan showed the the flood exceedance route heading towards soft landscaping at rear garden of 19 Summerdale despite the notation referring to it as being 19 Moor Lane.

The latest drawing now shows it heading directly into the private garden of 21 Summerdale.

This garden is enclosed by the house wall and conservatory at the North East corner and a stone wall 2.00 metre high connected to 19 Summerdale which in turn is connected by a stone wall to 17 Summerdale.

The only route for any floodwater to run would be past the end of the Conservatory of 21 Summerdale or through the 900mm wide gate opening in the wall between 19 and 21 or into the garden of 17 Summerdale.

As a result of this proposed route, flooding could potentially affect 14 or so houses in Summerdale and Moor Lane.

As well as Yorkshire Water objecting to the Flood Exceedance Routing at the Eastern end of the development, letters dated 16th June 2022 and 23rd August 2023 from Haigh Huddleston Associates also expressed the same flood risk concerns stating:-

"The flood routing assessment is a significant risk. Although the site is only a limited cul-de-sac serving a proposed 10 plots, any failure of the proposed system will result in flows to the east and potentially into third party land. We would suggest that a raised kerb is provided at the bottom of the site to intercept any overland flows with a possible small bund/wall constructed along the eastern boundary to intercept any flows."

Despite these two concerns, Kirklees Council Local Flood Authority have decided that this flood route is acceptable. This is without any third party agreement with the owners of the affected properties which is illegal.

I am also concerned that the new developer is making sweeping changes to the layout, house type, drainage, parking, open space etc from the approved outline application, and would like to know what degree of variation would necessitate a new full planning application.