

DC Admin

From:
Sent: 11 February 2026 22:08
To: Louise Bearcroft
Cc: Martin Stephenson; Kevin Walton; Customer Standards; DC Admin
Subject: Objection Re: Planning Application 2025/61/92713 and 2025/44/92737 Flood Exceedance

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Ms Bearcroft

Subject Planning Applications:

[2025/61/92713/E](#)

Drainage Plans id 1119331 PV2511-APP-92-XX-DR-C-2501 - P04 Flood Exceedance Plan

[2025/44/92737/E](#)

Drainage Plans id 1119332 PV2511-APP-92-XX-DR-C-2501 - P04 Flood Exceedance Plan

The above plans are showing a Flood Exceedance route being redirected towards the garden of 21 Summerdale.

Kirklees Local Plan Strategy and Policies, LP28, gives details regarding Drainage. Included in this policy are details regarding flood exceedance.

Policy LP28

Drainage

The presumption is that Sustainable Drainage Systems (SuDS) will be used following on each site:

- a. for proposals on greenfield sites, typical greenfield run-off rates should be used;
- b. for proposals on brownfield sites there should be a minimum 30% reduction in run-off where previous positive surface water connections from the site to the sewer connections will be subject to at least greenfield restrictions;
- c. No negative impact on local water quality and improvements in water quality should be achieved;
- d. Consider whether proposed open spaces and green infrastructure will contribute to the sustainable drainage of the site.

Local conditions including the existence of critical drainage areas may need to be agreed to reflect volume control, local surface water risks, water quality and flow further downstream.

There will be a general presumption against pumping surface water. It is presumed that the surface water management solution is designed to meet required standards for development including evidence that management and maintenance arrangements are in place to cover that period. This includes ensuring proposals to store water are in line with latest best practice.

Flow paths accommodating water from outside the site or due to an emergency should be designed to avoid buildings and curtilages.

Development will only be permitted if it can be demonstrated that the water management infrastructure required is available or can be co-ordinated to meet the demands of the development.

This policy specifies flow paths for flood exceedance should be designed to avoid buildings and curtilages.

“Curtilage refers to the land immediately and intimately associated with a dwelling-house such as a courtyard, yard or **garden**, which is enclosed or used as one with the house. In law this area is treated as ‘part and parcel’ of the main building”.

This Flood Exceedance should not be directed toward my private garden. This proposed plan is not in line with Kirklees adopted local planning policy.

These Planning Applications do not complying with the requirements of the National Planning Policy Framework and Kirklees Local Plan Policy LP28 in relation to this Flood Exceedance Plan.

This proposed exceedance plan should be refused as it in contrary to Kirklees adopted policies and the National Planning Policy Framework.

Please log the above objection against the case files for both planning applications 2025/92737 and 2025/92713

Copied to:

Cc: martin.stephenson@kirklees.gov.uk – Lead Local Flood Authority

Cc: kevin.walton@kirklees.gov.uk - Senior Planner – Development Management

Cc: customer.standards@kirklees.gov.uk

Re: Reference: Complaint FS-Case-778383179

Regards