

DC Admin

From:
Sent: 19 November 2025 19:17
To: Louise Bearcroft; DC Admin
Subject: Formal objection - Planning Application No. 2025/44/92737/E

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Bearcroft,

Re Planning Application No. 2025/44/92737/E

I wish to lodge a formal objection with Kirklees Planning Authority. This proposed development's flood exceedance route will increase flood risk to my property which is contrary to planning policy.

Re Plan number: [Drainage Plans \[id 1113906\]](#) 13/11/2025 - PV2511-APP-92-XX-DR-C-2501-P02 Flood Exceedance Plan

This plan is actually showing and stating that the flood exceedance route will be directed to 21 Summerdale's private garden. On the above plan, there is a red arrow indicating the direction of the flood exceedance flow and also states "Flood exceedance route heading towards soft landscaping at rear garden of 21 Summerdale".

This developer's flood exceedance plan, is clearly increasing the risk of flood to my property and is therefore not complying with the requirements of the National Planning Policy Framework.

A developer cannot unilaterally state that a flood exceedance route will be directed into a private garden without appropriate legal rights and permissions.

My husband and I have **not** been approached for permission to use our garden for this flood exceedance route and I am formally, informing you, Kirklees Council, that we do not give permission for this flood exceedance to be allowed to access our property.

I have lived at this property for the last 35 years and during that period have never experienced any flooding issues. I have never had any flooding in any way. I have never had any insurance claims relating to flooding issues. These

facts provide you with evidence that there are no existing flooding issues at my property. Therefore this development's flood exceedance route **will** increase the flood risk at my property and **will** worsen the possibility of any flooding issues happening in the future.

I have been advised by Yorkshire Water that one of the requirements of the National Planning Policy Framework - Guidance - GOV.UK (NPPF) is that flood risk should not be increased elsewhere as a result of a development. Flood exceedance routes should not be designed to flow into a neighbouring private garden in a way that causes damage or increases flood risk. This developer is clearly doing this and as such will cause damage and increase the flood risk to my property.

This planning application is not acceptable and should be refused.

Yours faithfully,

21 Summerdale,

Gomersal,

Cleckheaton

BD19 4AH.