

From:
Sent: 20 July 2026 08:19
To: DC Admin
Subject: Objection

Planning Application 2026/91494

Land off Penistone Road (A629)

Objection on Groundwater, Historic Spring and Flood Risk

I write to object to the above planning application on behalf of residents whose properties are directly affected by a historic groundwater spring that flows beneath our homes before discharging beneath the adjacent highway into the application site.

Our cottages were constructed during the nineteenth century, long before the provision of a public water supply. The natural spring historically provided the principal water source for the properties and remains active today. Although no longer used for drinking water, the groundwater continues to flow beneath our basements before passing under the highway and discharging into the field that forms the application site.

During periods of prolonged rainfall and throughout the winter months, groundwater levels rise significantly. The spring carries substantially greater volumes of water and relies upon its historic outfall remaining unobstructed. Residents have observed this natural drainage system functioning for many decades.

The proposed development raises significant concerns that construction works, land raising, foundations, roads, attenuation features, retaining structures or other engineering operations could interrupt or restrict the natural groundwater flow. Should this occur, there is a substantial risk that groundwater would back up beneath our properties, increasing groundwater pressure beneath the buildings and causing flooding of our basements and potentially structural damage.

The submitted drainage information appears to focus primarily upon surface water management. There is no evidence that the applicant has fully investigated the historic groundwater system serving neighbouring properties or assessed the impact of the development upon this established drainage route.

Groundwater flooding presents different engineering challenges from surface water flooding and requires specific investigation through hydrogeological assessment.

Accordingly, we request that the Local Planning Authority requires the applicant to undertake:

A comprehensive Hydrogeological Assessment.

Detailed groundwater monitoring over an appropriate period covering wetter conditions.

Identification and mapping of the historic spring and groundwater flow path.

Assessment of groundwater levels before, during and after development.

An assessment of the impact of foundations, highways, drainage infrastructure, retaining walls and earthworks upon groundwater movement.

Demonstration that there will be no increase in groundwater flood risk to neighbouring properties.

Identification and legal protection of the existing outfall route.

A long-term groundwater management and maintenance strategy.

Without this information the Local Planning Authority cannot reasonably conclude that the development will be safe or that neighbouring properties will not be placed at increased flood risk.

The National Planning Policy Framework requires that developments should not increase flood risk elsewhere and should remain safe for their lifetime without increasing risk to others. These principles apply equally to groundwater flooding.

We therefore respectfully request that planning permission is refused unless and until the applicant has satisfactorily demonstrated, through independent technical assessment, that the development will not adversely affect the historic groundwater system serving neighbouring residential properties.

Should the Council nevertheless be minded to approve the application, we request that no decision is made until the Lead Local Flood Authority has specifically considered the impacts upon groundwater movement and historic springs, rather than solely surface water drainage.

Given the potential consequences for existing homes, we also request that this representation is brought to the attention of the Planning Committee should the application be determined by Members.

We reserve the right to submit further evidence, including photographs, historical information and statements from affected residents.

Yours faithfully,

1 Four Row
Birdsedge
Huddersfield
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