

About the application

Application number: 2022/92100	
What is the application for?:	Outline application for erection of residential development of 10 dwellings, dem
Address of the site or building:	rear of, 23 to 43, Moor Lane, Gomersal, Cleckheaton, BD19 4LF
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
I am extremely concerned with this application and in particular, the number of houses proposed and the impact it will have on the neighbouring properties and roads. Traffic Ten detached houses will have a serious impact on the traffic in Moor Lane which is being used more and more as a "Rat Run" Currently I find it rare to be able to drive the length of Moor Lane without having to stop, pull in, or pass other motorists doing the same as myself, and this can be at anytime of the day. It's likely that a minimum of 20 extra cars plus visitor's cars, along with home delivery vehicles, general trade and service vehicles will significantly add to the congestion and noise facing residents of Moor Lane. Flooding When Summerdale was built 30 years ago the contractor had difficulties with the excavations and building generally. This was due to surface water entering the site from the land that this application relates. To overcome the problem, a land drain was laid along the boundary along with associated Manholes & Sumps, discharging into the surface water drains on Summerdale. With excavations as deep as 5.0 metres being proposed on the development this could have a serious affect on the "natural water table " of the land, resulting in seepage under the existing land drain, resulting in gardens on the Eastern and Southern boundaries becoming seriously waterlogged and at times flooded. Drainage Due to the fact that as much as 70% of the site will be covered by houses, garages, private drives, hard standings and access roads, this will result in a considerable amount of surface water, the majority of which will have to be directed to the new pumped drainage installation which will not be without its problems. A consultant's reports mentions the installation of pumping stations for both the	

A consultant's report mentions the installation of pumping stations for both the surface water and sewage, surface water attenuation (reservoir), raised kerbs and even a bund wall to intercept any flows into Summerdale should the installation fail to cope.

Interestingly a comment is made in the report that " The flood routing assessment is a significant risk, failure of the proposed system will result in flows to the east and potentially third party land " (Summerdale)

It should be noted that both surface water and sewage pumping stations can be noisy and if they are not maintained properly, problems can arise like blockages or build-up of oils and grease, which is when bad smells can start to appear.

An added concern is that the drainage installation will remain private so will have to be maintained by the residents or a management team (It appears that it may not be adopted by Yorkshire Water).

Clearly there are wholesale issues with the drainage of the site due to the number of houses proposed. The situation can only be improved by drastically reducing the number of houses to just one or two positioned at the top of the site, allowing a traditional gravity drainage system to be installed.

Footpaths

The access road off Moor Lane has been designed with

a " 5.5 metre wide shared surface access arrangement with 0.6 metre wide margins"

This means that no dedicated footpath is available to access the development off Moor Lane.

Surely this isn't acceptable, especially as the proposed properties are likely to attract families who need dedicated footpaths for their children to walk safely.

Clearly the gap being used to access the site is of insufficient width to allow for a more traditional arrangement of at least a 1.5 metre footpath either side of the road.

Conclusion

I strongly object to the application as it would be totally inappropriate for the site and would be detrimental to all neighbouring properties and residents of Moor Lane, Summerdale and Ventnor's