

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

It is with alarm that we see yet another submission of amended plans being published by Kirklees Planning, (id 978580 dated 3rd March 2023) on behalf of Binks Executive Homes. This one has been 'Deemed' by Kirklees Planning to be so serious that it has reopened the facility for members of the public to make new comments on this contentious planning application. I have done a quick count-up and including the amendments to this one, there are now 41 (Yes 41!!) previous amendments to the plans on this planning application. One of the new amendments shown is the use of Permeable Surfacing on all private drives and on all the footways around the proposed new residences. This is a huge area and doing this is almost irresponsible. Expert opinion states that the use of this surfacing method should not be used on the type of soil that is prevalent on this proposed construction site. The Binks own agent conducted soak-away tests using a massive tracked digger to test the possibility for infiltration drainage. The machine dug big trenches - total 4 - Then filled each one with 1000 litres of water. Needless to say, hours later, the water was still there and had not drained/filtered away. In one of the trenches the water content actually increased? The digger then had to empty the water out of the trenches, using the digger bucket. (I have photos.) The developers own excavations proved that the soil in the whole site is mainly CLAY. This is the type of soil that is never recommended for Permeable Surfaces. Permeable Surfacing is a method of controlling surface water run-off by allowing water to drain away naturally by soaking into the ground. The experts do not recommend this system in soil with any clay content. It works by using special bricks or concrete blocks constructed with many holes and porous or other bulk spreading methods where all the smaller elements i.e. dust, grit and very small stones etc are removed allowing the passage of water to disperse into the ground. A serious problem with Permeable Surfacing is maintenance. Every potential owner will have to ensure that his or her Permeable Service drive and foot way is kept clear. No gritting in snow or frosty weather, no allowing garden waste to accumulate, no shaking the sports ware/boots after sports, extreme care cutting the grass and making sure that autumn leaves are collected etc. If these precautions are not adhered to, then everything becomes blocked and drives/paths become normal flat surfaces with the resultant flooding. Another problem with Permeable Surfaces is that they are quite weak and are not load bearing. Any heavy vehicle movement on them can cause them to crack or collapse. The developer will probably reply that a suitable substrata or channelling will be installed! Their own report shows that the whole site is a big sheet of clay at the very least 2 metres deep in places. No amount of channelling, sub strata or under-surface-membranes will help. Also, because the topography of the site is a steep incline (west to east and north to south) the flood water will be directed to Moor Lane and then funnelled down the private drive (also Permeable Surface) to existing land and properties on lower Moor Lane and then Summerdale. The other problem with this type of surface is once blocked, the run-off from the top houses will travel to the houses lower down the site, and then that run off now enlarged will travel to the next houses down and so on, causing a cascade effect. Just like a stepped natural waterfall. For these reasons I think that this application should be refused.