About the application

Application number: 2023/92079	
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

Summerdale was built about 32 years ago and a few years later serious flooding occurred to the properties adjacent the boundary of the development site, numbers 15,17,19 and 21.
A land drain was installed in the gardens of number 19 & 21 which back onto the Eastern boundary of the development site, this was connected into a sump in the garden of No 21 Summerdale, along with a drain connection into a road gulley which can often be seen running with water.

Reading the report by Haigh Huddleson & Associates regarding the drainage for development they make reference to “The flood routing assessment is a significant risk” and to quote
“Although the site is only a limited cul-de-sac serving a proposed 10 plots, any failure of the proposed system will result in flows to the east and potentially into third party land. We would suggest that a raised kerb is provided at the bottom of the site to intercept any overland flows with a possible small bund/wall constructed along the eastern boundary to intercept any flows”

So in simple terms Summerdale and the adjacent properties on Moor Lane will be at more risk from flooding if the development is allowed to be built.
I find it quite alarming that the consultants are actually recommending that a Bund Wall (A wall to retain water) be constructed to intercept any flows.

Added to this is the requirement for a water storage attenuation tank 45 metre long x 1.800 diameter sunk into the ground up to 5 metres deep, to act as a water reservoir in case of excessive rain when drains cannot cope. Also installing a tank at this depth could have serious implications with the natural water table and increase flooding risks.

With such a risk of flooding to properties then this development must not be allowed and the application must once again be refused.