

DC Admin

From:
Sent: 10 February 2026 15:27
To: DC Admin
Subject: Fwd: Re planning app 2023/93539 - Ledgard Wharf

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Re planning app 2023/93539

Thank you for the opportunity to comment on the latest plans for this development. When publishing this comment please exclude my email address.

The recent additional plans and mitigations from the developer do not fully address the safety and flooding issues of the site. The proposed raised walkway doesn't enable safe movement and evacuation in the event of the next flood.

As a Ledgard Wharf resident I have been impacted by the flooding here many times, notably in 2020, and I have attached images I recorded on my phone at the time to show you the severity.

The images show the riverside and car park being underwater, including the current entry/exit route for pedestrians and vehicles, onto Back Station Road. also shows Back Station Road appearing as a river as it has done more than once - at these times it becomes impassable, with a high volume of fast flowing water.

The walking route via the proposed walkway appears to be 110m long and would only be accessible for those people well and able enough to use it, and of course not to emergency vehicles.

How would less able people evacuate the building/development area or access help? How would people with mobility issues, heavily pregnant people, disabled people, the elderly, safely use this raised walkway?

The proposal includes various stepped access, with the physical route to dry land concluding with *"sit on parapet and swing legs over wall"* - this shows so little respect for residents as a suggested safe route for everyone in the event of an emergency, that I am astounded it has been put forward as the approach.

The following notes included on the latest plan indicate no regard for residents with protected characteristics:

"Step on platform to allow evacuees to sit on parapet and swing legs over wall to effect escape"

“Step on platform to read of parapet Shaun dashed to allow evacuees to escape onto bridge”

“Timber walkway... Stepped links to adjacent Riverside walkway to be provided”

“Platform to rear of bridge parapet to be provided with step to allow evacuees to sit on wall upstand and swing legs over to effect escape”

You are legally obliged to have due regard to the Equalities Act and approving this application would not be meeting your obligations under the Public Sector Equality Duty.

Recent comments made by your statutory consultees including your own Kirklees Council Flood Team and the Environment Agency still show real concerns with the proposed walkway.

Given the increased risk of more frequent and more severe flooding in future due to climate change, it feels clear that in reality, if the walkway mitigation is the best that can be achieved, then this site is not suitable for further development.

The safety issues raised above are my main reason for objecting. There are many other reasons already noted by myself and others as to why the development should be blocked including:

- Negative impact on wildlife and ecosystems around the river area
- Negative impact on light, views, wellbeing and enjoyment of existing residents – majorly impacted if a six storey building was constructed.
- Negative impact on antisocial parking and traffic: inadequate visitor parking is included in the plans, which will lead to cars being double parked, left on surrounding streets etc

Please give true serious consideration to all the comments, objections and statutory consultee responses received as part of this process.

Thank you





