

DC Admin

From: Victor Grayson
Sent: 02 February 2026 08:36
To: DC Admin
Subject: Main Avenue, Cowlersley - 2024/93605

Hello, BST. Please could you log this representation?

Thanks,

Victor Grayson
Development Management Masterplanner
Majors and Minerals Team
01484 221000 x77803

From:
Sent: 30 January 2026 16:04
To: Victor Grayson <Victor.Grayson@kirklees.gov.uk>
Subject: Re: Enquiry Re Public Consultation

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Victor,

Thank you for your response, although you say the application has not fundamentally changed, over 85 additional documents and plans have now been submitted since comments from the general public were sought, including boundary fences, hedges and rails, elevation drawings and flood water proposals all of which could significantly impact neighbouring property.

Although I appreciate you have given me the opportunity to comment. I do feel that leaves many neighbours no avenue to raise concerns over what is clearly a planning application which has required extensive additional plans, drawings and explanations due to concerns raised and I am also aware that many other planning authorities would have already required a new building application to be submitted by now.

Due to the vast volume of additional information submitted it is not easy to identify all the potential issues with this application, that said, I have reviewed a few and please see some additional comments based on the new documents submitted.

Potential Breach of policy LP11

Affordable Housing Scheme document dated December 24 but not submitted until October 25 states.

Any development of over 10 dwellings as detailed in policy LP11 should ideally have 20% affordable housing to provide a balance of homes available to all. Although I appreciate this 20% figure is a guide and is encouraged to be increased, nowhere does it suggest that all housing should be

affordable, yet the proposed application states that all 57 dwellings, i.e. 100% are to be affordable homes either for shared ownership or rental. By allowing such a planning application with no provision for any other style of home brings no balance of community to the development at all. None of the homes proposed are available for sole ownership or for anything other than affordable home use. Centralising all affordable homes into one development does not provide a balanced mix of homes within that development as envisaged by the LP11 policy and having an unbalanced mix of housing stock as in this proposal can, as history has shown increase the risk of anti-social challenges due to an unbalanced community mix.

Potential Flood risks

Construction surface water plan Section 4 page 5 states.

That water from the site will be diverted to an existing water culvert that runs through the gardens of homes in Warneford Road. Water will be directed to this culvert by the building of a retaining wall. It also comments on the need for anti silting mitigation measures being required, as it acknowledges that there will be a significant amount of runoff water in this area.

The Flood Risk Assessment Assessment and Strategy document also states.

4.14 That the existing culvert water course does not have the capacity for the runoff water, the strategy document also acknowledges that the overland flood risk level is high, and although it provides details of mitigation measures it has not adequately assessed the culvert passage through private land and so has subsequently not assessed the potential increased risk, measures and costs that may be required by all the existing home owners due to the increase in water flowing down the culvert and through the existing gardens, with the potential of increased silting, flooding and landslip. It is not reasonable to expect existing communities to incur additional costs and increased risks due to a proposed planning development.

I trust you will incorporate all these comments into the proposed application so that they may be taken into consideration by the planning committee when deciding on this application.

If I have time I will attempt to review some of the other 85 new documents submitted and provide comment.

Regards,