



1. Clearly Gynn Lane was not constructed to deal with large volumes of heavy traffic, so I would like to point out that immediately opposite 37a and 37b Gynn Lane the retaining wall supporting the Lane along the length of the garden of No 30 Gynn Lane is already leaning at angle of about 5 degrees from the vertical.

The old 9" earthenware (225mm) sewer and the 4" cast iron water main lay within 2 metres of the retaining wall. The additional loading and vibration of heavy vehicles passing the vicinity of this particular area may cause further subsidence and the retaining wall to fail.

Regardless of this leakage from either of these would undermine the structure of the road surface resulting in a more catastrophic failure taking out both water and sewage services.

These observations need serious consideration, indeed investigation by highways engineers and water utility engineers.

2. The existing sewer in Gynn Lane is already inadequate as it readily surcharges during heavy rainfall spilling sewage into the gardens at the bottom of Gynn Lane and the River Holme across the A616. In view of the responsibilities of the Water Companies with regard to sewage in gardens and sewage in rivers again Yorkshire Water need to look into this issue.

3. Ludhill Dyke has quite recently been piped through a 900mm pipe under the garden of No6 Gynn Lane. During heavy rainfall this pipe surcharges via an overflow arrangement which in turn causes flooding at the bottom of Gynn Lane. This indicates that the Ludhill Dyke culvert from the vicinity of Marsh Platts Lane to the River Holme is inadequate to deal with the potential volumes of water. Flooding also takes place at other locations along the length of Ludhill Dyke and trash screens have been installed but of course these screens need frequent attention which tends to fall on individuals trying to protect their own properties.

4. At the proposed access point to this development there will be quite major engineering works to install the highway junction, the culvert/bridge over Ludhill Dyke, the various utilities and of course the sewer connection. Observing the frequency of road closures in and around the area for relatively minor works it appears likely the Gynn Lane will suffer lengthy periods of road closure. Given that the alternative route is a quite steep single track unsuitable for large vehicles this problem will need serious consideration.