

199 Leeds Road, Heckmondwike  
WF16 9DB  
2<sup>nd</sup> September 2025

**FAO: Kirklees Planning Service**

**Re: Planning Application 2025/62/91531/E– Demolition of existing semi-detached houses and associated buildings, and construction of 51 dwellings, including associated access and other associated works on Leeds Road, WF16 9DB**

Dear Planning Officer,

I am writing as the immediate next-door neighbour to the proposed development site, and I wish to strongly object to this application on the grounds that it will cause severe and unacceptable harm to my home, my family, and the wider community.

I have lived at my property for over 30 years, and the plans, if approved, will completely enclose my house between multiple roads: the proposed new access road to the right, Stubly Farm Road to the left, Leeds Road (A62) in front, and Alma Lane opposite. It is already extremely difficult and dangerous to exit my driveway safely onto the A62. With the addition of another busy access road beside me, I will effectively be trapped between two active junctions, making access to and from my own home both stressful and unsafe.

**Traffic and Highway Safety**

This area is already known for serious road safety issues. Over the years, I have personally witnessed numerous accidents — directly outside my property, outside the properties earmarked for demolition, and at both sets of traffic lights at each end of the road. Tragically, this stretch of the A62 has already seen the loss of children’s lives in road traffic incidents. Adding 51 dwellings will almost certainly mean around 100 extra vehicles, greatly increasing congestion, pressure on the local network, and, most worryingly, the risk of further serious accidents and fatalities. I cannot stress strongly enough how dangerous this development will make an already hazardous road.

**Noise, Disturbance, and Privacy**

As the house directly adjoining the site, I will be exposed to extreme levels of disruption from demolition and construction. Heavy machinery, vibration, dust, and noise will directly affect my property on a daily basis. Once complete, my privacy — which I have enjoyed for over three decades — will be completely lost. The new access road will allow drivers, passengers, and pedestrians to see directly into my garden, while car headlights will shine into my home at night. This is an unacceptable intrusion into the private life I have always had here.

**Environmental and Drainage Concerns**

My back garden already suffers from flooding during heavy rainfall. The replacement of green space with hard surfacing will increase surface water run-off, worsening an existing problem. This will not only cause further damage to my property but also increase flood risks for neighbouring residents.

**Safety for Pedestrians and Children**

The combination of increased traffic, narrow roads, and multiple dangerous junctions will place pedestrians, cyclists, and especially children at greater risk. With a proven history of accidents in this exact location, it is inevitable that introducing more vehicles will add to the casualty toll. I cannot accept that this risk to children's lives can be justified by a housing development.

### **Construction Impacts**

The demolition and building process will bring months, if not years, of severe disruption. Dust, noise, vibration, and constant heavy vehicle movements so close to my home will make daily life intolerable. There is also a genuine risk of structural damage to neighbouring houses from vibration and ground disturbance.

### **Air Quality, Pollution, and Asbestos**

Increased traffic and construction will inevitably add to local air pollution. However, I am gravely concerned about a far more serious danger. The late owner of the land personally disclosed to me and others that he had buried asbestos in his garden before building outhouses and stables over it. He assured us at the time that it posed no risk because it would never be disturbed. If this site is now demolished and redeveloped, the asbestos will be unearthed and fibres released into the air. This is a direct and immediate threat to the health of myself, my family, my neighbours, and the wider community. Disturbing illegally buried asbestos is not only a planning matter but a major public health emergency waiting to happen.

### **Conclusion**

I am deeply distressed that this proposal, if approved, will fundamentally and permanently damage both my home and my quality of life. More importantly, it will place road users, local children, and residents at serious risk. The history of road traffic fatalities on this stretch of the A62 cannot be ignored, and the unearthing of asbestos represents a grave health hazard.

I therefore urge you to refuse this application in the strongest possible terms.

Yours sincerely,