

## About the application

Application number: 2025/92713	
What is the application for?:	Reserved matters application pursuant to outline permission 2023/92079 for erect
Address of the site or building:	Rear of, 23 to 43, Moor Lane, Gomersal, Cleckheaton, BD19 4LF
Postcode:	LS10 1NB

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input checked="" type="checkbox"/> Yes
General Comments re Drainage and Flood Exceedance Routes General [id 1107227] Size: 1008KB 30/09/2025 - PV2511-APP-92-XX-DR-C-2501-P01 -	
<p>When Summerdale was built over 30 years ago and towards the end of the construction period, there was considerable flooding to the gardens of house numbers 15, 17, 19 and 21.</p> <p>To prevent any reoccurrence the contractor laid land drains along the boundary between the field and gardens of house numbers 19 and 21.</p> <p>This was then connected to a gully in the road outside number 25 and this is often running with water.</p> <p>Whilst no serious flooding has reoccurred since then, these two properties do suffer from occasional standing water in the gardens after heavy rainfall.</p> <p>This brings me onto the fact that this latest application by the new developer PPJ Developments is to make provision for a " Flood exceedance route " and states that it will be directed towards " Soft Landscaping at the rear of the garden to 19 Moor Lane" This is clearly an error as 19 Moor Lane is it at the South West end of Moor Lane and therefore doesn't back onto the development. The plan does however have an " arrow " indicating the route as being to numbers 19 and 21 Summerdale.</p> <p>I am at a total loss to understand why the "Flood exceedance route " is being directed towards these privately owned properties on Summerdale which are outside the curtilage of the development, and I know that they don't have any third party interest in the development.</p> <p>The proposal as designed has the potential to cause serious flood damage to these and other properties in Summerdale and Moor Lane and should not be allowed to proceed on this basis.</p> <p>Summerdale, Moor Lane, and Ventnor residents have been opposed to this development from day one and now, if the development proceeds as designed we will have an increased threat of flooding</p>	

have an increased threat of flooding.

Below is an extract re Flood exceedance guidance which seems to suggest that the proposals are not in line with the criteria.

“ Flood exceedance routes are pre-planned, above-ground pathways that guide excess rainwater, beyond the capacity of standard drainage, to prevent property damage and ensure public safety. These routes are designed to follow natural drainage patterns and are incorporated into a larger sustainable drainage system (SuDS) strategy, often utilizing features like highways, grassed channels, or other urban landscapes “

In view of the fact that negotiations took place between the council and original developer to facilitate drainage from the site to pass through the council owned garden of number 41 Moor Lane ( current ownership unknown ) it would be more appropriate for the Flood exceedance route to be directed in this direction also. Any above ground pathways and channels etc, could be formed at the same time as the underground drainage was being carried out.

Directing any flood water in this direction would have less impact on surrounding properties as it would flow directly into Moor Lane itself, and not the Summerdale or Moor Lane properties.

Also worrying are the comments by the Geotechnical Consultants that the ground is unstable due to mine workings, and that Raft Foundations and Ground Pressure stabilisation techniques should be used to stabilise the ground.

This is another complication with the site which could result in a disturbance to the natural water table and contribute further to the flooding issues.

On the question of drainage generally, the plans show a single 150mm diameter drain pipe to take both foul and surface water drainage from the south east corner of the site, and as stated before this is to run through the garden of No 41 Moor Lane, before being connected into the existing 450mm Combined Drain in Moor lane.

I'm surprised that only one 150mm diameter drain is taking both the Surface water and Foul water from the development site, because the previous application allowed for the surface water drain to connect into the combined main drain at the South East end of the development, along with a separate foul water drain connected into the same combined main drain at the South West end of the site.

In view of the potential risks of flooding, the need to install two Underground Cellular Crate water reservoirs to manage water flow etc, and the alarming area of Impermeable areas, I would have thought that it was imperative that the Foul and Surface water be kept separate until they reach the main drain in Moor Lane. This would then minimise the risk of serious blockages occurring and the whole system backing up.

Whilst I don't have the information to hand, the original planning application by Binks referred to the fact that Yorkshire Water would not adopt the drainage installation and a management company would have to be appointed to look after the site. If this is still going to be the case, this another is reason for ensuring all steps are taken to reduce flooding risk to an absolute minimum