

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?	Yes
<p>Dear Sir/Madam,</p> <p>I am writing to formally object to the proposed housing development reference numbers outlined above. While I appreciate the need for new housing, I have serious concerns about the suitability of this location for further development due to a number of environmental, safety, and privacy issues that would negatively impact existing residents and the local area.</p> <p>1. Flooding</p> <p>The area is already prone to flooding, and further development will inevitably increase surface water runoff. Additional hard surfaces such as roofs, driveways, and roads will exacerbate this issue, putting existing homes/gardens—including mine—at greater risk of flooding. The current drainage infrastructure is inadequate, and no convincing mitigation measures have been outlined to address this.</p> <p>2. Sewerage Spills</p> <p>The suggested system is concerning for everyone due to potential issues of spillage and lack of access should this occur, which is likely due to the system and not having the support of the local council or Yorkshire water. This will massively affect residents and poses both an environmental and public health risks. A new system needs to be looked at before planning can proceed which was agreed on the previous outline planning applications of 2023.</p> <p>3. Loss of Driveway</p>	

3. LOSS OF PRIVACY

Our property sits higher than the proposed development site. The planned houses would directly overlook our home and garden, severely compromising our privacy. As designed, the new dwellings would have a clear line of sight into our living spaces and outdoor areas, which is unacceptable and would significantly reduce our quality of life.

4. Road Safety Concerns

The road adjacent to the site is already hazardous. Visibility when pulling out of driveways is poor, and traffic levels have increased considerably in recent years. The recent temporary traffic lights have highlighted just how congested and dangerous the area becomes with even minor disruptions. Adding more housing will only worsen these safety issues, increasing the risk of accidents for both residents and pedestrians.

Furthmore, the amount of wagons/Lorries that will be needed and using this road during suggested building would cause significant risks to all who use the road. For building to be considered around Moor Lane, the way the road is used currently would need to change as this is used considerably by local residents as a "short cut" and is already causing risks to the locals.

Additionally, some houses do not have off street parking so cars already park on the road meaning that Moo Pane is already down to one lane- adding all the above and this point, the building and homes would pose considerable risk of danger for residents of Gomersal.

5. Loss of Wildlife and Green Space

The proposed development site currently supports a variety of local wildlife, including [e.g., birds, hedgehogs, bats]. Building over this area would result in significant habitat loss and disrupt the local ecosystem. Once this green space is gone, it cannot be replaced.

In conclusion, I believe this development would have a detrimental effect on local residents, the environment, and community safety. I urge the council to refuse this planning application or, at the very least, to conduct a further environmental and infrastructure impact assessment before making a decision.

Thank you for taking the time to consider my concerns. I trust that the council will give appropriate weight to the genuine and serious issues raised by local residents.