

DC Admin

Sent: 04 November 2025 14:52
To: DC Admin
Subject: FW: Objection

Hello

Please could you also add these comments to 2025/92713 - NOT LISTED IN THE SUBJECT HEADING BUT INCLUDED IN THE TEXT BELOW.

Sent: 28 October 2025 19:37
To: Louise Bearcroft <Louise.Bearcroft@kirklees.gov.uk>; DC Admin <DC.Admin@kirklees.gov.uk>
Subject: Objection

Dear Ms Bearcroft,

Will you please ensure that these comments and this email are logged against all the planning case files for this development site.

Re: Kirklees Planning Applications: 2025/44/92737/E and 2025/61/92713/E

Site address: Rear of, 23 to 43, Moor Lane, Gomersal, Cleckheaton, BD19 4LF

We have no issues with this new house site. We just want the houses and drainage built to required standards and UK Law, and not to endanger anybody or their property.

Not only have the drainage plans for this site been significantly changed but the public are being denied the right to comment on these major changes by Kirklees planning on Planning Application 2025/44/92737/E.

We have never had any problems with any kind of flooding in the 34 years that we have lived here.

The new houses, that are proposed, are being built with the loss of wild plants, bushes and trees, of which 90% are being removed. Therefore the area that was once 'natural' will become concrete and tarmac surfaces, removing natural 'surface water take-up'. As the site has a very steep gradient going up-hill from Lower Moor Lane and Summerdale, the surface water run-off will travel, downhill into the bordering gardens of properties to the south (Moor Lane) and east (Summerdale) of this site. What is alarming is that the drainage plans, currently proposed, are the third attempt to deal with this problem. The previous plans are still shown on the Kirklees Planning website. One of those plans recommended a massive 45metre by 2metre attenuation tank buried behind people's houses in Moor Lane. The other plan was to install large pumping stations within the development, to carry foul and surface water away. This is now the third attempt, by a different developer, to try and solve the drainage issues on this site. We don't have any confidence that these issues are being resolved correctly or treated seriously.

The current drainage plan show some kind of plastic crates located in two locations. The builder is channelling surface water down, through the site via these crates, towards existing residential properties. A new single 6 inch pipe will then carry both surface water and foul sewerage water, together, to a Yorkshire Water's drain in Moor Lane. We are extremely concerned as to whether this single 6 inch pipe will have the capacity to carry both the foul sewerage and the surface water, together, from this major development. Failure of this pipe will be catastrophic for all the residents in the local vicinity.

This drainage system plan does not meet Yorkshire Water stipulation specified in their consultation letters regarding this site. Two of their letters, Y.W. Ref: Y013884 and Y005783, both state: "The site shall be developed with separate systems of drainage for foul and surface water on and off site." (Both of these, on Kirklees Planning Website).

This developer is removing surface water and foul sewage from this site via one 6 inch single pipe, so is not complying with Yorkshire Waters conditions.

On the Flood Exceedance Plan there is a box that states the following:

"Flood exceedance heading towards soft landscaping at rear garden of 19 Moor Lane"

There is a red arrow on the plan pointing to the boundary of existing properties on Summerdale but on this plan it states 19 Moor Lane. The house, number 19 Moor Lane, is approximately 250 – 300 metres away, west of this point, up the hill (Moor Lane). The actual address that the arrow is pointing to is in Summerdale.

We have been advised that it is illegal for a developer to knowingly allow surface water to flow onto neighbouring properties. If it is against the law, then this developer is blatantly breaking the law, with the apparent blessing of the Kirklees Planning Dept.

A Civil and Structural Engineering Consultants report, prepared for this site, stated “**The flood routing is a significant risk.**” Based on the flood exceedance plan this developer has not successfully solved the possibility of a flood.

In a box on the Drainage Plan. This states: “**Junction connection to existing combined sewer. No other sewers present in the road (contrary to YW Mapping). S106 consent required. Invert level to be confirmed. Levels shown are inferred between manholes along Moor Lane only.**”

It does not seem logical, that Yorkshire Water does not know its own mapping, C Roberts, YorMap, 87 2582, supporting document from Yorkshire Water, clearly shows two pipes in Moor Lane. Therefore this brings into question whether the developer’s statements and knowledge, on these drainage plans, are viable and correct.

Yorkshire Waters website states “Please note that foul water must not be disposed of to a surface water sewer and surface water should generally not be discharged to a foul or combined sewer.” On these drainage plans, the developer is showing just **one 6 inch pipe** discharging both foul and surface water via one pipe into one sewer in Moor Lane. Therefore this developer seems to be acting contrary to Yorkshire Waters advice. Moor Lane already suffers from excess water flow on the road during continuous heavy rain and probably the existing drain is already struggling to cope. These drains have already had extra pressure put on them from the 10 apartments recently connected from the Silk Mill conversion on Moor Lane.

My worries are:

This drainage plan will not be sufficient to cope with current and future levels of surface water, foul water and a ‘1 in 100 year event.’ Any combinations and excesses of these will result in houses and gardens being flooded and drains being overwhelmed.

If the drainage plans are up to the required standard, then why does the developer feel it is necessary to ‘Tank’ certain walls on these new build houses? 6 out of the 10 proposed houses, at the top end of the site, are shown, on the Levels Plan, as being built having tanking installed. As these new build houses are all above ground level, why is tanking being used to stop water ingress to make them waterproof? Tanking is normally used in wet and damp cellars and very old buildings, generally not on new builds. If tanking is deemed necessary, then this seems to confirm that surface water is going to be a problem and logically it’s going to flow downhill and across the site following the gradients.

It is not acceptable, that on a Flood Exceedance Plan, a developer can show that flood excess water will flow into existing, neighbouring residents private gardens. We believe that this drainage plan is illegal and is **NOT** up to the required standard and **NOT** acceptable.

All of these facts call into question whether this proposed drainage system, is of a high enough standard, which is capable of protecting the existing surrounding properties and the proposed new build houses, from both surface water and/or foul water excesses.

Can Kirklees Council Planning Department confirm that this proposed development is going to deal with the drainage on this site effectively and not going to cause flooding from this site, affecting existing residents? If this cannot be confirmed, then this Drainage Plan is not acceptable and should be rejected.