

Dear Louise,

We live at 35 Richmond grove which borders the site in question and have lived here since 1997 since persimmon built the houses .

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

Whilst we generally think there are many practical reasons why this site has not been built on previously that are being ignored . we are concerned that proper scrutiny needs to be made on the conditions attached to the out line planning permission before full permission is given .

Our concerns are :-

1. The coal mine history is being brushed over and the work on the land could destabilise the land our house is on that borders the site . This difficulty has hindered building since 1997 and hasn't just miraculously gone away just because consultants don't want to flag it and cause a problem to the people who are commissioning their work . Independent scrutiny is required .
2. If the drainage issue isn't properly scrutinised houses at the bottom of moor lane will flood eg the dancing house especially as all the trees are being removed . Also the main road will flood .
3. The trees at the bottom of our garden and no 33 Richmond grove had tpo put on them when persimmon built and your tree officers have declined multiple applications to remove them over the years but at a stroke they will all go if the full planning permission is passed - just because of the development needs . What about the screening for our houses now are we not to receive the same consideration moor lane residents received in the 1990s ? The current sycamore trees are no longer worthy of a tpo we agree but the developer should be required to replace the screening they provide with new hedging or trees that are more slightly such as cherry , apple elderflower etc . The site should not have a net tree loss especially in light of the drainage and environmental issues . We ask you to ensure this matter is re-examined .
4. Moor lane is a poorly surfaced and narrow rat run with increasing usage due to increased building in this small part of historic gomersal . We ask Kirklees highway to consider some options as part of the full planning permission . These are to add speed bumps , allow parking on one side of the road only as a minimum or make the road and Knowles lane resident access only or one way . Please do this before a child is killed on the way to school .

Planning Application 2025/92713

Planning Application 2025/92737

Please add these comments to both planning applications above