

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
Formal Objection to Planning Application 2025/92713	
<p>We wish to object to the Reserved Matters application for the above development on the following grounds:</p> <ol style="list-style-type: none">1. Drainage and Flooding. <p>Yorkshire Water have submitted a formal objection (11/11/25), identifying serious issues including incorrect connection of both foul and surface water to a foul-only sewer. Evidence of a surface water sewer in Moor Lane is not acknowledged in the application. There is lack of evidence that alternative drainage options have been assessed, together with incomplete drainage drawings and surface water discharge rates not meeting the required limit.</p> <p>These issues remain unresolved and have significant implications for flood risk, sewer capacity and potential impacts on neighbouring properties. Until a compliant drainage strategy is approved, the Reserved Matters application should not proceed.</p> <ol style="list-style-type: none">2. Linked Application 2025/92737 Drainage Not Yet Determined <p>The Lead Local Flood Authority confirm that drainage is being dealt with under application 2025/92737, which has not yet been approved. It would therefore be premature and unsound for the Council to approve the Reserved Matters application before drainage for the site has been properly assessed and secured.</p> <ol style="list-style-type: none">3. Crime Prevention and Layout Concerns (West Yorkshire Police) <p>The Designing Out Crime Officer has raised a number of concerns that remain unaddressed, including insufficient natural surveillance of parking areas, potential climbing aids created by boundary and landscaping proposals and risks relating to external equipment such as heat pumps and EV chargers.</p>	

These issues are directly relevant to Condition 7 of the outline permission and remain outstanding.

4. Impact on Neighbouring Amenity

The unresolved drainage issues, parking layout concerns and security deficiencies create unacceptable risks for neighbouring residents in terms of flooding or increased surface water run-off, there is also the potential for antisocial behaviour or crime.

These matters should be fully addressed before any approval is granted. Given the outstanding objections and unresolved technical matters raised by statutory consultees, it is respectfully requested that the Reserved Matters application be refused.

Thank you for considering this objection.