

17 Ventnor Close
Gomersal
Cleckheaton
BD19 4AQ

19th November 2025

Dear Ms Bearcroft,

Subject: Planning Application 2025/92713 – Clarification Requested on Yorkshire Water Objection, Police Comments, and Linked Drainage Application 2025/92737

I am writing as a neighbouring resident regarding planning application 2025/92713 – Reserved matters for 10 dwellings at the land to the rear of 23–43 Moor Lane, Gomersal.

Having reviewed the consultee responses, I would be grateful for clarification on several important issues before any decision is made.

1. Yorkshire Water – Formal Objection (11 November 2025)

Yorkshire Water have raised a number of significant technical concerns with the drainage proposals, including:

- Foul and surface water being shown discharging into the foul sewer,
- Evidence that a separate surface water sewer exists in Moor Lane,
- Lack of evidence that alternative surface water disposal methods were considered,
- Absence of clear drainage drawings for both on-site and off-site connections,
- Concern regarding the maximum permitted discharge rate.

Could you please confirm:

- Whether revised drainage drawings have been submitted or requested;
- Whether Yorkshire Water will be re-consulted when amended information is received;

- Whether drainage must be fully resolved at the Reserved Matters stage or dealt with via conditions.

2. **LLFA Response (11 November 2025)**

The Lead Local Flood Authority have confirmed that drainage matters are being considered under the linked application 2025/92737, not under 2025/92713. Could you please clarify:

- The current status of application 2025/92737;
- Whether 2025/92713 (Reserved Matters) can be approved before a compliant drainage scheme is agreed under 2025/92737;
- How these two linked applications will be coordinated in the decision-making process.

3. **West Yorkshire Police – Designing Out Crime Comments**

The Designing Out Crime Officer has raised a number of layout and security concerns relating to condition 7 of the outline permission and the current Reserved Matters submission, including:

- Unclear provision of secure cycle storage,
- Potential security vulnerabilities around heat pumps and EV chargers,
- Landscaping and boundary treatments that could create climbing aids or obstruct natural surveillance,
- Lack of overlooking of parking areas in Plots 1, 6 and 10,
- Requests for improvements to fencing, lighting, and secure storage solutions.

Could you confirm:

- Whether the applicant has responded to these security concerns;
- Whether revisions to the layout, landscaping, boundary treatments or parking arrangements will be required;
- Whether these matters are considered material to the acceptance of the Reserved Matters submission.

4. Waste Strategy Comments

The Waste Collection Authority has highlighted the importance of well-designed and screened bin storage areas that are accessible for waste collection vehicles. It is noted that bin storage at Plot 1 must be screened from the highway to avoid visual intrusion and that bin collection points should comply with required access and distance guidelines. Additionally, arrangements for temporary waste storage and collection during phased occupation need to be approved prior to first occupation to ensure efficient and safe waste management. Could you please confirm whether these requirements will be fully addressed through planning conditions or amended plans?

5. Trees and Arboricultural Considerations

I note that the Arboricultural Impact Assessment has been accepted; however, given the presence of protected trees (TPO 46/96) along the northern boundary, I understand that a detailed Arboricultural Method Statement and Tree Protection Plan are still required. These documents must demonstrate how the retained trees will be protected during construction, including details of barriers, ground protection, and any necessary pruning or landscaping. Could you please advise whether these documents have been submitted or when they are expected, and how their approval will be secured?

6. Request for Update

Given the outstanding consultee concerns relating to drainage, flooding, security, waste management, trees, layout, and parking, I would be grateful for an update on:

- Whether revised plans are expected;
- Whether any further consultations will take place;
- The likely timescale for determination.

As a resident whose property directly adjoins the site, these issues have a direct impact on flooding, surface water run-off, privacy, safety, and amenity.

Thank you for your time and assistance. I look forward to your response.

Kind regards,