

## 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 |
| Reference application 2023/92079<br>id 998730 in supporting information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |
| <p>A drainage report by Haigh Huddleston ( HH):-<br/>Point 2.2 refers to the head of a culvert starting in the garden of 15 Summerdale<br/>Point 2.1 states that HH have been in touch with Leeds City Council<br/>Point 2.5 explains why Leeds CC are involved.</p> <p>Also attached is a plan from Yorkshire Water clearly showing the head of a culvert in the garden of 15 Summerdale which then heads in an Easterly direction across Dewsbury Rd and towards the private drive leading to Wheatleys Farm, and land by Gomersal Park Hotel / Oakwell Hall / Batley Beck.<br/>Many years ago due to continual flooding on Moor Lane ( Birkenshaw side) considerable work was carried out to alleviate the problem.<br/>Also, the three terrace properties 53 to 57 Moor Lane backing onto Summerdale are only 12 metres away from this culvert and apparently suffer from occasional flooding in their cellars, and apparently No 57 has a sump and pump.<br/>There must be a reason why a culvert is there and I would have thought that it's purpose needs investigating in case it has anything to do with historical water run off from the development site.</p> <p>Mention is also made of a culvert to the West of the development in application 2023/92079, delegated report / committee report id. 1007435, point 10.110.<br/>The planners reported that this must also be secured by conditions?<br/>There is no indication on the plans as to where this is or where it heads to, but as this culvert is at a high point of both the site and Moor Lane / Knowles Lane, I would have thought that further investigation in determining the route of this would be essential, in case it is traversing the development site.</p> <p>As Flooding is of great concern to the residents of Summerdale and Moor Lane it is essential that both these culverts are fully checked out.</p> |     |

## Flood Exceedance Route

I note that work has commenced levelling and clearing the drive of 41 Moor Lane Gomersal which is a Kirklees Council owned property. Subject to approval, drainage from the new development is proposed to be routed this direction.

A revised Flood Exceedance Plan PV2511 - APP - 92 - XX DR-C-2501 Revision 2 was submitted on the 13th November 2025.

Something I find strange is that the overland "Flood Exceedance Route" which originally was shown heading into the garden of 19 Summerdale has been changed, and is now shown routed into the garden of 21 Summerdale.

Neither of these routes are acceptable as flood exceedance should not be taken into third party land without permission, and I know that permission into the the garden of 21 Summerdale hasn't ( and won't ) be granted.

Below is an extract re Flood exceedance guidance which seems to suggest that the proposals are not in line with the criteria.

"Flood exceedance routes are pre-planned, above-ground pathways that guide excess rainwater, beyond the capacity of standard drainage, to prevent property damage and ensure public safety. These routes are designed to follow natural drainage patterns and are incorporated into a larger sustainable drainage system (SuDS) strategy, often utilizing features like highways, grassed channels, or other urban landscapes "

If the underground drainage from the site does get approved for routing through the garden of 41 Moor Lane, then why not route any overland flood water in this direction too.

A proper above ground hard surfaced, fully contained channel with suitable kerbs to prevent water affecting neighbouring properties, could be incorporated into the design. With appropriate levels, run off water could then be directed into Moor Lane, away from any existing gardens and properties.

This route would then prevent any flooding of the Summerdale and Moor Lane Properties.

It is important that these concerns are fully investigated and addressed.