

Objection to Planning Applications 2025/92713 & 2025/92737 Serious health and environmental risks

Thu 11/12/2025

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

Subject: Objection to Planning Applications 2025/92713 & 2025/92737

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

Dear Sir/Madam,

I wish to object to the above planning applications due to serious health and environmental risks identified in the developer's own reports.

- The geo-environmental report confirms arsenic levels above residential safety limits in the topsoil. This raises major concerns about the safety of future residents and existing neighbours, particularly when contaminated soil will be disturbed during construction.
- The site falls within a radon-affected area, yet there is no assessment of how radon gas may migrate towards existing properties once the ground is disturbed.
- The remediation plan lists risks such as inhalation of contaminated dust, dermal contact with polluted soil, and ingestion of contaminated materials, but provides no clear protections for current residents living next to the site.
- The documents also mention the risk to garden plants and home-grown produce, highlighting the ongoing contamination concern.

The application does not include a full contamination remediation strategy, neighbour-protection plan, or radon mitigation assessment. Until these issues are properly assessed, the development poses an unacceptable health risk.

I request that the application be refused or deferred pending full, independently reviewed contamination and radon assessments.

Yours faithfully,