DC Admin

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Sent: 11 December 2025 12:52
To: DC Admin
Subject: FW: Planning Applications 2025/92713 and 2025/92737-Objection

Sent: 02 December 2025 20:47

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Please upload this objection on case files for both Planning Applications 2025/92713 and 2025/92737.

Planning Applications 2025/92713 and 2025/92737. Objection 2nd December 2025

To Ms Bearcroft,

Ours is the only property that Kirklees Planninig is targeting, to enable a developer to be given planning permission to build 10 Luxury Houses

I have just finished reading the RGS, Environmental Geotechnical Specialists Phase 3 Remediation Strategy Report. Please forgive me if I have misunderstood what is stated in it.

It would appear that this proposed site is a danger to life, especially young children being that kids like to play out in their gardens.

There were reported high levels of Arsenic in the soil at the proposed development, well above the safety limits. Deadly poison, even in very small quantities, to all humans, made even worse in developing children and elderly people.

Radon has also been found in high levels. It is a radioactive gas that causes lung cancer and kills over 1000 people in the UK, every year. It is Odourless, Tasteless and Colourless.

I understand that high levels of lead are also present in the soil. Specialist removal required.

Remediation is mentioned many times, but the report gives no actual methods of how this is to be done.It does though, let everyone know, that construction workers are going to have special measures put in place, to protect THEM. In one of the other plans/reports, it is mentioned how the topsoil will temporarily be moved and piled-up and stacked at our boundary to the east of the site. Why are you bulldozing arsenic and lead poisoned soil to within a few meters from our house? I know that I have made complaints about this development in the past, but to deliberately poison us, is beyond belief.

I like to grow strawberries in containers. Thank goodness I purchased bags of soil, but this won't stop any future airborne contaminated dust settling on the fruits.

So far your Planning Department has:-

1) Directed flood exceedance water to my garden even though an empty council house property is the route of for the other sewerage and drainage pipes from this proposed development. The Flood Exceedance plans were changed overnight and the flood exceedance shown going elsewhere was redirected into our garden. This sudden change occurred when you received a complaint from a certain third party. The replacement plan uses ground topography as the reason for the sudden change, but this is just too convenient. I would like to point out that although the first plan's topography shows our garden as being lower, it is actually, in reality, the higher of the two gardens. I will welcome any Kirklees Councillor to visit me and to see and confirm this for themselves. Furthermore, the original first garden's soft landscaping is almost three times larger than ours. I have the documents showing these changes. Is this kind of intervention allowed? **Why?**

2) No one from the Kirklees Planning Department has even bothered to contact us, to ask our permission for this flood route. No one from Kirklees Planning has contacted us to explain what Flood Exceedance is? The first we knew about it was when we read the plans on Kirklees Planning website. We then had to ask an architect friend who explained what Flood Exceedance is. He then told us that he believes that it is illegal to direct Flood Exceedance to a private garden. He said that it has to be dealt with, within the development. He also could not understand why Kirklees Planning had done this. **Why?**

3) You have also changed house separation distance to allow one of the biggest houses to be built, within a few meters of my house. Your own rules specify the minimum separation distance as 12 metres. It is on record that planning officer Alice Downham stated "planning officers

considered that **7** metres was acceptable" Why? Now, these Kirklees Planning officers have actually allowed that distance to be reduced even further. **Why?**

4) Now, you are allowing all the Arsenic and Lead contaminated topsoil to be stacked right up to our fence, whilst the rest of the site is being developed. This will be just metres from our opening side window. We will be unable to sit out in our own garden, because of the fear of being poisoned by dust contaminated with Arsenic and Lead. **Why?**

5) There is a Tree Preservation Order in place on 8 trees in my garden. There is no mention of this, on any of the plans, so far published. These trees, in the plans, show no actions being taken, to avoid damaging and to protect the root balls of these trees. Other protected trees are shown on the plans having a very dark canopy. This appears to show the extent of the area below, that the root balls will extend to. None of this is mentioned, **Why?**

All my friends and family that I have spoken to, think that Kirklees Planning is targeting me. I also believe that to be true.

To sum up I am constantly worried about what Kirklees Planning is going to inflict on me next.

I have lived here for nearly 34 years. I have never hurt anybody either physically or mentally

I think that you are bullying me and have singled me out. I am an easy target . .

I think that the above methods that you have used are trying to force me to move home. A lot of this developer's problems would disappear then, as there would be no drainage problems, no access problems and best of all a nice house to sell, on the completion of the development.

This whole sorry mess is so stressful that it is affecting my mental well being.

All that I have done wrong is to exercise my right to free speech. I earned that right by serving 6 years in the British Army. Probably more than any Kirklees planning officers have done.

We have always thought that houses would be built in the field. We are definitely not NIMBY's. All we have ever asked for, is not to be flooded and the correct separation distances used between our house and the new one. I also believe that someone at Kirklees has taken our fight personally and I think is making an example of us. Shame on you Kirklees Planning! Shame on you!