Sent: 04 June 2026 11:30
To: Louise Bearcroft <Louise.Bearcroft@kirklees.gov.uk>; louisebearcroft@kirklees.gov.uk
Subject: Fwd: RE: Application No: 2025/44/92737/E - Objection to Planning Application – Development to the Rear of 23–43 Moor Lane

Dear Louise,

I understand that amendments have recently been made to the above planning application, particularly in relation to the drainage proposals. Having reviewed the information available only today, I wish to reiterate my objection to this development and ask that my concerns be fully considered as part of the determination process.

My principal concern remains the increased flood risk that this development poses to my property at 43 Moor Lane and neighbouring properties. Our house has stood on this site for over 130 years and, whilst we have

successfully protected it to date, local residents are acutely aware of the drainage issues that already exist in this area.

During periods of heavy rainfall, water regularly flows down Moor Lane due to the limited capacity of drainage infrastructure on Oxford Road. On more than one occasion we have had to deploy sandbags to prevent water entering our driveway. These are not theoretical concerns based on modelling assumptions; they are issues that residents have experienced firsthand over many years.

The revised drainage proposals do little to reassure me that the development will not exacerbate these existing problems. Indeed, the inclusion of a silt fence and a one-metre-high bund immediately behind our property appears to acknowledge that flooding and surface water management present a significant challenge on the site. Should these measures prove inadequate, deteriorate over time, or become overwhelmed by increasingly severe weather events, it is neighbouring existing properties such as ours and the adjacent property on Summerdale that would bear the consequences.

I am also extremely concerned about the proposed installation of the 1500mm treated water pipe through the adjoining council-owned land. In the event of any future failure, leakage or maintenance issue, the natural flow path would direct water towards our driveway and garage, creating a further flood risk to our property. Furthermore, as previously raised, the plans appear to indicate that part of this infrastructure may encroach beneath the upper corner of our driveway. We have never been consulted regarding this matter and would strongly object to any such encroachment onto our property.

In addition to the drainage concerns, I remain concerned about the highway safety implications of the proposed development. The access arrangements will introduce additional vehicle movements at what I believe to be a difficult and potentially hazardous point of access, creating risks for both existing residents and road users.

Whilst I appreciate the need for new housing, development must take place in locations where it can be delivered without creating unacceptable risks for existing residents. In my view, the current proposals have not adequately demonstrated that neighbouring properties will be protected from increased flood risk, nor that the drainage and infrastructure arrangements are suitable for the long term.

I therefore respectfully request that Kirklees Council and the Planning Committee refuse this application in its current form.

Yours sincerely