

Sent: 12 February 2026 13:29

To: Ellie Thornhill <Ellie.Thornhill@kirklees.gov.uk>; Local Development <Local.Development@kirklees.gov.uk>

Subject: URGENT: Objection to Planning Application 2025/62/93480/W

Objection to Planning Application 2025/62/93480/W

**2025/62/93480/W – Proposed Development on Land off Parkwood Road/Weavers Lane,
Longwood, HD3 4TT**

Dear Sir/Madam,

Further to my online comments made on your website on Saturday 7th February 2026 which does not appear to have been registered / logged.

I wish to register a formal objection to the above planning application. My property directly borders the proposed development site, and after reviewing the submitted documentation, I have serious concerns regarding flood risk, land contamination, ground stability, amenity impacts, highway safety, and ecological harm. These are all recognised material planning considerations that must be fully assessed before any permission is granted.

1. Flood Risk – Lack of Assessment and Increased Danger to My Property

A stream runs directly between my property and the proposed development site. The application contains no meaningful flood-risk assessment, no hydrological modelling, and no assurances that the development will not increase surface-water runoff or redirect flows toward my home.

Under the National Planning Policy Framework (NPPF), paragraphs 159–169 require developments to demonstrate that they will not increase flood risk elsewhere. The applicant has not met this requirement.

Relevant case law:

- R (on the application of Loader) v Rother District Council [2016] EWHC 1870 (Admin) – permission was quashed because the council failed to properly consider flood-risk evidence.
- Berkeley v Secretary of State for the Environment [2001] 2 AC 603 – emphasises the need for proper environmental assessment where risks are foreseeable.

Given the proximity of the stream and the absence of mitigation measures, any resulting risk to my property is unacceptable.

2. Land Contamination – No Assessment Despite Known Industrial History

When my own development was approved, contamination surveys identified harmful chemicals associated with historic industrial activity from the nearby mill. The current application includes no Phase 1 or Phase 2 contamination assessment, despite the site sharing the same industrial history.

This may be a breach of NPPF paragraphs 183–187, which require developers to demonstrate that land is safe and suitable for use.

Relevant case law:

- R (on the application of Redland Minerals Ltd) v Surrey County Council [2010] EWHC 1299 (Admin) – planning permission was overturned due to inadequate assessment of contamination risks.
- Celtic Energy Ltd v Secretary of State [2013] EWHC 2149 (Admin) – reinforces the duty to properly assess environmental hazards before granting permission.

Excavation of contaminated land poses risks to public health, groundwater, and the adjacent stream.

3. Ground Stability – Risk to My Retaining Wall

My property includes a substantial retaining wall close to the boundary of the proposed development. The proposed works involve excavation and ground disturbance, yet the applicant has provided no ground-stability report, no geotechnical survey, and no assessment of potential impact on neighbouring structures.

Under NPPF paragraph 174, planning authorities must ensure that developments are stable and do not create land-slip or subsidence risks.

Relevant case law

- R (on the application of Holborn Studios) v Hackney LBC [2017] EWHC 2823 (Admin) – failure to consider structural impacts on neighbouring land rendered the permission unlawful.
- Murphy v Brentwood District Council [1991] 1 AC 398 – establishes the importance of ensuring construction does not cause foreseeable structural harm.

Without a stability assessment, the proposal may be unsafe.

4. Anti-Social Behaviour Risk – Proposed Alleyway Adjacent to My Property

The application proposes an alleyway/access route directly beside my home. There is no lighting plan, no security measures, and no design-out-crime assessment.

Under Section 17 of the Crime and Disorder Act 1998, planning authorities must consider crime-prevention in decision-making.

Relevant precedent:

- R (on the application of McLeod) v Haringey LBC [2016] EWHC 1137 (Admin) – councils must consider crime-prevention measures when approving developments.

An unlit, unmanaged alleyway increases the likelihood of anti-social behaviour and reduces safety.

5. Noise, Traffic, Parking and General Amenity Impact

Both my partner and I work from home, and the development will significantly increase noise levels, traffic movements, and parking pressure on already narrow estate roads.

The NPPF requires planning authorities to prevent developments that cause “unacceptable levels of noise, pollution, or loss of amenity” (paragraphs 130 and 185)

Relevant case law:

- Coventry v Lawrence [2014] UKSC 13 – confirms that noise and disturbance affecting residential enjoyment are legitimate planning considerations.
- R (on the application of Kides) v South Cambridgeshire DC [2002] EWCA Civ 1370 – councils must consider all material impacts on residential amenity.

The development also appears to provide a pedestrian access to the POS on the Weavers Chase development in which my property is located. The residents have a beneficial interest in this area and already pay an annual management charge for the upkeep and maintenance of the same. I have not been provided with any assurances that this proposed increased footfall will not adversely affect our maintenance costs nor any proposals for the resulting residents to contribute towards the same?

The cumulative impact (including financial) on daily life does not appear to have been assessed.

6. Harm to Local Wildlife – Foxes, Bats, Deer, Rabbits, Badgers

The site is home to a range of wildlife, including protected species such as bats and potentially badgers. The application contains no ecological survey, no bat activity survey, and no mitigation strategy.

This breaches the NPPF paragraphs 174–180, which require protection and enhancement of biodiversity.

Relevant case law:

- Morge v Hampshire County Council [2011] UKSC 2 – councils must ensure developments do not breach wildlife-protection laws.
- R (on the application of Bagshaw) v Wyre BC [2014] EWHC 508 (Admin) – permission quashed due to inadequate ecological assessment.

Granting permission without proper surveys would be unlawful

Conclusion

For the reasons above, the application fails to meet national planning policy requirements and is unsupported by the necessary technical assessments. The risks to flood safety, public health, structural stability, residential amenity, highway safety, and biodiversity are significant and unaddressed.

I therefore respectfully request that the planning authority refuse this application unless and until full, independent assessments are provided and demonstrate that the development will not cause harm.

Please confirm safe receipt of my email and the lodging of my objection.

Yours faithfully,