

This is our objection to the proposed development 2026/91763.

Our main concern is the plan to connect 40 more houses (in addition to the 39 already built opposite) to the sewerage pipe which runs down the public footpath and underneath our property. All property plans I have looked at do not show the extension at the side of our house. We warned Kirklees about the potential to overload the old Victorian Sewerage and surface water pipe, which runs from the top of Upper Denby, through Inkerman Court and down the public footpath. This warning was given before the development on Barnsley Road (Inkerman) and ignored. Whilst this development was being built, heavy sustained rainfall caused the building site to flood, due to the gradient, which ran down into our gardens and caused clay filled water to damage my neighbour's garage. At the same time in 2024 the drain, which this new development proposes to attach to for Sewerage disposal, at the top of our property, on the public footpath breached and sent waste water flooding down the public footpath, our garden which then surrounded our property. Yorkshire water attended and had to dig a hole in our garden. The flow of water gushing down the public footpath was so great, it flooded the road on Inkerman, across the dropped kerb and down into property on the estate below, causing further damage. This kind of sustained heavy rainfall occurs every 3 years over the 20 years we have been here. The flooding was so extensive that the local Councillor Tim Bamford attended to hear my concerns and he was shocked at the volume of water. I have video footage of this and tried to send it in at the time to the planning department. We also feel concerned about the plans for a pumping station and attenuation tank in the corner of the development close to the public footpath and to our property. The noise travels underground due to the gradient of the land and we already have increased noise due to the increased flow in the pipe. We feel strongly that the noise from mechanisms placed underground is going travel to surrounding residents once everything is connected, something we experience already.

When the development plans went in for the opposite development adjacent to Inkerman Court, we expressed our concerns about the height of properties due to the gradient of the land. We were fortunate that the building Company listened to these concerns and stepped back the houses further to our property boundary. This resulted in the houses not feeling too imposing and blocking out light. I feel concerned for all residents on the border of this development, if this proposal goes through and the proximity to their houses aren't considered. The gradient is so severe that this is a very important consideration. Also, the fact that no windows were put on the side that faces our property made a big difference. Lots of thought needs to be made to the position of the properties and windows, due to the height of the properties on the steep gradient.