

From:
To: [DCAdmin](#)
Subject: Regarding application number 2019/91802 at location rear of, 71, Prospect Road, Longwood, Huddersfield, HD3 4UY
Date: 26 February 2021 16:51:25

Objections to Planning Application 2019/91802
REAR OF, 71, PROSPECT ROAD, LONGWOOD,
HUDDERSFIELD, HD3 4UY
ERECTION OF 5 DWELLINGS

To whom it may concern:

The comments below are based on the Planning Application submitted, the reports available for review and the concerns of many of the residents of Prospect Road.

First observation is that the letter dated 12/2/21 from Kirklees Council refers to 5 Dwellings. The application states 6. Which is it 5 or 6?

Q6 – Current use is grazing. There have been garages on this piece of land for many years. The residents have not witnessed as grazing. Has a contamination survey been conducted for the applicant to answer unequivocally no to this question?

EH report by Kevin Ellam states the following:

I have reviewed the information submitted by the applicant and recommend the following conditions:

In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

What has been reviewed to then qualify the report by the above statement. Will there be any watching brief to see if there is contamination? We are presuming not so does the council not need to ask for a definitive answer to this. If a report has been submitted, then please can this be made available. We cannot imagine that many developers would follow the above statement if anything was found. (In my opinion)

Q9 – in reference to Ryan Kinders report Consultation Response from KC Highways the parking proposals fall way short of the requirements and as this is already an issue in the adjacent area this seems to be good reason not

to agree to this development.

Q13 – The answer to this question is given as foul sewage is to be disposed of to mains sewer so how does the applicant not know if he is connecting to the mains sewer?

Are you proposing to connect to the existing drainage system? Unknown

Surely if the first part of the answer to Q13 is mains sewer how can the 2nd part be unknown.

Has a drainage survey been undertaken to see if the capacity of the existing foul and surface water drainage is adequate to keep adding these new properties? Also creating 12 car parking spaces plus the roof area for 6 new 4+ bed properties will create considerable hard surfacing that will lead to excess rainwater entering the system. Water which currently soaks away into existing landscape. We feel this requires further investigation with the relevant local authority department. Is there sufficient fall for the sewage. Is there potential requirement for a pumping station. We are not aware whether it's a combined drainage system or separate but still have concerns about the adequacy of the existing drainage.

Q14 – it seems there is no provision been made for the storage and collection of recycled waste?

Access and egress for refuse and emergency vehicles is also very restricted.

We would also like to add the concerns for the stability of the area and the almost 'cliff face' like drop to the rear of where the properties are proposed. We are not aware of any Geotechnical Survey being conducted.

Also, a number of the properties with existing undeveloped basements have seen an increase in damp since the area has been developed. Although there is no evidence to show direct correlation the increase of hardstanding could have an impact on the existing un-tanked basements.

As residents of the existing properties that back onto this new development we urge the planning department to consider the above points and the effect this further development on an already crowded, to all intense and purposes, back lane will have on the existing residents and the environment of this area.