

About the application

Application number: 2020/93358	
What is the application for?:	Erection of 52 dwellings
Address of the site or building:	Land east of, Abbey Road, Shepley, Huddersfield, HD8 8FG
Postcode:	HD9 3JH

User comments

Type of comment: An objection
The applicant contacted residents with information about the development proposal in late September 2020 but in no way was this positive or proactive community engagement. That said, detailed constructive comments were provided to the developer setting out a range of material considerations that must be addressed prior to the submission of an application. It would have been reasonable that comments provided to an applicant during a public consultation process to be reported to the Local Planning Authority in a Statement of Community Enagement. Obviously the application was in the opinion of the applicant already in a position to be submitted before neighbours were actually contacted and it is evident that the applicant had no intention to actually postively engage with the community or key stakeholders. This is disappointing. The application submitted was registered in a very short space in time and although speeding up the validation of applications is welcomed, it is very evident that there are errors on the application form, information does not meet national and local validation checklists and the applicant should be informed that the application should be treated as invalid. Based on the Covid situation validation errors can be made as is evident elsewhere in the UK but I would be grateful if the application could be reviewed in detail by the case officer to confirm if the application will be treated as invalid? The errors on the application form, if not revised, could lead to members and consultees being misinformed during the application and decision process. If any consultations have been issued to statutory, non statutory or neighbourhood consultees they need to be revised and site notices will need to be re-issued. If factual inaccuracies are not amended on the application form and addtional information is not submitted to address the lack of technical assessment the proposal is contrary to a range of National and Local Planning Policy and as such the application should also be advertsied as contrary to the Development Plan. Without such action any decision based on information on the application form pose a risk of judicial review. Beyond the comments made about the lack of community engagement, errors and the lack of neccessary information needed to acompany a valid planning application, I will also be making more detailed representations to the limited technical reports most specifically the Flood Risk Assessment, Transport Statement and Geo Desk Study. It is very dissapointing that any professional instructed by the applicant considers the content of the current three reports provides appropriate information to inform a

...ment of the current site reports provide appropriate information to inform a detailed planning application. Without further more detailed baseline information, modelling and professional assessment of all three disciplines it can only be concluded that there is a risk of substantial harm to road users of all modes, a risk to life and property in terms of flood risk from fluvial and groundwater and a risk of harm to human health and controlled waters. Again without a reasonable level of assessment the application would also be contrary to the development plan and treated as such.

All the above matters were made aware to the applicant in a letter issued direct.

I would be grateful if the validation issue could be addressed as soon as possible before I spend more resources submitting more specific a detailed representations.

This major development could cause harm and I fully understand the sites allocation for residential development. All I want to understand is what the impact of development actually will be. Unfortunately there is simply incorrect information, a lack of some necessary assessment and then the assessments submitted lack a basic level of technical assessment.

If matters of procedure and technical assessment can be resolved I am happy to withdraw this objection but a considerable amount of additional assessment is required before I would consider doing this. If the application is to progress based on the current level of information I would like to make verbal representations at committee if the application is recommended for either approval or as I would expect refusal.

Based on the lack of engagement I will also be making representations to ward members but only those who will not taking part in any planning decision and the Parish Council.