

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
I am writing in response to the letter we received regarding consultation on the proposed planning application number 2020/93358. Firstly, the submitted comment ID 837304 is not representing our views as a resident of the Knowle living in close proximity to the proposed development. We have several concerns about this proposed development: Planning on the proposed site for 52 dwellings is in access to what the land should be developed for. The development will have an effect on the neighboring properties with the number of proposed dwellings and subsequent impact on highway safety and traffic. The development contains the minimum number of smaller properties and only includes one bungalow which is the only 2 bedroom property. Given the need for more suitable accommodation in the area for the elderly who may wish to downsize (subsequently freeing up more houses appropriate for families) and the disabled. Consideration should be given to include more appropriate bungalows in the plans. The plans do not appear to follow appropriate planning guidance as they have placed all the one-bedroom properties together. Existing tenure proposals do not match local need. Considering the character of the Knowle and surrounding areas, previous developments nearby are more in keeping with the kind of dwellings historically built in the area. It is clear that more consideration has been given to the profitable outcome in developing the land above the benefits of such a development to the area. It is also our understanding that proposed sites of over 51 dwellings requires some provision of a play area which is not listed on the proposed plans. The plan shows a direct footpath from the development onto the lane marked as the Knowle, which would be very dangerous as it is near to the corner of the lane. This lane is required to remain open as it is the only other access road to the Knowle in the case of an emergency. If any changes were to be made regarding the safety of the road it should be one way coming from Abbey Road and marked unsuitable for heavy goods. In heavy and persistent rain this road as a flow of water equal to any fast-flowing stream which results in the lane near to Abbey road entrance being flooded. Highways repairs the road due to the rains and flow of water washing away the sides of the road. Surface water is a major problem in this area and is not appropriately noted in the submission documents of the plans. The current submission does not have an appropriate ecological assessment of the watercourse. Proposal to elevate the plots adjacent to the Knowle lane by 2m above current road level as more of an impact on the landscape and the surrounding properties. It would also add to the run off of surface water down to the area where water currently collects at the entrance to

the Knowle from Abbey road. One of the submitted reports suggests that there is a flood risk to the north of the development on the Knowle of a potential depth of 1m above existing road level.

Currently the lane noted on the maps as the Knowle is edged with a drystone wall and it is not clear if this will be retained and the fencing of the proposed house gardens will go on the inside of the wall which runs from the top of the lane down to Abbey road and proceeds up Abbey road. This is an old wall and should be retained and repaired in keeping with the area. The causeway on Abbey road in front of the development is narrow and the plans show a direct pedestrian footpath onto Abbey road which if used by children could result in fatalities.

It is already noted in the submission documents that the proposed site is a UK BAP priority habitat. Presently much wild life can be seen on the land and the surrounding countryside which would be greatly impacted on with the number of proposed dwellings. I have noted that a previous request from phase 1 is still outstanding for an appropriate updated EcIA and EPS surveys and is very relevant to the phase 2 proposed development area.

The plans of the proposed development show an access road to the edge of the development below the existing property attached to the land near to the marked containers. It appears on the plan that this road is connected to the Knowle and could be interpreted as potential for future development. It should be clearly marked why this access road has been made.

The planning application is accompanied by Phase 1 Geo-environmental Report, October 2020, prepared for the proposed development in phase 2. Appendix B includes a Coal authority report stating a detailed stage 11 ground investigation for the proposed development. Maps included in this section highlight phase 1 area which are not accurate and needs clarifying. We have been unable to access phase 1 approved development plans which does have relevance to phase 2 planning application.

Comments from the Coal Authority on phase 2 (No development shall commence until; a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity) hopefully will be acted upon.

In the site layout the houses on the lane are described as 'Detached dwellings and changes in topography distinguish 'The Lane' from other character areas. Each dwelling will step up or down responding to ground levels and road gradient as levels change in this steep part of the site'. We would like to understand how this effects views from current surrounding properties and how this may be affected following the investigation of coal seams and potential ground work.

The proposal of a series of split-level dwellings arranged along the south east boundary will also have a big impact on adjacent properties and their present outlook.