

From :
17 The Knowle
Shepley
Huddersfield
HD8 8EA

Monday 17th June 2024

Mr Victor Grayson, Development Management Master Planner
Kirklees Planners

Objection for Planning Application 2024/62/90947 12 > 7 houses (Yorkshire Country Properties)

I am the neighbouring land owner which is part of allocation H203

My complaints are as follows:-

Exposed Culverts.

Exposed Culverts have had safety cages recently installed but then removed on this site creating a death trap for children playing in the exposed beck.

I believe that these should be replaced as soon as possible.

Flooding

Construction developments have caused the site to flood.

Several water culverts down the exposed site are inadequate to take the intermittent, torrential rainfall.

In a vain attempt to release the water YCP have removed the safety cages off 4 water culverts.

This is extremely dangerous because when the water dams upto 2M high there are no safety barriers down the slippery water edge. This could be deadly.

I attach two notes I have sent directly to Kirklees Lead Flood.

I believe better plans should be made to adequately deal with the high, intermittent rainfall to prevent flooding.

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MasterPlanning

Kirklees Master Planning guidance LP5 and LP6 require the whole site to be accessed on an Adopted Public Road. This is defined in the S.106 planning obligation requirement at point 13 which states:-

13. Vehicular Connection to the Adjacent Land

13.1 the Owner covenants that prior to not more than 35 Dwellings having be practically completed and sold the entirety of the proposed estate road will be provided to adoptable access road standard with unrestricted access given to ensure future vehicle connection with that part of the site allocation HS203 to the west of the Site.

The applicant has not demonstrated any plans that make any attempt to achieve the levels required for this vehicular access.

I suggest that this Planning Application should be rejected until workable plans have been submitted to achieve an Adoptable Vehicular Access to the adjacent land.

Retaining Walls

The plans show Retaining Walls some 2.4M high on the immediate boundary of my adjacent land.

We suggest that the application should be rejected until a safe and achievable plan is submitted.

Building Materials

The original planning approval for this site was “Natural” stone and “Natural” slate roof. We would prefer to stick to the original agreement considering that this would blend with the neighbouring properties.

Number of Houses

We have no objection to the reduction in the number of house.

Many thanks

Attached : Flood / Danger warning 27th March 2024
Flood warning 17th June 2024 showing more extreme circumstance

From :
17 The Knowle
Shepley
Huddersfield
HD8 8EA

Wednesday 27th March 2024

Kirklees Council Lead Flood Management

cc: Victor Grayson, Development Management Master Planner

Dear Kirklees Planners

Yorkshire Country Properties Ltd (YCP) development at Shepley

2020/62/93358/E Land east of, Abbey Road, Shepley, Huddersfield, HD8 8FG

2022/44/91881/E Discharge of Reserved Matters and Section 38

Yorkshire Country Properties are well aware that the installed 450mm culvert under their new road is inadequate and have previously assured me that it would be replaced to cope with the intermittent torrential flooding that happens every winter.

Their plan drawing E17/7465/521_03B shows a replacement 600mm pipe and a protective cage

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2022/91881&file_reference=1029955



Suggested Replacing 450mm culvert with 600mm

Protective cage

I am the neighbouring land owner that forms part of HS203 intended for development but now my land floods because of the new road Culvert which is inadequate.

I was pleased to see the replacement 600mm culvert and protective cage acknowledging the necessary changes but I would be surprised if even the 600mm will be adequate.

HOWEVER, last week (of YCP) told me they have no intention of doing any of the above items because they are not necessary and a waste of money, he tells me “The flood last year was a one off, which they can ignore”. He has asked that the plans be removed from the planning history to hide this concern.

58 I urgently bring to your attention that the beck floods every winter and certainly will do again. I have
59 lived here 40 years and it floods 3 to 4 times a year, guaranteed.

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61 This is the inadequate 450 mm pipe under the new road.
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65 This is a typical flood on the 20th October last year.
66 Prior to the new culvert being installed restricting the flow there was never a problem.



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69 Here we see the flood water running over my land and down their new road. It appears obvious that the
70 purchasers of the new houses might also be disappointed with this.

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74 More pictures and videos available on request.

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76 BUT this is also a Master Planning issue because the adjacent land has become flooded and so now un-
77 developable.

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79 Leaving the culvert as it is without a cage is going to be extremely dangerous to local children.

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81 Please acknowledge receipt of this note.

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84 Yours sincerely

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39 The solution would be simple at this early stage of construction by increasing the water capacity and
40 installing protective cages – the alternative is very serious !

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42 I have spoken directly to the builders and got the following response:-

43 Complete denial – “the cages are not necessary!”

44 “We will clean the beck”

45 “Last years flood with never happen again!”

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47 They are well aware it will flood down their new road but I suspect they will hope to sell their houses in
48 the summer months. But this is what happens even in the summer months:-

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53 Last years flood was only a hint of the troubles to come. I have lived here 40 years and confirm it will
54 flood every winter several times. This is a picture along The Knowle about 10 years ago:-

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Here we see the beck 2M deep and possibly 5M wide. If anyone were to slip at the proposed banking on the site they will get stuck in the culvert.



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I look forward to seeing revised plans showing increased capacity and cages.

This warning is clearly in Yorkshire Country Properties best interests.

Yours sincerely