

17 The Knowle
Shepley
Huddersfield
HD8 8EA

Monday 17th June 2024

Mr Victor Grayson, Development Management Master Planne
Kirklees Planners

Objection for Planning Application 2024/70/90991/E (Yorkshire Country Properties)

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

My complaints are as follows:-

Flooding

Construction developments have caused the site to flood.

Several water culverts down the exposed site are inadequate to take the intermittent, torrential rainfall, notorious in this area during winter.

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 is could be deadly.

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

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

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 the these cages should be replaced as soon as possible.

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.}

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The applicant has not demonstrated any plans that make any attempt to achieve the required levels 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 in line with government recommendations on Master Planning.

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.

Planning Changes

Whilst planning this site there have been no less than 59 plans plus 32 superseded plans (91 in total).

In the current application there are 5 plan drawings:-

- The House types are not consistent from one plan to another.
- The Retaining wall positions are not consistent with each other.

Could I suggest that accurate plans, consistent with each other, should be submitted so that members of the public could make an informed comment.

Many thanks