

TAG Action Group
14 Thorp Arch Park
LS23 7AN

10 September 2014

Mr David Newbury
LCC Planning Service

By email.

Dear Mr Newbury,

Re: Planning application 13/03061 – 2000 houses on Thorp Arch Trading Estate.

Objection – lack of responses from applicant.

TAG have noted the letter dated 22 August 2014 from Cunnane Town Planning on behalf of Samuel Smith Old Brewery (Tadcaster), posted on the LCC open-access website on 27 August 2014. In that letter Cunnane draw your attention to points raised in their objections which do not seem to have been addressed by the applicant.

Their experience accords with that of TAG. We would therefore like to reinforce their concerns on this matter, with our own experience.

TAG have now submitted 19 volumes of objections, with 6 addenda, to this application. The list of the volume numbers and subject matter follows this letter as an appendix. We believe that all the objections we have made are on sound planning grounds. In particular we would like to draw your attention to the following volumes:

Volume 1	Demonstrating that the application does not achieve the planning goals outlined by the applicant.
Volume 2	Discussing the failings and inconsistencies in the applicant's "Overarching Sustainability Statement". This includes a tabulation of 56 faults and errors. We are unaware of any clarification or corrections in response.
Volume 3 + addendum 2	Contamination Issues. The applicant has not defined either the extent of contamination, nor the methods and costs of remediation.
Volume 7	Which demonstrates that the applicants 'walking distances' to services are incorrectly calculated and totally misleading. Although marginally addressed in their Technical Note 10, the applicant has still failed to give a correct calculation.
Volume 14	'Relief road'. Petition against the road, which amongst other issues noted that there is no highways justification for the road. We are told that the only response the applicant has made is that the road was requested by Councillors. This is not a

	planning justification. It is also not on the open record. The road has almost exclusively negative impacts.
Volume 17	This volume tabulates 87 faults and errors in the Environmental Impact Statement volume 1; Plus 30 faults errors or clarifications required in the Traffic Assessment (revised issue 3, 29 November 2013); Plus over 24 issues with the Local Housing Market Assessment Prepared by Savilles. Once again we are unaware of any responses from the applicant.

Many of TAG's other volumes also require responses.

We trust that you will require the applicant to address the issues we have raised. Can you please keep us informed of all such responses by posting them on the open access website.

Yours sincerely,

Peter Locke
Chairman – TAG (Thorp Arch Trading Estate Action Group).

Appendix: **Objection volume listing**

Volume	Title / description.
1	Strategic Overview
2	Sustainability Issues
3	Contamination Issues
3 addendum	Special Site Viability Implications
3 addendum 2	Contamination – loose asbestos
4	Ecological Issues
4 addendum 1	Ecological Issues - addendum
4 addendum 2	Ecological Issues – consultant's opinion
5	Consultation Issues
6	Rebuttal of Public Transport Comparisons
7	Walking Accessibility
8	Woodlands/Walton Chase Car Survey
9	Photographic Evidence
10	Accessibility Criteria
11	Deliverability and Viability
12	Employment Land Retention
13	Distortion of the Planning Process and Lack of Local Involvement
14	Petition opposing 'relief' road – first 268 signatures
14 addendum	Petition opposing 'relief' road – additional signatures

15	Objection to recommendation for Defer and Delegate
16	Infrastructure and Sustainability
17	Objection to detail in the planning application documents:
18	Objection in response to WYG technical note 10
18 addendum 1	Objection to section 3 of WYG tech note 10
18 addendum 2	Objection to WYG tech note 10 - highways
18 addendum 3	Objection to WYG trip rates
19	Objection - the Preliminary Site Survey needs to be completed before planning permission is decided.