Kirklees Council
Planning Dept.

Huddersfield

HD1 2JR

30th July 2018

Planning application No2018/92216
Proposed development off Netherley Drive, Marsden

With regard to the above proposal I would like to make the following comments and observations. I have not lived at this property for very long but my neighbours have informed me that there is quite a lot of underground streams on the site, yet on the planning application form (12 assessment of flood) the applicant has answered 'no' to the question ' Is your proposal within 20 metres of a watercourse (river, stream or beck)" This needs to be thoroughly investigated, and if it is the case that there are underground watercourses, then the land may not be suitable for development.

In No 6 where the applicant has answered "no" to new or altered access, this is incorrect as there will have to be considerable alterations. The site entrance will have to cross an existing right of way for vehicles. The roads would meet at a sharp angle making a very hazardous access.

No 10, Vehicle parking, The applicant has stipulated a provision for 19 vehicles. Given the potential occupancy of the proposed homes and there were indeed more than 19 vehicles due to visitors etc and that number were to be exceeded there would be extreme congestion on Netherley Drive and Mount Road as there is already a shortage of parking spaces for the existing residents in this immediate area. Any extra parking on the entrance to the new site would be very inconvenient to the existing residents on Netherley Drive, especially the disabled, and extremely dangerous and obstructive to the emergency services.

In No11 of the application it states that fowl sewerage is to be disposed of via the main sewer but unknown if it will be connected to the existing system. If existing system is not used, what would be the alternative?

In No13 (Biodiversity and Geological Conservation) The applicant has answered 'yes' to there being protected and priority species on the land adjacent or near the proposed development. How will this development adversely effect, conserve or enhance these species? This year alone has seen an increase in the wildlife in this immediate area. I and my neighbours can only imagine that this would decrease if the land is developed.
On this ground alone I would object to the proposal. The wildlife in this country are fast in decline and we are responsible when we squeeze these developments into their habitat.

In No14, Existing use. The applicant has answered "yes" to the question "a proposed use that would be particularly vulnerable to the presence of contamination " what does this mean?

Continued…….

In No 15, Trees and Hedges, The applicant has answered "no" to both these questions but it is simply not true. There are many trees, hedges and shrubs on and adjacent, there are 3 or 4 beautiful large gardens which have a boundary hedge with the site and again, I stress the importance of these hedges for our declining wildlife. The natural landscape would be destroyed if the proposal goes ahead and the residents would lose the unobstructed views which they have enjoyed for many, many years.

I would ask the planning committee to investigate my concerns and to act accordingly.

Yours sincerely,