21st February 2018

Kirklees Planning Department

Planning Application 2019/90190 Land Adjacent 1 Low Gate Kirkburton HD8 0SE

Dear

As residents of Low Town we have a number of serious concerns relating to the above planning application;

Road Safety

This is a very serious concern.

Vehicles frequently drop down from the corner of North Road at speed and come down Low Gate often braking sharply at the junction with Low Town. Plots 1 and 2 especially will be unsighted to this and risk of collision is high.

Plots 2 and 3 will be unsighted to vehicles turning onto Low Town from the short lane that runs down to the back of the Hub and the lane from the DIY shop. Again risk of collision is high. This very tight turn is very often used by people trying to take a short cut to/from North road and often causes problems here.

It is uncertain from the plans whether the current footpath will remain. This is frequented by residents, people visiting the village and especially children and parents walking up to the First School as they often park on Low Town as the school has no parking. Where are they to walk if the footpath is removed?

Low Town is a narrow road that is already congested with parking. Adding more vehicles will only make this busy section of road more hazardous for both drivers and pedestrians.

Parking

In total the three houses will have eleven bedrooms with only six parking spaces. It is likely therefore that more than six cars will be owned by the three properties so where will the remaining cars park?

Highways have already indicated that the garages are not of a suitable size to house cars and therefore any additional cars will look to park on Low Town which is already congested for parking with residents now having to request permit parking to be able to park near their properties.

Where then will visitors to these properties park?

Any additional parking will only increase road safety hazards and decrease visibility for drivers and pedestrians using Low Town.

The parking for plot 3 appears to be completely unsighted to Low Town as it turns up to the DIY shop. Also the parking for plot 3 appears smaller and would likely lead to a larger vehicle overhanging the footpath/road creating further hazard.

Overlooking

Kirklees Council Policy BE12 states;

"New dwellings should be designed to provide privacy and open space for their occupants and physical separation from adjacent property and land. The minimum acceptable distances will normally be:

i. 21.0m between a habitable room window of a dwelling and a habitable room window of a facing dwelling"

It would appear unlikely that this distance will be able to be met by this development and a number of properties on both Low Town and Low Gate will be affected by this. This policy should be included in the planning conditions.

Drainage and Flooding

Parts of Low Town are defined as being in flood zone 3 by the Environment Agency.

An additional 3 houses will increase the risk of flooding through additional surface water being directly deposited into the stream which at times of heavy rain can be full and has previously flooded.

At present this surface water will have soaked into the ground where the proposed development will be and would take some time to travel through the ground before it reaches the stream.

An additional 3 houses will also increase the pressure on the sewage and foul water network.

Planning proposal 2018/94167 on Riley Park will also increase the risk of the stream flooding and increase pressure on the sewer and foul water network.

Flooding of the stream will likely affect a number of properties and also the Car Park on Riley Lane and the road itself.

The Environment Agency should be consulted in relation to flood risk.

The documents included with the planning application state that the proposed development is not within 20m of water. This should be checked as the stream runs under the road directly adjacent to the proposed development and it is also debatable as to whether it is 20m to where the stream comes out into the open at the bottom of the driveway of number 14.

Nature and Wildlife

The area of proposed development was previously covered in trees and was frequented by bats and owls (barn and tawny) both bats and barn owls are protected.

Why was no consideration given to this when planning permission was granted to remove the trees?

The proposed development will not replant trees and therefore habitat will be lost forever.

Conservation Area

This development will change the look and feel of the conservation area significantly. The majority of the houses in the conservation area are traditional cottages not modern multi storey houses with terraces and off road parking such as these.

Yours Sincerely,