

19th July 2019

For the attention of Victor Grayson

I wish to object to planning application 2019/6291836/E housing development planned off Barnsley Road, Denby Dale and have consulted the expert advice of _____ and

and object for the following material consideration reasons:

Highway Safety

Having along with other local residents instructed to undertake a full report of road safety for this proposed development of 34 houses off Barnsley Rd, I confirm, having received the results of this, that I am fully supportive of the content of the report based on policy consideration and traffic effects of the proposed development.

In addition to this I would draw to your attention the wider traffic issues within the village of Denby Dale that this development would without a doubt make worse

1. Restricted and often dangerous parking in the village itself (Wakefield Rd, Norman Rd, Bank Lane and Sunny Bank, Dearnside Rd, and the lower part of Kenyon Bank which are close to the retail units in Springfield Mill often needing additional parking. In addition, limited parking on Wakefield Rd, thus making vehicle and pedestrian movements often difficult and unsafe.
2. Heavy traffic, this is the main commuting road to Holmfirth, Wakefield, Huddersfield and beyond. This is a village and does not have the infrastructure needed to support the building that has already taken place in Bromley Park and currently at Wood Nook
3. The effects of this development needing to either use Bank Lane and Norman Rd as access to the village taking a right hand turn on to the aforementioned dangerous Barnsley Rd or having to take a very difficult left hand turn to use Millar Hill as access to the village when turn left from the proposed development. This section of Barnsley Rd has seen a young driver being airlifted to hospital and well reported fatalities in recent years. Visibility can be poor with high sunlight, fog, trees (with TPO). Traffic increase through peak periods of the day for commuting, school runs and access Cannon Hall. It is not a safe road for pulling onto or turning off due to many blind spots and speed
4. The building of this development would mean 100s of extra vehicle journey's adding to the very congested commute through to the M1 and the school run to schools outside the village accessed by many who need to use the middle school in Scissett or the High School in Shelly or those who were unable to get a place at the local first school and need to travel to neighbouring villages
5. Road safety was checked in December, the trees had no foliage, traffic is generally less and slower during the winter months and both checks were on traffic in the same direction. This is negligent, it is not representative of the changes when the sun is bright affecting vision, the trees are in full bloom causing shadow and also that traffic travels both East and West on this road, not just in one direction. The traffic report concludes that every aspect in terms of speed and visibility is at its limits in terms of speed and visibility. I would urge the planning committee to give full consideration to _____ highway report.

6. I note a recent traffic survey on Dearnside Road. If this is connected to the planning application, I would urge this to be revisited and undertaken at a point where the results were more relevant, The car was positioned close to the entrance to Inkerman Way/The Meadows, these are relatively cul-de-sac, no through access to Barnsley Rd and also not close enough to show the traffic problems to the bottom of Kenyon Bank, Dearnside Rd, Norman Rd and Bank Lane which at best is chaotic and at worse a dangerous place to drive and walk with little space to pass, park or cross.
7. Previous applications for access onto Barnsley Rd have been rejected on safety grounds. Why is it that this land has been taken out of green belt to meet the needs of the local plan and subsequent development plans are received for an area of Barnsley Rd with much less visibility and the need for substantial changes to make it safer are being considered?

parking /safety issues on Barnsley Rd close to the entrance of the
proposed site

Sewage

Diligent consideration has not been given to the drainage from this proposed development. I am already aware from a local resident that the property developer's (Yorkshire Country Properties), engineer was shocked that his plans are incorrect and that the main sewerage pipe is not in the right place on submitted plans. It should not be for local residents to have to find these errors and that in fact these pipes actually go under a house which has previously had to have damaged sewage pipes mended and is affected daily by noise. Denby Dale has an ageing sewage and drainage system which will be further stressed by yet another development.

Drainage /Flood risk.

The proposed site for these 34 dwellings absorbs surface water as a natural soak away. This will be replaced by water tanks built underground to take the surface water that would have been absorbed naturally by the fields and positioned close to an existing beck that the plans indicate will be drip fed by the water tanks. The flood report that has being undertaken states that the water tank alone is not sufficient to cope with a 1 in 30 year event. The plans show no indication of the suggested reed beds or ponds required to support the drainage. I would suggest that in place of this site has been maximised for housing to support gaining approval against the local plan. The developer has again not shown diligence or duty of care to the existing community. Residents of Kenyon Bank, Dearnside Rd, have suffered damage and great inconvenience and personal cost during floods of 2007. Kenyon Bank residents regularly check the beck for blockages so as to avert problems. These issues should be well known by Kirklees and I would suggest need urgent review.

Page 28 design and access statement "Surface water is likely to flow from north to south across the site and flood routing has informed the structure of the concept design. On site attenuation, to store critical in 30 year storm, is required. Due to topography, storage will be located in the north-west corner of the site, underground." This is wholly inaccurate this land is elevated and slopes south to north.

Ecology

The developer has suggested that the local plan pressures them to maximise the number of houses on the site in order for them to meet the needs of the local plan, thus not allowing for sufficient greenspace not only to protect the flood risk which is negligent from the perspective of the developer and of the council if they accept the plans but also impacts on the wildlife of this peaceful greenspace by not making suitable provision. The wildlife in this area is abundant in both my own and neighbours gardens and in the amenity area and woods adjacent There are many birds on and close to site from pheasants, robins,

blackbirds, thrushes, owls and woodpeckers as well as sparrows and other protected species such as bullfinch as shown on the RSPB red list, (conservation concern). Hedgehogs and bats are frequent garden visitors too. I am not satisfied that these plans go anywhere near far enough to consider this and feel strongly that habitats will be affected or destroyed if these plans go ahead. The ecology survey again is not sufficient, this took place during the winter months with a recommendation for it to be repeated. It is obvious that a winter survey is not representative of year round habitat. A biodiversity report of the site and surrounding woodland is required, there are many factors which would suggest protection from damaging impact of housing developments needs more rigorous investigation and at a time of year which is appropriate as recommended in the report.

Residential Amenity

I have grown up and lived in the area for the majority of my life and I have lived on _____ having bought _____ and later having the opportunity to move to another property adjacent to the greenbelt open space/amenity area having being able to make an informed decision about access, disturbance/noise.

Imagine the massive disappointment when in 2016 this land was taken out of greenbelt to meet the needs of the local plan! I have personally made the choice to commute _____ miles daily to continue to enjoy the rural community and all that it provides where both I and my own family have grown up. This is now very much under threat for privacy and noise reasons and I strongly object to the plans regarding the amenity area/open space to the _____ proposed development.

Kenyon Bank is a small, safe, cul de sac development with no through access, indeed it was judged as so safe at the time of building circa 1999-2000 that this development, for the largest part did not need footpaths for pedestrians and yet I see from the design and access statement with a great deal of alarm that the developer is proposing to:

1. **Page 25 - Opportunity “access gate to existing open space”**- Opening up to allow access to existing amenity space to new residents of the proposed site to share this space is a direct invasion of the privacy of our home. This in turn allows access via a narrow path _____ directly onto Kenyon Bank and through to the village. The access to the amenity area is shown on the land registry documents _____ as exactly that “allow access to amenity area” and not for access for 34 dwellings and anyone else choosing to take a short cut to the village. The path is not a public footpath/public right of way. The elevated amenity area allows direct vision into _____. Other neighbors’ will be affected in the same way,
2. The amenity area is elevated, the development is likely to have in excess of 150 people who would likely use this small path to access Kenyon Bank, directly looking into _____ and impacting on our privacy and acceptable noise levels. Not only have existing residents not been considered in terms of their privacy, but the safety of those who will use this as an access to the village.
3. I refer to point 7 which advises that an existing area of public space is poorly thought out. **“An opportunity exists to extend this open space and improve safety, reducing the risk of crime and anti-social behaviour through the introduction of dwellings positioned to directly overlook this area”** I would draw to your attention that opening up this space would likely have the opposite effect. As stated previously, I have lived _____, it is a quiet and safe natural green space and is very attractive to the local children and their families for this very reason.

The amenity area to the
is visible from 4 adjacent properties, having never seen or heard of anti social;
behaviour or crime in 20 years, this is not an acceptable reason to make changes to something
that is not a problem. Surely opening this space to even more dwellings that have direct access to
Barnsley Rd could cause more issues for crime and anti social behaviour being able to quickly
gain access from and to the village to evade/hide. Rubbish, noise, invasion of privacy and access
via a path not for purpose to the village will affect all the residents of Kenyon Bank.

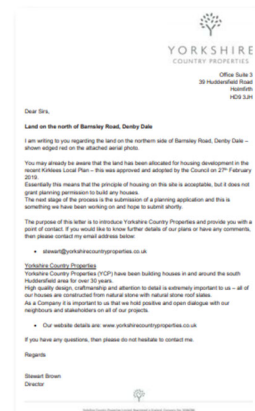
4. **Page 28 “The open space itself links with and expands an existing open space area. New pedestrian connections are made to and from the wider locality. Well thought out landscaping will enhance the character of this amenity”** - The proposals for changes to the boundaries, landscaping and pedestrian connections are not in any detail thus so, making realistic objection is incredibly difficult. How is it possible to see what this would look like if the developer only discussed “opportunity” to do what is seemed to fit into current open space and landscaping policy and yet does not show the detail. This would leave residents in a very vulnerable position if plans are accepted as they stand.
5. In regard to the property that the planning application shows, many properties are 2.5 story properties, mostly 4 and 5 bedroomed. As an elevated site this will be overbearing on the amenity space and also on some of the residential housing of Kenyon Bank, my own/family privacy especially during the winter months when the sun is lower and light limited and no natural screening from the trees. A large development off Wood Nook now underway feature many similar very large houses, houses on Kenyon Bank have been up for sale for over 2 years, both 4 bedroomed properties, does this show that there is a shortage of larger houses in the area and does this development really meet the needs for affordable housing? My has been unable to buy a house in the village and had to move several miles away. I would suggest this is about developer profits and councils meeting local plan targets and not really about local needs. The information the local plan is based is several years out of date. Car parking on this plan is insufficient for the size of houses, their visitors, growing families and deliveries, people in rural areas use cars and are to not own a vehicle(s) and less in favour of using local transport (which I add is notoriously unreliable). This adds further safety implications to Barnsley road which will be used to park on and additionally the noise and pollution to the adjacent developments that this development would bring

Other areas of concern:

The developer clearly states on page 21 of the design and access statement that community consultation has taken place

“Community Involvement Yorkshire Country Properties have provided local residents with a mail shot containing a letter of introduction and explanation of proposals for part of a site allocation. This included a satellite image with red line identifying the parcel of land under consideration and a coloured early scheme. The letter provided a background on Yorkshire Country Properties and contact details for the business owner Mr. Stewart Brown. Local residents are encouraged to make contact to discuss any matters relating to the preparation of plans.”

I can confirm that having communicated with around 100 local residents I have yet to find someone who has received this communication; furthermore, I am alarmed to see that this developer is already taking expressions of interest on their website for a development that has not received planning



permission. This is certainly not fulfilling the developers obligation to the community who are and will be affected by this planned development.

In addition to the planning application itself causing stress and concern, the processes followed by the council have been disorganised and frustrating. I came across this planning application by a chance social media observation from a nearby village group. It had an original objection date of 8th July, even though several people had been monitoring the planning updates no one was aware of this plan. Kirklees council to this point had also not notified any residents of this planning application and it was some time afterwards, after chasing the council, that the letters were received and notices posted and the consultation date amended. This site has previously shown as being rejected for planning, interestingly, under a new site number it is now very much inscope. Several calls have been made to seek guidance and clarification from officers for greenspace, landscaping and flooding where reference numbers have been given from the call centre alongside assurances that we would be called back, to no avail. It has taken direct contact with Mr Victor Grayson in order to establish a site visit which as yet is unconfirmed and will now happen after the public consultation deadline. I sincerely hope that this visit will take place on Tuesday 23rd July and that a purposeful conversation can take place regarding my own and other residents reasons for concern and that my objections are given due regard.

Regards

In compiling this objection I have accessed supporting information from: the following website
<https://www.kirklees.gov.uk/beta/planning-applications>