

To: [DCAdmin](#)
Subject: Planning application No 2019/62/91836/E
Date: 21 July 2019 20:32:02

FAO Victor Grayson

Planning application No 2019/62/91836/E

I wish to object to the above planning application for the following reasons:

This application site is allocated for housing in the Kirklees Local Plan. However, the Council's own Allocations and Designations document identifies visibility at the site access as a constraint on development. Thus, safe and suitable access cannot be achieved for all users – residual cumulative impacts on the road could be severe. One reason is because the submitted application does not make at all clear that only a few metres away from the proposed entrance to this development, is a driveway leading to 15 garages owned and occupied by the owners, a drive which also enters and exits onto the Barnsley Road. This proposed development of 34 dwellings so close to the existing entrance would have an unacceptable impact on road safety, simply in terms of the proximity of the entrance to and exit from the proposed site, and because it is much closer to a bend in the road which constrains visibility. Additional car parking on Barnsley road from this site and from the swimming pool site at Inkerman House opposite is a further road safety concern.

2. Biodiversity and wildlife

The West Yorkshire Ecology Service reminds us of the importance of biodiversity, (National Planning Policy Framework, paragraph 170d). By “minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.

What have these site developers done to meet this requirement? They commissioned a report in February, when many plants/creatures are dormant or very inactive. This PEA report itself, completed in March 2019, admits that it was ‘limited by seasonal constraints’. No true picture of the habitat of this site has been done; know that many of the protected species are on site. This report also states that the number of units of housing will be approximately 25, which is not true.

3. Village infrastructure

The Government's planning reforms (NPPF) are forcing local councils to accept major developments against their will in all parts of the country.

(Campaign to protect Rural England) said: 'This report provides firm evidence from across England that the Government's planning reforms are not achieving their stated aims. Far from community control of local development, we are seeing councils under pressure to disregard local democracy to meet top-down targets.'

This application is only one of a number related to Denby Dale, a village and civil parish, whose population at the last census in 2011 was less than 17,000 people.

The infrastructure, including roads, schools, and doctor's surgery, are by no means sufficient to support this and other applications for development in the pipeline in this same village.

Yours sincerely,