

Subject: Planning of houses in Emley

Outline application for erection
of residential development(2020/91215)

Dear Mr Grayson

Please can I draw your attention to my concerns about the proposed planning application in Emley.

Although this is a new application the site is still the same site for the application that was thrown out by the planners 2018/2019. A lot of the objections to the previous application are relevant to this application. The main objection being Highway issues.

All local roads entering this village have remained unchanged for many years and are at best of limited width. In the case of access into the village from Woodhouse Lane / A636 Denby Dale Road there is only a width of 14 feet at some points, with poor road surfaces and carriageways with single file traffic. In the case of Upper Lane single file traffic is caused by parking for most of the day. The main road through Emley is already a 'rat run' for many commuters from other villages around as they use Emley as a short cut to access the M1 North at Wakefield and South at Haigh Lane trying to avoid the already busy Denby Dale road. This is an ongoing cause for concern among villagers for their safety when trying to cross the road. The impact of another 40+ cars travelling from a side road onto the main road would be a consideration in terms of safety. Upper Lane cannot accommodate anymore increase in traffic. There are a few footpaths and not always a pavement on

both sides of the road. The bus stop has been relocated to near the bottom of Wentworth Drive where the public and school children must stand next to busy main road at some of the busiest times of the day while waiting for the bus. Road widening would not be a consideration because of many houses built close to the road as well as ancient field boundaries. Emergency, service and delivery vehicles have great difficulty in driving through the village already because of the busy 'rat run' and many parked cars. Imagine what it would be like with at least 40+ more cars trying to access the main road. No plans exist for road improvements.

Traffic calming measures in Flockton, have resulted in some traffic now re-routing through Emley to reach surrounding villages, and to access the A636 then M1 North and South.

The proposed site is suggesting access from Wentworth Drive. The entrance to Wentworth Drive/Avenue is from Beaumont Street which is a continuation of Upper Lane. There is a lack of parking on Beaumont Street therefore cars parked at the junction of Beaumont Street, and Wentworth Drive cause major problems for traffic entering and leaving the existing estate. This is exacerbated in Winter when there is snow and ice as the vehicles that usually park on Outlane park on and around the junction of Wentworth Drive making it dangerous when coming into and out of Wentworth Drive.

A further hazard at this junction is the traffic coming onto the main road from Outlane where there are cars parked by people who frequent the White Horse Inn.

To the right of the entrance to Wentworth Drive is the band room which although has a small car park for a few band members, is totally inadequate for band practice which is held once a week when members use Beaumont street and Wentworth Drive to park causing further problems accessing the Wentworth estate.

The bus stop has been re-sited and is now near the corner of Wentworth Drive/Beaumont Street where passengers queue on the pavement thus making visibility for oncoming traffic very difficult when exiting Wentworth Drive. The public and school children have to stand next to the busy main road at some of the busiest times of the day while waiting for the bus.

Traffic travelling from the Emley Moor approach over a blind rise and often must manoeuvre into the entrance of Wentworth Drive to avoid the traffic coming out of Outlane. Traffic travelling out of the village have to cross into the entrance to Wentworth Drive to avoid the oncoming traffic and to avoid the parked cars on Beaumont Street. The whole junction is a bottleneck. Traffic includes single/double decker service buses and school buses, HGV's, delivery vans which have increased recently, commuter traffic heading for the motorway network, and because this is a farming community many large agricultural vehicles. This is a very hazardous junction! The traffic survey done in 2020 was carried out during the first national lockdown and was not a true reflection of the traffic travelling through Emley.

There is a further junction within 20 metres of Wentworth Drive where Tyburn Lane joins Chapel lane.

Further into the village along Upper Lane there is a blind vehicular access to AFC Emley, Emley Clarence cricket club, The Wentworth Bar, Emley Community Centre and Emley Youth Club. There's the shop, hairdressers, beauty salon, sports business -all within a few metres of a very busy junction. This all results in more parked cars and adds to the traffic in and out of the village along Upper Lane.

The original roads and junction were built to accommodate houses on the small estate on Wentworth Drive. I have lived here for over 35 years and I have seen and experienced for myself the increased volumes of traffic, caused by the additional building years ago, of over 30 houses on Wentworth Avenue and 5 houses on the original Mandalay which all now exit one junction from Wentworth Drive onto the main road. Most houses now have ownership of 2 cars and the junction to Wentworth Drive has seen accidents, and near misses over the years, another 80 cars using this junction at least twice a day will inevitably lead to further incidents and more traffic congestion.

Road widening would not be a consideration because many of the houses are built close to the road, as well as ancient and historical field boundaries. Emergency, service and delivery vehicles have great difficulty in driving through the village already because of the busy 'rat run' and many parked cars. Getting in and out of the estate causes great problems for large vehicles as well as for the residents. Delivery vehicles and service vehicles already have difficulty driving round the estate because narrow streets and of parked cars.

I'm surprised at the lack of a traffic survey for Wentworth Drive but see that the application includes a traffic survey for Warburton??? However to do a traffic survey during any kind of lockdown would give a totally false representation of the normal amount of traffic travelling through the village.

Apart from Highways issues there are other objections

- An inappropriate development near the Millennium Green. The planning application does not show access that meets the land registry requirement for the Trustee's use
- Effects on the wildlife
- Impact on ecology
- Impact on Highway safety
- Impact on recreational amenities
- Inadequate Drainage and sewage facilities in the village
- Impact on safe footpaths.
- Impact on public Rights of way
- Impact on local First School.
- Inadequate public transport links.
- Poor Public Transport links
- Inadequate road systems

I hope you will seriously look at the impact this proposed development will have on Emley Village