

- 4 AUG 2020

FOR THE ATTENTION OF Christopher Carroll

Objection to Planning Application 2020/91896 – Pentlands site.

Dear Mr Carroll

we would like to object to the above in the strongest terms. We do not object, in principle, to this site being suitably developed, but to put 25 dwellings on a plot where there is currently one house is wrong for the following reasons.

The overwhelming concern is about the increase in traffic this number of dwellings will add to the A635 (New Mill Road). At busy times I can have great difficulty pulling on to this road and have counted 32 to 57 cars passing before I can pull out. I have even further difficulty when cars are parked on the New Mill Road and I note that car parking spaces for the 25 proposed dwellings will probably mean that some are left to park on this main road. Cars speed pass our homes (the 30 mph signs were taken down in 2015) and, unfortunately, there have been 3 deaths (pedestrians and cyclist) within 200 metres of the proposed entrance to this site. This year there was a serious accident when a driver smashed into a parked car very near our house causing the road to be closed for several hours. When the M62 has to close we have tailbacks of lorries and cars for several hours as they divert to the Woodhead Road. A bus stop is also parallel to the boundary wall of this development and this causes tailbacks and unsafe overtaking. Has a traffic risk assessment survey being carried out by Kirklees Authority?

Another very serious concern is that this is a major walk to school route for the students at Holmfirth High School who walk on the Pentlands side of the road.

Kirklees Council says that it supports green policies and walking and cycling to school. Increased fast traffic on the New Mill Road is dangerous in terms of traffic speed and pollution for the walkers.

We would particularly like to raise concerns about the proximity of a proposed 3 storey (4 back to back) dwelling being built

We have concerns that the drive itself may need re-inforcing and also of the high density nature of building these dwellings with no garden space right on a very busy road. The windows will look straight into our

At the moment we have one house and a field next door. We do not oppose building development in principle, but to build 25 dwellings on this small plot seems excessive and unsafe. Added to this will be the proposed 55 dwellings at the adjacent Midlothian Garage site who will also drive straight on to this road. In terms of parking already many of the houses at the Banksville homes park on both sides of the road (they have no parking spaces) so it is easy to see how parked cars could cause a real hazard on this brow of the hill.

have already had accidents related to pulling in and out of their drives which were not their faults. All other proposed developments on this side of the road have failed in their planning permission through traffic and access issues and this plan seems similarly ill thought through.

The consultation reports raise many concerns and objections to the plans as they are presented at the moment including from the West Yorkshire Police, The Coal Authority, The Yorkshire Wildlife Trust and KC Waste Strategy Report. We know that the Pentlands house garage is a regular habitat for roosting bats. We trust that these will be fully considered and acted upon. Is a Traffic Survey impending?

To summarise: we have very serious objections to the proposed development 91896 and hope that these will be considered in your response.