

From: Cllr Aleks Lukic <Aleks.Lukic@kirklees.gov.uk>
Sent: 08 October 2020 22:49
To: Victor Grayson <Victor.Grayson@kirklees.gov.uk>
Subject: RE: Chidswell planning applications - 2020/92350 and 2020/92331

Dear Victor,

Please find my comments below for application 2020/92331.

I object to this application because it would result in irreversible ecological harm, unsustainable traffic generation and merging of neighbouring towns. Consultees have highlighted that significant flaws mean the application is not compliant with Local Plan policies.

It is obvious to anyone who lives or works in this area that Dewsbury and North Kirklees are already developed beyond the capacity of local services and infrastructure. Instead of making our problems worse this council should be preserving the precious little countryside we have left.

Effective planning should protect neighbouring towns from expanding into each other and the removal of green belt protection for this beautiful landscape in February 2019 was a serious error. This application straddles and further erodes the already perilous boundary between Dewsbury and Batley without any recognisable physical demarcation, and therefore fails to respect the distinct identities and characters of the two towns.

These development proposals are also a clear threat to protected species and habitats, and do not demonstrate a net gain for biodiversity. This landscape contains watercourses, hedgerows and ancient woodlands that need to be properly managed and safeguarded in perpetuity.

This proposal is over-development and the scale would not be sustainable for local public services that are already full, along with local and strategic highways networks. There is insufficient detail on public and active transport provision. If this scheme was implemented then very high frequency bus services would be needed along with contributions towards extending high quality walking and cycle routes towards Dewsbury and Batley Town Centres and Leeds.

Unfortunately the application tends to demonstrate a lack of commitment to measures that would mitigate some of these adverse impacts, instead merely offering suggestions that can be withdrawn at a later stage if outline permission is granted.

On a specific technical point, the indicative masterplan shows a cycle route adjacent to Dogloitch Wood but this is not contained within the red line boundary of the application. There is an existing public right of way along that line but this does not currently allow for cycling. The red line boundary should include all indicated components of the proposed scheme so that the committee knows exactly what they are deciding on.

Finally I am also concerned that if this mixed-use scheme is approved then the lucrative residential portions would be rushed into construction while the employment offer being dangled like a 'carrot' would be neglected, followed by attempts to replace it with more housing. I understand that this has already transpired at a long-running mixed-use allocation in the Lindley area. If this scheme at Chidswell is approved we should therefore require that development does not commence on the residential portions until the employment portion has a reasonable level of occupancy.

Kind regards,

Cllr Aleks Lukic
Dewsbury Borough Independent — Dewsbury East
Kirklees Council