

With reference to the above, we feel the planning application should be treated in two halves. Point one, the style, position, and number of dwellings on the plot and Point two, the access and proposed upgrading of Bierley Marsh Road.

Point One.

Owing to its strategic position within the village, we feel the development needs very careful consideration as to the style of housing, their position on the plot and their overall visual appearance.

1. We feel the site is over developed.
2. The block of terrace houses seems to be of a good type and quality but are too many and the position is all wrong. (possibly done to shoehorn in the right-hand house) We feel the building line ought to follow the roadway more.
3. We feel that parking at the front of the terrace gives the impression of a car park and that parking should be to the rear. Replacing the current parking areas with small, enclosed gardens would be more in keeping with the area.
4. We have concerns of flooding risk because of low land levels. At the moment, water runs into the rear gardens of houses along Moorhouse Drive where pumps have already been installed. Increasing the hard standing for housing will only increase this problem.

Point Two

Access and development of Bierley Marsh Roadway.

This unadopted roadway falls within the Village Conservation Area

Two extracts from the Conservation Area appraisal

*There is an expectation by Central Government that supplementary planning guidance will be developed for conservation areas to further preserve and enhance the quality of the environment.*

*The historic street pattern throughout the village is based on the historical elements of the village. Streets have been planned around the Green which has been a central focal point of the village for centuries. Even though the roads have a planned feel to them, the layout still has a feeling of rurality.*

***There are many small lanes throughout the village which contribute towards the feeling of rural seclusion even though the area is relatively built up.***

In effect Bierley Marsh Road is little more than a green, leafy, single tarmacked track. Locked in on the west side by Bierley Marsh Green, a designated UGS (LP61) and three properties to the East. Thornfield, Winfield, and Cross Gables.

The developer has specified his intention to modify this roadway. His plans show he wants to widen the road from South View Road down to Cross Gables, taking land from Bierley Marsh Green (UGS) which is totally unacceptable. His plans show measurements which are totally wrong and are exaggerated by as much as a meter in some places. **The discrepancy comes about over the confusion of the line of the boundary, something clearly Kirklees need to address.**

The roadway has been artificially widened over the years with traffic erosion and excessive herbicide treatment along its boundaries carried out by Kirklees.

It is used extensively, as it was intended, by pedestrians as a walkway down to the village pond and onwards to the recreation ground. During this current pandemic we have seen a tremendous increase in the numbers using this roadway for their exercise including children from the local school and allowing more vehicles into this area will only create safety issues between cars and people.

The roadway in its current form will not sustain the extra traffic from a housing development and to take land that has UGS protected status should not be allowed.

The following is an extract from a previous email with Kirklees over an application for a Fields in Trust- Deed of Dedication.

*This site is protected through the planning system. Local Plan Policy LP61 (Urban Green Space) does not allow the loss of urban green space other than in circumstances where (i) an assessment shows the open space is no longer required to meet local needs; or (ii) equivalent or better replacement facilities are provided; or (iii) the proposal is for an alternative open space, sport, or recreation use. These sites are also protected under the National Planning Policy Framework (paragraph 96) which provides the same level of protection. Also, the land in question is Common Land which holds its own level of protection and it is necessary to apply to the Secretary of State to carry out any development.*

