

For the Attention Please of Mr William Simcock, Case Officer

Dear Mr Simcock,

Planning Application 2021/62/92613/W

1. Our comments concern potential or apparent additional access in and across a conservation area to the site of the proposed private arena , not included in the original application.

2. Our comments are put forward for consideration below. We are concerned that there may be two additional routes of access not included in the original application. For the purposes of our comments, they are referred to as 'Access A' and 'Access AA' below.

'Access A'

3. We contend that one entry/exit point for such Access might be a section of our private drive through a gate which already opens on to and closes off some Midgley Farm land. There is already some access from and to and across some Midgley Farm land through this gate. There now appears that a driveway may have been constructed from new material laid down between this gate and what we contend could be the other entry/exit point, a gate which opens into and closes off an area where the proposed private arena is planned to be sited.

4. Please note that we would strongly object as shared owners of the private drive to such access. This is because of the constraints that such access would have on our use of the private drive as shared owners. It is also because of the increase in the costs of maintaining the drive resulting from what would be increased vehicular traffic on our private drive. Constraints and increased costs which would be the more concerning to us because they would not appear to be readily predictable and quantifiable.

'Access AA'

5. We contend that one entry/exit point might be where dry stone walling which had mainly divided a section of public highway, Wickens Lane, from Midgley Farm land had been sited and which has been taken down. We contend that the other appears to be the gate which opens into and closes off an area where the proposed private arena is planned to be sited. Material has been laid down between these apparent entry/exit points which is similar to that laid down between the apparent entry/exit points referred to in paragraph 3 above in relation to 'Access A.'

6. Such access may have been separately commented on by Holme Valley Parish Council (HVPC) in its comment published we gather on the Kirklees Planning Applications website. We are uncertain that this is the case. However, we think that its comment as a planning authority should be reproduced as below:

'HVPC Comment: Support the creation of the menage but want to draw officers' attention to the apparent creation of additional access to the site, not included in the original application, involving demolition of a wall in a conservation area.'

7. We hope that these comments are helpful with respect to your consideration of the planning application. We look forward to your consideration of the comments especially those in paragraph 4 above.

Thank you