

Netherley Planning Application 2023/91768

to Mr Simcock, Planning p1 of 2p

- Mill Bank 2019/62/94109/W wall with Old Mount Road collapsed due to spring water it appears that Mill Bank is under a spring and may slide down the hill.
- Heavy plant and machines going to the proposed development 2023/91768 would go over the Yorkshire Water meters located on the Netherley Drive pavement and would probable cause a leak. If they leak on the customer side and the water meter is measuring the leak then who will pay for repairs / compensation?
- With reference to drawing "2023-91768_+Proposed+Elevations_999151 and 2023-91768_+Grouped+Plans+and+Elevations_999529" The drawings implies that there is a 2m plus depth to level up the proposed building foot print. Considering the amount of water below the surface (not noted in the eco survey) this may result in the housing on Netherley Drive be liable to excess flooding. The field would appear to be a soak-away.
- There is what appears to be excess water flowing down the footpath which may be the result of building the bungalow 2020/62/93371/W. Excess water on the foot path could result in excessive ice on the footpath which may lead to a individual suffering serious injury.
- New apartments at Station Court and the proposed New Mill development on Brougham Road which has residential in the plans. Do we really need to vandalise a green belt field for housing when there is plenty of new developments on going in Marsden (Station Court, New Mill, Cellars Clough, etc.) and Linthwaite (Broad Oak Farm, Hoyle Ing Dye Works, The Lodge and north of Church Lane, etc.)
- The footpath across the proposed site would appear to have been blocked off by a fence for a number years. Would the proposed site retain the footpath number COL/207/50.
- Its essential that we maintain natural open land, the proposed house footprints would decimate the land available for nature. Example:- we are advised not to concrete our gardens to park the car on.
- With reference to "2023-91768_Photos+General+(Old+Type+as+I00)_999527" The photos are not a true representation and details, focal length, lens, etc. need to be displayed to enable a true representation to prevent Parallelism. Fish eye, etc.
- Some drawing information cannot be read and appear blurred. Thus the blurred information on the drawing cannot show the details which is required and certain aspects and detail on the drawings are missing. Can also see lots of detail within the drawing but NO detailed labelling.
- I read with interest "2023-91768_+EcologicalBiodiversity+Statement_999018" and note that the survey was conducted on 14 July 2022. The survey does not take into account the different wildlife that use the site at different times of the year and

different weather conditions. Also the hundreds of different variables of wild flowers, lichens and mosses. For example once a year there is a toad migration / mating season on the land in question. Marsden is well known for midges that are a nuisance biting everyone but are a life line to the bat population feeding on them. I have seen at dusk on numerous occasions bats feeding at the proposed site and in the local area there is wildlife 24 hours a day in this field.

- The lane narrows towards the proposed site and any additional traffic during and after would cause pedestrian problems.

to Mr Simcock, Planning

p2 of 2p