

TRAFFIC:

Highways Development Management have previously reported on this site, in 2016 – “unable to support the application” , in 2021 – “the access is an unsuitable standard and width” and raised additional concerns about impacts of winter conditions.

The addition of two large properties will only increase the traffic and parking challenges in the area, increasing traffic flow onto Mount Road that is already busy and blocked by parked cars.

Cars travelling up the single track, beyond private residence Marshdene and 57/59 Netherley Drive, will create dangers on a public footpath that is used all year by hikers, dog walkers, horse riders, cyclists, and residents who need to walk up/down from Old Mount Road. In the spring this path is always heavily populated by the pregnant ewes and lambs.

How will large vehicles; bin lorries, septic tank lorries, delivery lorries, house removal trucks and heavy construction vehicles safely access this site?.

GREENBELT:

This site is Greenbelt open land that is part of our countryside and in a very prominent position opposite Butterley Reservoir.

Previous applications to build on this site have been considered by Kirklees to be “inappropriate in respect of landscape and character” and “proximity to Special Protection Areas”.

This site is not included/allocated in the Kirklees housing plan. There are several other sites in the valley that are being developed for multiple homes, these are far more suitable than adding these large properties to an area of outstanding natural beauty.

Why rip up greenbelt fields when there are many other brown field sites around that are more suitable and are nearer the centre of the village, such as the expanses of land taken up by decaying derelict mills, and various expanses of wasteland

DRAINAGE:

There have been numerous applications to build on this land and the field on the other side of the track, in all previous applications the drainage plans have been deemed totally inadequate for adding new homes.

This land provides natural drainage protection for the homes on Netherley Drive, and during heavy rains even that isn't enough.

This new application suggests use of septic tanks, but does not address the rain fall challenges as these fields serve as natural drainage, laying down tons of concrete and tarmac will not allow that to happen