

PRECEDENT:

This application is for 2 homes, the previous application was for 7, but the land owner has no intention of ever developing this land himself - 2 homes or 7 homes. If permission to build was granted he has made it public knowledge that he will sell to the highest bidder, who (for profitability reasons) is extremely unlikely to build what is proposed. If a precedent for building is given the developer will push every boundary, so it is not so much this application that concerns, it is the one(s) that would follow.

The land on the opposite side of the track up from Netherley Drive has also been the subject of several (declined) planning applications. Granting this application potentially creates a precedent that could make it easier for another piece of greenbelt to be lost and yet more traffic, drainage, environmental impact.

ENVIROMENTAL:

This application does include a wildlife report but it is far from rigorous, only one short onsite survey was completed. For a comprehensive picture of local wildlife (and the impact to it) multiple visits at different times of the year are required.

The Environmental Report, 2016 (for a previous proposal on this land) confirmed that "the area is just over 250 metres from the South Pennines Special Protection Area and the Special Area of Conservation.... A mitigation requirement will be dictated by the Habitat Regulations Assessment.... and if sufficient mitigation cannot be provided, the LPA is legally bound to refuse the application".

Environment Health Report 2021 (for a previous proposal on this land) states that a contaminated land investigation is required for any proposal, and adds further concerns about added light pollution from new properties.

Kirklees Landscape Report 2021 (for a previous proposal on this land) raises questions about damage to the trees to the SW and NW boundary, by ground works and subsequent shading – these concerns still stand.

Kirklees Landscape Report 2021 (for a previous proposal on this land) raises questions about the impact of light to the Dark Peak – these concerns still stand.

SERVICES:

It is not clear how these homes would obtain access to services (electricity, gas, water, telephone) without going across other people's property/land, or using ugly overhead cables.