

From:
Sent: 11 September 2023 21:19
To: DCAdmin
Subject: Fw: Failure Notice

Comments in relation to the following applications by Newett Homes;
2023/92255 Land at Green Acres Close, Emley, Variation of Conditions 1 (Plans) , 2 (Crime Prevention) and 15 (Permitted Development) of Previous reserved matters approval 2021/93286 pursuant to outline permission 2020/91215

And

2023/92327 Land at Green Acres Close – modified plans for 6 Dwellings plus parking and landscaping and modified plans for ball stop netting.

And

2023/92254 Land at Green Acres Close – Discharge of conditions 6 (Drainage) 14 (CEMP)

And

2023/92253 Land at Green Acres Close – Discharge of conditions 6 (Highways) 7 (PROW) 10 (CEMP) 11 (Drainage) 27 (Ball Stop Netting)

2023/92255 and 2023/92327 – Plan modifications

Newett Homes have applied to alter the size and position of the plots closet the ball stop netting (Plots 14 to 20) and also to reduce from 7 plots to 6 plots in this area. They are also applying to alter the size and position of the ball stop netting. This is because on the original plans there wasn't enough room for the ball stop netting support stanchions as well as room for the claimed PROW which runs adjacent the cricket field stone wall boundary.

Newett Homes is also applying to make minor adjustments to the position and size of various other plots around the site.

Comments and objections;

1 - the new position of the 6 plots near to the proposed ball stop netting provides more room for the Ball stop netting and the claimed PROW but in turn brings these 6 plots closer to the public highway leaving little or no front garden spaces.

2 - There is only one visitor parking space near to these modified 6 plots and there is no pavement. There are 6 apartments and 3 town houses directly opposite the 6 modified plots which have no provision for visitor parking either. One visitor parking space for 15 plots is not sufficient.. Plots 30 to 40 also have no facility for visitor parking. See Consultation response; Highways Development Management Ref 17-33-6 2020/91215 - Item 1 – 'Visitor parking should be provided at a rate of 1 space per four houses. Where on street parking is envisaged, swept path analysis is required to demonstrate if the Kirklees Refuse vehicle can manoeuvre through'. The on-street parking shown at the entrance of the site is far too remote from the plots and is unlikely to be used (visitors will not want to park remotely at the front of the site and walk such a distance, also car crime will be a risk where there is remote parking)

3 – How will the Refuse wagon collect bins from the modified plots and from the apartment block plus from plots 21 23 and 24 ? – There are no bin collections points?

4 – the route of the existing PROW (DEN/21/20) will cross the new public highway, but the crossing point is an offset raised ramp that does not run in line with the route of the PROW ?
Is this safe for children crossing ? At the moment children walking along this PROW encounter no cars or roads but will now have to negotiate a raised offset ramp as well as looking out for vehicles?
Also, potential problems for pushchairs, wheelchairs, roller skates etc.

5 – The Ecological Impact Assessment prepared by SLR dated 8 August 2023 submitted in support of modification/variation application and in discharge of condition 25 (ecological design strategy) makes no reference at all to the Emley Millennium Green which is directly adjacent the building site. Nor does the supporting ecological plan show any of the 100s of trees/bushes/planting present on the Millennium Green. It is not even labelled as the Emley Millennium Green on the Plan. The Millennium Green was a project commenced by the villagers of Emley, including tree planting by the children of Emley First School in the year 2000 and the trees, bushes and wildlife have flourished over the last 23 years. It is a very much loved and very important space for the village. The Green is used for various yearly events and is constantly looking for ways to enhance wildlife and biodiversity. The Green has been used for several years for the release of recovering hedgehogs from a nearby hedgehog hospital, Newett Homes is aware of this. There is no mention of how wildlife will be impacted by the removal of the existing large hedgerow of trees and bushes along the length of the boundary between the Emley Millennium Green and the development site, this is where many of the released hedgehogs are likely to be found. The ecological assessment also makes no mention of moles on the Millennium Green which are close to the development land. Nor is there mention of the large variety of wildlife found on the Millennium Green and surrounding areas including bats, barn owls, blue tits, nuthatch and treecreeper birds, to name but a few species. The Kirklees Ecology Unit response dated 2021/93286 29/10/2021 states missed opportunities and concerns over the proximity of dwellings to the Millennium Green. These concerns were highlighted by West Yorkshire Ecology and in order to prevent encroachment by the new dwellings to the Millennium Green proposed a green buffer which contains species of rich grassland be retained along the southern boundary.

6 – It appears that Plots 34 and 41 are being moved slightly closer the boundary of the Millennium Green. There is already going to be too much removal of trees and bushes on the boundary of the Millennium Green to accommodate these two plots and they should not be brought any closer. How will the Millennium Green trees and tree roots be affected which are in very close proximity to these two plots. The ecological updating survey by SLR dated 8th August 2023 make no reference to this.

7 – The Secure by design layout dated 11/07/23 appears to show a diversion of the main diagonal PROW (DEN/21/20) through the site  [remainder of message body omitted; too large]