

DCAdmin

From:
Sent: 14 September 2023 16:07
To: Ellie Worth; Victor Grayson; DCAdmin
Subject: land at green acres close emley

Dear sir, Madam

I wish to raise objections and concerns regarding newett homes applications for the following

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)

1. Movement of these 6 shows no pavement and only 1 visitor parking slot and the town houses opposite have no slots for visitor parking either meaning 1 parking slots for 15 plots is not enough
2. Plot 30 and 40 have no visitor parking there should be 1 space per four houses
3. See Consultation response; Highways Development Management Ref 17-33-6 2020/91215 - Item 1
4. The on street parking at entrance of the site is too remote so unlikely to be used with people not wishing to walk a distance from the dwelling they are visiting and car crime is at increased risk with remote parking
5. No bin collection points are shown for plots 21,23,24 and the apartments how will refuse wagons collect this
6. The existing PROW crosses the new public highway and the PROW has moved from its current route and is not in line
At present children and other villagers who use this daily as it is a very busy public right of way to the village centre do not have to cross any highways . they will have to look out for vehicles and a raised off set ramp
This could cause problems for wheelchair users other disabilities such as rolater or zimmer frame users and pushchair users,
7. There are concerns regarding the ecological impact and there is no reference in the plans to the millenium green adjacent to the building site , it is not labelled on the plan and has mature trees that border on to the site how will these and there roots be protected during building and there is no allowance of an access strip for maintenance of the greens trees from that side . the green is a haven for wild life

There are rescued hedgehogs released into the wild that live within the green there is no mention of there protection

No thought of hedgehog friendly fences within the development to allow them to traverse the area this inconsideration will have much impact on a species already in decline
There are diverse species of butterfly and birds within these trees such as nutcracker tree creeper
That will also be impacted

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

Plot 31 and 41 appear to be moved closer to the millennium green boundary resulting in too much removal of trees and bushes for these plots and they should not be moved closer, tree roots will be affected how will they be protected.

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 – Why?

The cricket pitch section and plan for ball strike nets is not sufficient
There is no information on netting supports and the net design or materials to be used. This part of Emley is subject to exceptionally high winds and adverse weather
The netting and posts need to be robust enough to withstand frequent high winds and prevent rattling and whistling noises that would disturb local residents
Living at the side of this my own home frequently sustains roof damage in frequent high winds so I have grave concerns of the size and materials used will be appropriate to withstand this

A review with consultation with the cricket club would be of benefit as the 2021 LabSport report is outdated and changes may be required to the ball strike netting as how cricket is played may have changed and relies on old information on cricket standards

The approved height of ball strike nets on planning was 18 metres Newetts have altered this to 17m from the approved plans it also does not extend to the perimeter it was originally proposed to

o
There will need to be access within the development for a cherry picker and other machinery to maintain the nets which would need a clear 3metre driveway this is not reflected in the most recent proposals

The corridor Newett homes propose between the cricket netting and the claimed PROW will create a dark alley between dwellings near it and the cricket boundary wall this could be viewed by police as a danger zone for potential house break ins and could be isolated and increase risk of crime and antisocial behaviour
It may also be necessary to ensure any dwellings on this edge are not permitted to put a gate in that is opened directly in to the claimed public right of way

The nets if they are within the claimed PROW could be at risk of vandalism as this area with the proposed plans would be secluded and unmonitored
The plan Newett homes need to provide detailed information to show how the public area provides secure place for ball stop nets and machinery can easily have room to access for maintenance

The plans do not state what type of stone is to be used for the dwellings this should reflect the character of the local area and not be at odds with it i.e not the yellow stone used at Skelmanthorpe in Newett homes current development there

It saddened me to see Newett homes initially brought contractors in through the green acres close entrance. It was clear in the planning consent that access through green acres close is only to be used by emergency services and the millennium green, no further development traffic should access this way

The plan requires further clarification of the PROW that runs adjacent to number 10 green acres close and the recreation ground , the legal boundary seems to over lap the garden of number 10 . clarification of the width of the PROW in this are is required
Plot 30 appears to be moving closer to the existing PROW which could cause conflict with people walking along the PROW

I am concerned that the hedgerow well established and full of wild life is to be taken out on the side of green acres close
Supporting bio diversity and wild life should be at the forefront of any development and this keeps the area in keeping with the already surrounding greenness of the area , much wild life habitat particularly for our native British birds already in decline should be considered and removing this hedge along the PROW on the green acres site should be reconsidered is the hedge owned by Kirklees or the developer
Much habitat is already lost in this development so maintain some of it seems a reasonable request

Condition 14 of Reserved Matters & Condition 10 of the Outline - (CEMP)

Both these conditions relate to the CEMP and state – ‘Prior to development, including demolition and groundworks, a Construction Environmental Management Plan (CEMP) is to be submitted and approved by the LPA’ NB condition 14 of the reserved matters also states **‘The CEMP shall be developed following on from public engagement, which shall be included within the report’**

There has not yet been any public engagement. We await hearing from Newett Homes regarding this - contact details have been provided for various residents within the village who are prominent within the Emley Action Group, the Emley Millennium Green and the Cricket Community. –
Points for discussion with Newett Homes as follows;

1 - How do Newett Homes propose to protect the Millennium Green’s trees, bushes and wildlife during the development from construction debris, dust and mud, from excess construction noise and artificial lighting. The Millennium Green is used for the release of recovering hedgehogs from the nearby hedgehog hospital. Newett Homes is aware of this and has been approached by the hedgehog hospital with a request to enter the development site to monitor and/or re-home such hedgehogs who may be along the boundary and within the development site. Newett Homes needs to factor this into any of their construction management plans. There also needs to be suitable protection of tree roots on the boundary of the Millennium Green throughout the development phase.

2 – How will Newett Homes ensure access to the Emley Millennium Green and other public areas are not impeded during the development.
The development site is a central conversion/overlap point for villagers walking in all directions; to the Millennium Green to the South, to the Recreation Park to the East, to the Multi Use Games Area (MUGA) and the Community centre to the West and to watch the cricket to the North. Access by foot to all these areas is important to the village and must be available and connected throughout the construction period.

3 - There has not yet been any clear communication from Newett Homes on what will happen to the existing public right of way (PROW DEN/21/20) that crosses diagonally across the site and is the main route to the Millennium Green which has been recently fenced in by contractors. We assume this right of way will remain open during the course of the development as was the intention during the planning process? Are there plans to divert this PROW? The recently submitted ‘Secure by Design’ layout dated 11/07/2023 appears to refer to a diversion? If so where exactly will the diversion be and how long will the PROW be diverted for? We assume if there is to be a diversion it will be only for a short space of time at critical points during the development and not for the duration of the development?

4 - We assume the development will be built in phases. Which phase will be built first ? We assume the section on the side of the PROW which is closest to the Green Acres Close (Plots 14 to 29) being built last? We assume Plots 14 to 20 closest to the Ball stop netting will be the final plots to complete on the site?

5 - When will construction start and how long will it take?

6 – Parking of construction workers vehicles will be an issue, what are the plans?

7 – Reassurance that the access from Green Acres Close will not be used by construction workers or deliveries.

8 – When will the full length of PROW (DEN 21/20) be re-surfaced, dates and timings are important for the village as already stated above, this is an extremely well-used PROW at all times of the day and on all days? The resurfacing will be from the village centre right up the Millennium Green. What other improvements are intended to the PROW. Detailed plans of finishings/edging/lighting etc ? Assurance that any maintenance required to tarmac or lighting will be funded by the development management company.

9 – Details of when the ball stop net will be constructed as this will no doubt interfere with the claimed PROW and the playing of cricket. Assurance that any ongoing issues/maintenance of support stanchions or netting during the construction period will be promptly dealt with by Newett Homes to prevent possible public safety issues, particularly during strong winds/adverse weather conditions experienced in Emley.

Condition 27 - Ball Stop Netting

The information supplied by Newett Homes in discharge of condition 27 is not sufficient. The condition states ‘Prior to the commencement of development, a scheme for the management and maintenance of the approved ball-stop netting or an appropriate alternative mitigation measure shall be submitted to and approved by the LPA

There needs to be a very robust management and funding system in place to ensure that the ball stop netting is maintained and in full working order in perpetuity, for the lifetime whilst ever cricket continues to be played. A ten year warranty from the manufacturer is welcome but is not sufficient - what happens when the warranty runs out ?

If Newett Homes are proposing the ball stop netting will be maintained by a management company funded by the 41 residents of this development then a clear schedule of anticipated costs of maintenance should be made available by them to establish whether it is in fact a viable proposal – ie will the 41 residents be able to afford and will they agree to pay the long term maintenance costs, bearing in mind 8 of these plots are affordable low cost housing? What happens in the management company can't meet costs and liquidates ? Who will pay the costs of maintaining/replacing the ball stop netting ? This is something that could threaten the long-term existence of the cricket field. Also, the cricket field and the development land are exposed to high winds and adverse weather and this needs to be factored into any design. The balls strike netting needs to be robust enough to withstand the extremes of weather experienced in Emley, and to prevent rattling and whistling noises disturbing residents in the vicinity. Any management plan needs to factor in extra maintenance requirements due damage caused by the adverse weather.

Condition 11 – Temporary Site Drainage

Newett Homes have submitted plans for temporary drainage that will affect the parking area and entrance to the Emley Millennium Green – Any drainage plans that affect the parking area or entrance must be discussed and agreed with the Trustees of the Green and must not block or impede the area at any time.

Condition 7 – Improvements to existing PROW (DEN/21/20)

This condition states that the existing PROW (DEN/21/20) from the Village centre near the Community Centre all the way to the Millennium Green is to be improved; to include widening the path to 2 meters and to include tarmac and lighting. –

Newett homes have not provided any information to the village on how these improvements will be carried out. A detailed plan showing the position of lighting & clarify tarmac areas along the whole length of the PROW starting from the Community Centre right up to the entrance (and car park) of the Millennium Green.

What sort of lighting will be used? Will the management company be responsible for the cost of running, maintaining and replacing the lighting and the tarmac surface? This all needs to be detailed.

Kirklees - Please add a copy of this letter of comment/objection to each of the four applications; 2023/92255 - 2023/92327 - 2023/92254 - 2023/92253

Yours sincerely

Resident green acres close and trustee of Emley millenium green