



The applicants appear to have been very conservative with their traffic report with regards the vehicular movements in the vicinity of the proposed access point to the site. They have only recorded vehicle movements in the periods of 0700 – 0915 and 1500 – 1845 on one day on Tuesday 28th March, and recorded 2,181 vehicle movements. In late 2013 early 2014 Kirklees Highways department conducted a survey immediately adjacent to the proposed site access on Cliffe Lane, with a Speed Indicator Device. It was only recording vehicles in one direction, from the West. This recorded 302,185 vehicle movements which averages out at 1,737 vehicle movements one way per day. This has increased dramatically over the following 9-10 years. An application to extent a business some 500 metres from the proposed access was approved. This generates a minimum of 16 Articulated HGV movements per day 365 days per year, plus a large amount of small goods vehicles. Since then, another site, Roundhill Farm, approximately 600 metres from the proposed access is being used as a waste transfer station for demolition and road waste. I believe this site has no planning permission or licence for its use, but has, I understand, been reported to Enforcement.

To achieve the required visibility splay into the site, the applicants wish to narrow Cliffe Lane which will, if approved, create major problems for all traffic.

The Geodyne Phase II Exploratory Investigation, prepared for the previous applicant, is inaccurate, as the site layout shown in its submission is not for the current development but for the previously refused outline application and is therefore invalid. This should be done again for the current application, as the road layout is very different. This report does state that some of the investigations were done when the ground was very wet and therefore the readings for gas would be affected. This causes me much concern as my property is directly next to the site. When my property was proposed the then Coal Board recommended that development should not be done further into the field because of mine shafts, coal workings and possible gas problems. The current Geodyne report does show that there is gas due to the mine works.

To this end, if you are minded to approve this application, would you please include conditions that could be enforced, that require the developers, before any work commences, to create sufficient on site parking for all employees and contractors vehicles. This would keep Cliffe Lane and surrounding roads clear of site users and to ensure they use these facilities. Also, this must ensure that all recommendations regarding predevelopment must be complied with, to prevent detrimental damage being caused to existing properties adjacent to the proposed development.

I would urge you to give serious consideration to not approving this application, on the grounds of excessive traffic on Cliffe Lane and especially around the only access to the site. As well as Inaccurate information submitted in the Geodyne report regarding potential gases and site layouts.