

From:
Sent: 02 April 2024 19:45
To: DCAdmin
Subject: LAND EAST OF CUMBERWORTH LANE, LAND OFF CUMBERWORTH LANE, DENBY DALE, HD8 8RU - Ref no: 2023/93714.

Categories:

I am writing to let you know that I am objecting to the above mentioned planning and development due to the following reasons.

1/ ACCESS TO THE DEVELOPMENT AND SAFETY.

On viewing the published plans there seems to be a lack of consideration for pedestrians and homeowners with regards to access and safety due to the fact that the plan identifies grass verge to the north of the unadopted access road and shrub planting to the south which also seems to create a barrier for the individual access into 6 Chapel Court and the rear access to number 285. It seems there is little awareness of pedestrian safety and according to 4:14 (policy LP21) it clearly states that " proposals should demonstrate sustainable modes of transport and be accessed effectively and safely by all users". Pedestrians cannot be guaranteed safe access without suitable hard ground whilst vehicles are entering and exiting the proposed development site.

As access to the site is by the unadopted road, if permission were to be granted would Kirklees Council be responsible for the upkeep of the landscaping and vegetation as well as maintenance of the road surface, signage, lighting etc. or will this be sidelined by the council on completion of proposed development ?

Currently residents at 6 Chapel Court, 285 and Cruck Cottage have to take their waste disposal bins to the roadside pavement of Cumberworth Lane due to the road being unadopted and not suitable for the RCV. If the development were to go ahead surely the narrowness of the road especially where it narrows significantly towards Cruck Cottage and rear access to 285 would this not be unsuitable for the council RCV entering the development and also cause problems for vehicles exiting the development at the same time? I cannot see how this makes access for both pedestrians and vehicle users safe.

2/ Cruck Cottage - Plan 1031057- Proposal Sections.

The development plans provided clearly show the erection of a 3 storey semi detached property adjacent to Cruck Cottage (a 1 storey dwelling). A building of this height and proximity would surely ensure that the residents of Cruck Cottage would have reduced privacy and reduction of natural light. The outdoor terraces at the rear of the proposed development could also cause further lack of privacy and possible noise issues to the occupants of Cruck Cottage especially in the warmer Summer months.

3/ Water - surface, sewage, flood risk.

Will surface water be removed from the development site using SuDS (sustainable urban drainage), have details been provided?

Residents living to the South of the development are concerned of possible water, sewage and flood risks due to the removal of permeable surface areas being replaced with impermeable surface areas such as hardcore, cement and possible grouting to rectify historic mining issues. Possible flood risk?

4/ Natural Habitat / Wildlife.

Bats currently reside in the local vicinity of the proposed development, as bats are protected under the Conservation of Habitat and Species Regulations of 2017 there are many possibilities that the bats roosting, foraging and commuting habits could be disrupted due to the development. Situated to the North of the development site are a range of small stone and wooden agricultural type buildings as well as a variety of well established trees that are the perfect habitat for roosting bats therefore has consideration been given and possible surveys undertaken to ensure habitat is secure if bats are roosting in the specific development area.

I hope you will give consideration to the points I have raised.
Kind regards

Tuesday 2nd April 2024