



This proposed property would directly overlook ours, and have a direct line of sight into the upstairs windows. Privacy is of utmost importance to any property owner, and in this location especially we feel privileged to have lots of privacy and space. The proposed property would diminish both of those aspects.

The creation of a new entrance on perhaps the narrowest section of Binns Lane, on a blind corner, would be extremely dangerous. Young children live and play on Binns Lane, and this part of the lane has no pavement as it isn't wide enough. The proposed entrance would also be impactful on the other neighbouring property and their access, as well as causing light pollution into their property through car headlights during hours of darkness.

Additional traffic is already a problem on this small rural lane, and not only would this property add to that, it would cause congestion with a new entrance.

Removal of the very mature, and healthy trees along with boundary with Binns Lane would be detrimental to the environment, only to achieve new foundations for a property proposed to be situated right up to that boundary. Air quality, weather protection, and the natural beauty of this part of Holmfirth would all be negatively impacted.

It would be a sad decision to allow the removal of these trees, and effectively reduce the size of Binns Wood. We fear that this decision might also affect the water table, in an area that inherently suffers from poor drainage, with having no surface water drains along most of Binns Lane.

We fear that allowing a property within the front grounds of an existing plot on Binns Lane would set a precedent for others that have land available too. Such a decision would make it easier for future appeals to obtain planning permission for properties within residential plots.

Finally, these 'outline' plans leave much to be confirmed or indeed changed. As such any approval might give rise to an eventual property that bears little resemblance to what we see proposed here. On the basis of my comments here, we object to the proposal.