

From:

Sent: Sunday, July 21, 2024 10:38 AM

To: DCAdmin <DC.Admin@kirklees.gov.uk>

Subject: Land at Old Lane/Taylor Lane Planning Application Number 2024/91524

Planning Application Ref:2024/91524

Dear Sir

As owners of a property which overlooks the proposed development we are writing to make some comments about the above Planning Application.

We are broadly in favour of the site being developed/completed, as the undeveloped site is something of an eyesore, but we would like to bring to your attention some issues relating to this and the previous planning application for the site.

The previous planning application 2016/62/94061/W which was ultimately approved, resulted in a group of local people submitting an application to have some footpaths on the site added to Kirklees' Definitive map of Public Rights of Way. This application then resulted in an investigation as to whether a Public Right of Way passed through our garden, as well as through the proposed building site. Six years on, this matter has still not been resolved. Kirklees' notice and plan of the routes of the proposed Public Rights of Way is attached. We think it is inappropriate to consider a new planning application until the footpath situation is resolved, as the proposed Public Right of Way borders the site of the new application, and would possibly have passed through the site had the ground levels not been substantially altered by the developer of Plots 2 and 3.

We are also concerned that the Environmental Survey which was carried out as part of the original planning application in 2016, which when planning permission was granted, resulted in the 2018 Biodiversity Enhancement plan (a copy of this plan is attached) was inaccurate. There is even a reference to **Calderdale's** Biodiversity Action Plan in the 2018 document at Section 5.1.3 Was this just a copy and paste exercise we wonder? We have lived in our house since 2010 and there have always been lots of birds, bats and mammals including hedgehogs coming into our garden. We are sure that they must have also been present on the proposed development site when the survey was done in 2016. It is true that the site now appears to have little merit from an environmental point of view as the previous developer paid no attention to the requirements for clearing the site as detailed in the 2018 document. It seems that all the requirements of this plan have been ignored. Bird, bat and insect boxes have not been installed, landscaping has not been carried out as per the attached planting plan etc. We are concerned that the original Environmental Report, Biodiversity Enhancement plan and

planting plan are neither useable nor relevant now that the site has changed so much. We also wonder who checks on completion of the building work to see if the environmental work is actually carried out and maintained as per the Biodiversity Enhancement plan?

Please add the above comments to the planning application and acknowledge receipt of this email.

Regards

2 Vermont Close
Scapegoat Hill
Huddersfield
HD7 4PN