

Planning reference number 2024/93325

I am writing to strongly object to this planning application for the following reasons detailed below:

Green belt

The proposed development of a 4-bedroom detached home is on green belt land. Something the applicant fails to mention in their planning application. At best this is an oversight by the applicant. That or yet another attempt by the Hall family to erode green belt land for domestic use and personal gain. This land has historically been designated green belt land and continues to be classed as such on the Kirklees Local Plan. I feel it is vital that Kirklees Council and the local community continue to preserve and protect this area of green belt land in the Spen Valley in order to keep the separation of the urban areas of Liversedge, Cleckheaton and Hightown and prevent urban sprawl. We need to protect and preserve the local natural heritage and conserve the Spen Valleys open character not just for our generation but for future generations.

The Green Belt actually exists to serve five key purposes, as outlined in the National Planning Policy Framework 2024 (NPPF) paragraph 143 all of which further support my reasons for objecting to the planning application for a residential property to be built on historic designated green belt land.

The proposed change of use from an agricultural building to a domestic property on green belt land constitutes inappropriate development, would be harmful to the Green Belt and does not constitute "very special circumstances" as defined by the NPPF 2024 paragraph 153 and 154. This development on green belt land does not fall under any of the exceptions listed in paragraph 154.

There is not an unmet need for the type of development proposed. The proposed residential development of a 4-bedroom detached property is not aiming to meet or fulfil a local housing need for this area. Nor can it really qualify as an affordable home/affordable housing. As 4-bedroom luxury home prices for such properties in the local area are selling for up to £500,000 + (NPPF paragraph 155).

Effect on the landscape and views.

Building a 4-bedroom property on the land does not preserve its openness and is in conflict with the purpose of that land. The building will not provide any visual or environmental improvement or enhancement to the area. The building will significantly alter the character of the area. It will change the view of that field and be visually damaging to that landscape setting and will be in conflict with the character of the area.

Effect on Neighbouring properties

The proposed development will result in a loss of privacy for nearby properties that are currently not being overlooked. A domestic property will result in more noise and activity from that property at all times of day/night. There would be more light pollution which would adversely impact the wildlife.

Carbon Footprint

The building of a domestic property on the land will increase the carbon footprint of that land and buildings. At the moment the land is used for "agriculture" only. A 4 bedroom home plus further agricultural buildings will double the usage of that land to agricultural and domestic use.

Preserve the environment

This land is one part of a network of fields and wooded areas that stretch down the valley to the Spen river. In preventing urban sprawl, we are conserving the valleys open character which also provides a rich biodiversity of wildlife. Greenbelt land is an environmental asset that protects the habitats of the rich and varied wildlife that live and thrive here. Wildlife that local people and communities can enjoy. Male and Female Tawney Owls, resident bats and other protected species are thriving in this area. This development would have a significant impact on their habitat and would contravene the government guidelines on protecting and preserving the natural environment (NPPF).

Proposed access/Quaker Lane

The existing access being proposed in the plans is unsuitable, inadequate and inappropriate.

The section of Quaker lane to property number 87 is a single-track lane. It is constructed of loosely compacted aggregate with patches of tarmac. I use this section of the lane to access my property and it is full of pot holes and in a terrible state. Over the 19 years I have resided at 115 Quaker Lane myself and other residents, the football club and on one occasion the council have carried out repairs to the road surface and potholes. However, these repairs do not last for a substantial length of time and it is a never-ending cycle of repairing pot holes. I feel Quaker Lane would struggle with one more domestic property. The traffic to and from the proposed property would make the situation even worse and have a negative impact on the lanes surface.

The lane is unsuitable, inadequate and inappropriate for "build traffic" The number of journeys the trucks, lorries and wagons would be making during the properties build would be significantly high causing constant damage to the lane. The noise, dust and dirt would cause great disruption to the residents.

Apart from the "build traffic "a four-bedroom house could potentially be 4 cars at that property. There would be delivery drivers, postmen, refuse collection, tradesmen, septic tank emptying vehicle, visitors, increasing the traffic to hundreds of journeys per month.

I contend that the section of Quaker Lane to property number 87 is structurally too weak for the traffic it currently carries let alone be suitable and adequate to accommodate hundreds more vehicles using it each month.

The section of Quaker Lane beyond property number 87 to the proposed build site is even more unsuitable, inadequate and inappropriate. It is a public foot path with a soft surface that frequently floods. It is not built to accommodate hundreds of vehicles using it per month.

I contend that the lane is already structurally too weak for the traffic it currently carries let alone

Safety

The risk to the safety of people using these historic footpaths and bridle ways is going to increase dramatically with the introduction of more traffic.

The section of Quaker Lane for vehicle access beyond property number 87 to the proposed property is a designated public footpath. It is narrow, unmade, and an unlit track with a blind bend and no pull in or passing points for vehicles going to and from the proposed property.

This public footpath serves as direct access to the Spen Valley Greenway, Jo Cox Wood, Halifax road and Hightown Road. It is heavily used by walkers, cyclists, horse riders, families with young children in pushchairs and prams, children on bikes and scooters, dog walkers, runners and people using mobility scooters.

Land at both sides of this public footpath are privately owned so the applicant cannot widen or create safe and suitable access for all users.

Any increase in cars using Quaker lane would add to capacity and congestion. Further prejudice highway safety for other car uses on the lane especially at the top of the lane at the junction of Hightown Road.

Granting permission for this domestic dwelling on Green Belt land would set a dangerous precedence for possible future and further development not only on the proposed land but other protected green belt land in the local area. This would not only change the character of the local area and the Spen Valley by replacing scenic green belt landscapes with built structures, but would decimate the natural habitat for the local wildlife. Thus, eroding the areas rural identity and in doing so impact on the physical and mental wellbeing of those of us who currently use this natural green space and gain great enjoyment from being able to do so.

This planning application contravenes planning policies and principles intended to preserve and protect the green belt, protect natural habitats, and maintain the character of the local area and the quality of life for the local residents and the local communities. (Kirklees Local Plan and the NPPF2024).

For all the reasons above I strongly believe that this application should be refused.