

## Upper Dearne Valley Environmental Trust (UDVET)

### CONSULTATION RESPONSE:

#### Application No. 2025/61/9026E:

#### Proposed Development, York House, Barnsley Road, Denby Dale

#### Our Position on this Matter

- This site is in an area where the trees are part of a group TPO. We **STRONGLY OBJECT** to this proposal in that it will lead to the felling of protected trees (especially T8). Despite the mitigation measures suggested by the consultants, it is also highly likely any development will cause root damage to other TPOs as strict supervision and enforcement of any measures to protect them cannot be guaranteed during demolition and rebuilding work. The latter poses many risks to the existing trees.
- Furthermore, the proximity of Plot 3 to T3 is not only likely to cause severe root damage, but is likely to come under pressure for future removal from any new resident and their insurance company (as we have recently seen in Skelmanthorpe).
- A Tree Protection Order should mean just that – trees are protected. We have already seen the loss of many mature trees and habitat along Barnsley Road which could have been saved by better site design and enforcement from Planners. The loss of more trees is not acceptable and would appear to be contrary to NPPF 187(b) and the Kirklees Environmental Strategy.
- The site does not provide any local benefit, as once again, it is an application for the type and tenure of housing which does not meet local housing needs and against LP11. There is an over-supply of large 4 bedroomed, expensive, detached housing in the area which is causing the displacement of local people.

#### Other Comments and Observations:

- We consider the Bat Survey to be invalid and unreliable. How can one evening's observation at dusk possibly provide sufficient data for accurate conclusions and decision making? The presence of other biodiversity in the area (e.g. owls, squirrels, many varieties of birds, mammals and insects) has been ignored.
- The proposal represents over-development of the site – the largest dwellings in the smallest of space. It will have an ugly and cramped appearance.
- Once again there is insufficient parking space owing to the single garages shown being too small for a modern vehicle and cannot and should not be counted towards the recommended three parking spaces for a 4 bedroomed dwelling. In the case of Plot 2, there also appears to be insufficient turning area to get a vehicle into its garage. In fact, turning space as a whole appears to be at a premium and could lead to resident disputes.

- We also note the entrance to the site is directly opposite that for the proposed development by Strata Homes. The latter proposes a 'ghost island' in the middle of Barnsley Road which would possibly cause entry and exit issues for this proposal.
- **We believe this proposal in its present form should be refused.** We note there are 2 semi-detached bungalows fronting this site. Bungalows are much in demand in the area. Why not build this type of dwelling just on the footprint of the existing buildings without the need to damage or fell protected trees?

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