



#### Impact on nearby land

The application states the new estate will not affect trees/hedgerows forming an important part of the local landscape. The estate land is adjacent to the Meltham Greenway and a row of trees that line it. The impact to tree root systems and inhabiting wildlife needs review.

The application states land to the east is in commercial/industrial use, but fails to pick up that adjacent land to the NE, next to the Greenway, is regularly used for animal grazing. This land needs to be suitably designated in the Local Plan given its contribution to the local landscape and its impact protected from the new estate by raising nearby wall heights and planting additional hedging/trees between the estate and that land.

#### Flood risk

As the nearby Woodland Walk development has shown, road gradients make a great deal of difference to drainage systems ability to cope, with flooding onto Huddersfield Road. The new estate road has a steep slope down to Station Road, with a watercourse beyond.

Drainage is due to be channelled across the weak Harewood Bridge, which needed a Bailey bridge over it during the construction of the nearby estate.

Adequacy of the drainage system, its watercourse and bridge integrity impact needs reviewing.

#### Nearby road and pedestrian safety

Station Road joins Huddersfield Road at a dangerous junction on a 40mph stretch of road where road use often exceeds speed limits. The junction is not wide enough to allow two vehicles to safely pass – with a badly damaged wall evidencing this. There is no pedestrian segregation.

The Station Road/Huddersfield Road junction needs remodelling and the Huddersfield Road speed limit dropped to 30mph if this estate goes ahead.

#### Road safety on the new estate

The straight layout of the road down the hillside appears impractical. The sinuous haul road created for the recent estate construction, loops through the blue lined land on the map, because of the topography.

The nearby steep Woodland Walk road regularly ices over during the winter. There has been at least one runaway accident and residents are often forced to park at the estate entrance during the winter given the road conditions. The new estate road design creates similar road user risks.

#### Light pollution

Street lighting on the estate, given its commanding hillside position, will impact housing on Station Road, Huddersfield Road and Woodland Walk and animals grazing nearby.

Estate road use at night will have a similar effect.

If built, street lighting needs to be cowled. The wall adjacent to the footpath linking Station Road to the Greenway needs to be raised in height - to cut down the flare from night-time road use towards the livestock field and Woodland Walk.

#### Construction activity

As recent work on the adjacent Station Road estate has shown, there are extensive rock deposits beneath the surface of the soil. This will require protracted construction activity.

Construction will be noisy and intrusive – adversely impacting users of the Greenway, residents on Huddersfield Road, Woodland Walk and Station Road and nearby livestock