

DC Admin

From:
Sent: 16 March 2026 13:07
To: DC Admin
Subject: Planning Application 2025/93016

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16th March 2026

Planning Application: 2025/93016
Site: Land adjacent to 15 Burton Royd Lane, Kirkburton
Proposal: Outline application for erection of detached dwelling
FAO: Elenya Jackson (Case Officer)

Dear Sir/Madam,

I feel I must strongly object to the proposed planning application for several reasons. Firstly, having read through previous planning applications for the land and noting the reasons for refusal and subsequent refusal for the appeal, I would quickly conclude that nothing has changed and moreover has actually worsened in regards to the state of Burton Royd Lane. A new dwelling does not just represent a period of inconvenience with construction traffic and contractors but in this age of increasing reliance on internet shopping and home deliveries, a marked increase in daily traffic on the lane is the only outcome. There have been several instances in recent years of delivery van drivers attempting to turn on the lane resulting in them getting stuck in the rudimentary drainage ditch and having to be recovered, one neighbour even having a Morrisons home delivery van stuck in their garden whilst trying to turn at night having delivered to an address up the lane. Other drivers of larger vehicles upon realising that a u turn manoeuvre is not an option have no choice but to reverse up the lane and emerge blind into the junction of Moor Lane and Paddock Road. I have witnessed several near misses especially in winter when the largely inadequate street lighting on the lane compounds the problem. Burton Royd Lane is wholly unsuitable for the current amount of traffic and another property would only make this worse.

The second biggest factor which compels me to object to the proposed plan is the piecemeal erosion of green belt land and the wildlife and openness which this represents. The land is not a vacant plot as the applicant is suggesting and does not warrant a development to maintain a common frontage or infill. The land is in fact used by much of the wildlife which makes this green area special. use the land along with our and neighbours gardens to feed along long established routes. Bats are also a common site around the land as are several species of birds ,many of which nest in the hedgerows. Muntjac deer also use the fields on both sides of Burton Royd Lane and quite often use the gardens to cross from one to the other. A new development would create another obstacle for this and represent another small decline in habitat for all the creatures which frequent the area.

In conclusion, I feel that a new development would overwhelm an already unsuitable ,unmade farm track which is only made passable by the ongoing continued efforts of the small number of residents able to either maintain their own stretch in front of their homes or contribute to the larger repair costs as and when they arise. The use of the lane by walkers and horse riders is not conducive with the increase in traffic which a new dwelling would inevitably create.

Secondly, I feel that the very green, rural and open nature of this area and it's wildlife would be greatly affected by the building of a property on this land and would also give more developers grounds to apply for planning permission on other similar areas thus further contributing to the erosion of the green belt land in which we are very privileged to live.

As an additional point, the ground in this area is a heavy clay base with limited topsoil and the use of soakaways would only contribute to the boggy conditions further downhill in the adjacent properties during the wet winter months. If porosity tests prove this to be the case then I fear the other alternative would be to tie in to and overload a fragile antiquated small sewer which serves some of the dwellings on Burton Royd Lane and runs through the back gardens of said properties.

I hope that you will consider the above when making your decision on this application and for the sake of the residents, walkers and horse riders who use Burton Royd Lane, respectfully ask that you once again reject this proposal for development.

Yours faithfully