

DC Admin

From:
Sent: 16 March 2026 11:33
To: DC Admin
Subject: Objection to Planning Application 2025/93016
Attachments:

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I am writing to object to planning application 2025/93016 for the erection of a detached dwelling on an undeveloped paddock forming part of the open land off Burton Royd Lane.

Having reviewed the submitted planning documents, including the Planning Supporting Statement and associated reports, I am of the view that the proposal conflicts with both the National Planning Policy Framework and the Kirklees Local Plan, and that the circumstances identified in previous refusals and the dismissed appeal remain materially unchanged.

In addition, it is my opinion that further development of Burton Royd Lane would have a detrimental impact on condition of the land and the highway safety of the adjoining adopted roads.

Burton Royd Lane is a single lane unsurfaced farm track which is badly potholed. The lane is clearly substandard and unable to support the inevitable increase in traffic that a new development would bring.

In recent years there has been a significant increase in the volume of traffic, significantly from shopping deliveries. Drivers are either forced to reverse up the lane and back into the junction of Burton Royd Lane / Linfit Lane/ Moor Lane, or to attempt to turn into neighbouring fields or gardens.

The junction of Burton Royd/ Linfit Lane/ Moor lane is already busy and in recent years there have been numerous accidents and a fatality at the site due to limited visibility and lack of adequate warning of the upcoming junction.

There have been numerous incidents where drivers have attempted to turn in the lane and become stranded in the drainage ditch or in neighbouring gardens. This has caused damage to our properties and prevented access to and from our homes.

Two households on Burton Royd Lane have widened the lane adjacent to their properties to allow for ease of access onto their drives and to provide passing points for oncoming vehicles. The application refers to the construction of a 'turning point' adjacent to the proposed plot. The width of the lane is not wide enough to permit a satisfactory turning point without infringing on the opposite field.

The construction of the existing passing points has caused significant damage to the lane, as drainage ditches were covered during the construction which has caused problems with drainage and flooding in the lane and adjacent fields. An additional passing point would further add to the already existing flooding and drainage problems.

Burton Royd Lane is an unadopted road and is maintained by the residents at their personal expense. Despite this, the potholes and drainage issues continue to worsen due to the increased volume of traffic.

The lane is used extensively by walkers and horse riders. There is a lack of pedestrian provision and inadequate street lighting. The condition of the land and the volume of traffic already poses a danger to the lane users.

The proposed erection of a four bedroom dwelling would inevitably increase the volume of traffic on Burton Royd Lane and would exacerbate the problems and condition of the lane increasing highway dangers significantly.

I hope that you consider the above when making your decision on this application.

Yours faithfully

I have attached photographs of drivers attempting manoeuvres on the single track lane.





