

This application is for access and up to 123 dwellings off Barnsley road.

ACCESS

I think that Kirklees highways need to look at the access plans submitted. There is no consideration for the local topography, no consideration to retain the drystone walling along Barnsley road, no consideration into linking the existing footways.

So therefore the access element to this application should be refused.

123 HOUSES

The plans submitted state they are demonstrating how 123 dwellings can fit on this parcel, with the design specified, however!

- 1) No landscape infrastructure or buffer zones have been allowed for on a Greenbelt site, adjacent to other Greenbelt fields.
- 2) Not enough landscape buffer has been allowed for the ancient woodland to be allowed to grow and survive.
- 3) No allowance to the TPO trees, which Vivly have objected against
- 4) No allowance to retaining the drystone walling
- 5) The houses are not designed to the correct separation distances with un provision for parking and insufficient side to rear and rear to rear distances.
- 6) insufficient garden sizes
- 7) Under provision of Public Open space, currently at 8% of the developable area.
- 8) looks like there is now no turning facility on Park lane for the refuse and fire vehicles, which is contrary to Building regulations B1.

Therefore the amount of dwellings also does not work and should be drastically less, if you included all of the above and a correct layout was drawn up.

So on both matters of the application the applicant fails to demonstrate correct plans and reports to back the plans up.

Also the red line is incorrect, this should include the small area to the south east.

This application has refusal written all over it!

I have never seen such a poorly put together planning application in 30 years!. Thanks Vivly Living for giving us. benchmark.