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Sandra Haigh
2nd Floor
High Street Buildings
High Street
Huddersfield HD1 2ND

Ref DEV/DAO/D70A-479] Legal Governance & Commissioning

14th November 2018

Dear Sirs

Disposal of public open spaced land at Rowley Hill/Common End Lane, Lepton

Having recently read of Kirklees intention to sell the above public open space at Rowley Hill and I wish to register several objections to such sale going ahead under the current conditions.

My property [redacted] overlooks the open land [redacted].

Objection 1

I understand it is the intention of Kirklees to sell the land on an 'unrestricted basis'. This would give any purchaser permission to apply for any domestic or industrial building to take place. In the past [redacted] property damaged by large vehicles going up and down Rowley Hill [redacted].

Previous industrial buildings in the area re-located because of difficulties with access for large vehicles. Rowley Hill is a single road. It is not possible for two vehicles to pass side by side.

Objection 2

Any construction will most definitely obscure light [redacted] and vehicular access [redacted] will be extremely hazardous [redacted] directly on the roadside with very little pavement.

Objection 3

Kirklees have recently completed some £20,000 worth of work carried out in the repairing of the wall and providing a footpath/pavement going around the corner leading up Rowley Hill. On the opposite side of the road is a further property which is directly on the roadside. There is no pavement other than the new one recently built. There is a school off Rowley Hill and during peak times ie: morning and evening Rowley Hill and Common End lane become extremely congested. Any access to the land by any prospective buyer would be an extreme hazard for vehicles and pedestrians alike, not to mention unaccompanied children going to and from school.

I trust the above objections will be considered. I would also appreciate any further information regarding the proposed sale.

Yours sincerely

[redacted signature]

Ref DEV/DAO/D70A-4791
Legal, Governance + Commissioning

F.A.O. Sandra Haigh

10th November 2018

2nd floor
High Street Buildings
High Street
Huddersfield
HD1 2ND

Dear SWS

I refer to the proposed sale of the piece of land at Rowley Hill, Lepton. I have no objections to the sale of the land as long as it stays as it is now - natural + wild, a public open space.

I object to "unrestricted use" or any kind of building or development for the following reasons.

This land is the only green, open land in an area of residential properties, a welcome + refreshing break for all of us in a predominantly built up area. It looks rather blighted at the moment due to the construction of the new wall but, when the vegetation + trees regrow, it will regain its natural beauty again.

We need areas like these to help nature + wildlife. Small animals + insects flourish in these surroundings, birds too + we all benefit from their presence. The undergrowth gives them all cover in the winter months.

Another important issue I have is drainage + any further development in this area would be disastrous.
houses suffer

When The Meadows (by the school) was built. Since then I have had to use a humidifier continually in an effort to keep the damp at bay. This is very expensive

to call, I can show you the path of the water as it flows to lower levels of terrain) Yet you now propose "unrestricted use" which essentially means developing/building on the land when it is desperately needed as drainage land for the area as a whole.

Please reconsider "unrestricted use" or even the sale of the land - only sell it on as "a public open space" ad infinitum. Think of the long term issues + gains as well as (or instead of) short term financial benefit.

Yours faithfully

16/11/18.

Ref: DEV/DAO/D70A-479.

Dear Madam,

As you can see, I am a resident of Lepton and live very near to the area of public space the Council is proposing to sell.

many years ago, I, along with three other neighbours at the time, actually approached the Council to buy the same land in order to extend our outdoor spaces. Obviously, the offer was rejected.

This small area of Lepton has a lot of character, with interesting historical buildings.

The notice comments that the land is to be sold "with unrestricted use."

That suggests anything goes which will no doubt attract those wishing purely to make money and certainly not people interested in enhancing the landscape and visual appearance of this lovely area.

In addition to the actual buildings which are likely to appear, no doubt housing, I am also very concerned about the likelihood of a significant increase in traffic. Rowley Hill is a narrow road and already it can only accommodate one lane of traffic

.. If access is to be gained to the land using The Meadows, that too is very limited. If, however, access is to be from lower down Rowley Hill, around the area at the side of numbers 2 and 4, that will add to congestion. This is where traffic regularly has to reverse towards in order to

It is also rather ironic that a significant amount of money has recently been spent on building a new wall around this public open space. Surely it is not about to be knocked down to gain access? If so, what happened to any joined up thinking within the Council?

All in all, any development on this land will impact adversely on the current landscape. I implore, at the very least, the Council to reconsider very carefully the notion of selling the land "with unrestricted use." I appreciate that the Council will be seeking to make some money out of this, but, hopefully, not at the expense of simply allowing anything to appear.

Thank you.

Yours faithfully,

14 NOV 2018

12th November 2018

Dear Ms Haigh

REF: DEV/DAO/D70A

We are objecting to the Council's proposed plans to sell land at Rowley Lane/Common End Lane and to change the status of the land from public open space to unrestricted which would most likely mean that who ever purchases the site will most likely wish to devleop it.

The reasons for our objection are as follows:

1. We I drive down that stretch of road most days. Before the new wall was erected about a year ago (at great expense to the Council no doubt!!), it was not always guaranteed you could drive down it without having to meet another car driving up the opposite way and having to reverse back. The erection of the new wall has made a huge difference - one can now see over the top of the wall and wait at either the top or the bottom to allow the oncoming vehicle to drive through.

If a development was allowed then what is now a pavement would be converted to a dropped kerb just after the actual corner and all that money the council has spent doing the wall gone down the drain - our ratepayers money!! Changing to unrestricted use would be inviting some development which would mean more interference and interruption to the residents of the estate and on a small lane on a narrow bend this would be chaotic and could lead to a possible accident waiting to happen.

2. There is also a problem with parents from the Rowley Lane school parking on Common End Lane at dropping off and picking up times which would further complicate the already chaotic situation that now exists.

3. Our main objection has to be the change of use. We believe it should remain as public open space and not be changed to unrestricted. When we think of all that money the wall cost to erect and the Council wanting to change the use of the land so it can get more money from the sale is not what would give us confidence in the Council we pay our rates to.

Yours Sincerely

[Handwritten signature]

[Faint handwritten text]

RECEIVED
- 9 NOV 2018

Sandra Haigh

2nd Floor

High Street Buildings

High Street

Huddersfield

HD1 2ND

7th November 2018

Dear Sandra,

Ref: DEV/DAO/D70A-479

We are writing to object to the decision of Kirklees Council to sell an area of Public Open Space at Rowley Hill / Common End Lane with '*unrestricted use*'.

This land is situated on a blind corner of a narrow road. Visibility is very poor for drivers and pedestrians alike. This road is a main route to and from Rowley Hill School for parents and their young children. Because of the poor visibility and potential for accidents, earlier this year Kirklees Council removed the boundary wall of this land alongside the road and replaced it with a substantial but lower wall – no doubt at considerable expense to the Council. However, this improved visibility for all users of the road.

To have vehicle access from this land on to the road would be extremely dangerous, therefore for the Council to sell the land with unrestricted use would surely be a dereliction of duty.

We request that the Council re-considers this disposal.

Yours faithfully

[Handwritten signature]

RECEIVED
16 NOV 2018

13th November 2018

Sandra Haigh
Legal, Governance & Commissioning
Second Floor
High Street Buildings
High Street
Huddersfield
HD1 2ND

Your Ref: DEV/DAO/D70A-479

Dear Sandra,

I am writing to lodge my objections to Kirklees Council disposing of the public open space land on Rowley Hill for unrestricted use.

I purchased [redacted] mainly due to its location and the fact that the land adjacent to it could not be sold for unrestricted use. I am particularly concerned that a sale based on unrestricted use will lead to [redacted] being overlooked & consequently lead to an invasion of my privacy.

I would cite in this point of objection the responsibilities of the council under the Human Rights Act, in particular Protocol 1, Article 1. This states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land.

Additionally, Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life. In the case of *Britton vs SOS* the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings.

Before any sale is considered I should like some sort of undertaking on the extent of any proposed physical buildings and the spacing between the new development and existing buildings to ensure that there are no significant overshadowing issues to be considered.

Accessibility of parking is also an important issue to consider. The development of the plot for any purpose will itself lead to accommodating more cars in an area where there is already insufficient parking. Rowley Hill is one of only two entrance roads allowing access to the entire estate and the road is often double parked leading to considerable road safety issues as well as noise and air pollution. This is particularly prevalent at both ends of the adjacent school's working day.

The area surrounding this plot is very busy and densely populated and further housing developments in the area will be town cramming which will benefit no body including any potential new residents.

I am also concerned about the impact of any works on the stability of the adjacent properties. The land concerned is sloped and subsidence is a concern. Any excavation work could have a serious adverse impact upon the stability of the existing structures. The property at [redacted] has currently got an issue with their garden slipping & they are needing to sure up a garden wall.

The slope is also detrimental to drainage and further building will only exasperate this. At present the drains at the foot of Rowley Lane burst every winter due to the gradient and greater pressure without investment in the infrastructure will be sure to make this worse.

Although I appreciate that the woodland between the school and the plot is not currently under threat, I am concerned that development of the adjacent public open space will restrict the movement of the wildlife which lives there. For example, any building work would impede the bats which live in the woods but which fly from the woods over the public open space before returning to the woods.

The building of any development of the land will be very difficult from an access point of view with the perimeter of the available land being enclosed by the woodland on one side and the houses adjacent on two further sides. This would mean that the logistics of getting the land moving machinery required for any building work would be intolerable in such a densely populated area for not only the local residents but also the local schools.

In conclusion My objection also lies with any future hours of operation and other restrictions that might make the duration of any works unbearable for the community, school and local adjacent wildlife. The proposed site of development is very small and contained so consideration should be made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours.

I would be grateful if the council would take our objections into consideration when deciding this application and that you keep all residents informed of any progress. I should also appreciate an acknowledgment on receipt of this letter.

I trust this is satisfactory.

Yours Sincerely,

For the attention of Sandra Haugh.

Having seen your notification in the Examiner, I felt I had to write my worry about selling this piece of land for whatever purpose it was to be used for. My main concern is the fact that the local public who live on the surrounding area have enough problems (traffic wise) travelling up to Fields Road or getting on to Rowley Hill /Common End Lane mainly at school times or even through the day when some people just park up. For the land being used for building premises and needing outlets to get onto Rowley Lane would in my opinion make it even more of a problem than it sometimes is.

Plus the fact that having renewed the stone wall (and making a fine job of it, I might add) seems to be a definite waste of money!

There's also talk that on that part of land there are pipes either sewer /drain pipes still in place somewhere under the soil. Surely there are bigger plots to go for?

With regards

Investment and Regeneration Services
Direct Number: 01484 221000 Ext: 74106
Team Number: 01484 221588

From:
Sent: 19 November 2018 13:29
To:
Subject: Ref DEV / DAO /D70A -479 FAO Sandra Haigh

Ref DEV /DAO/D70A-479

To whom it may concern.

We are writing about the land ref **DEV /DAO/D70A-479**
(Rowley Hill / Common End Lane) and the sale of this on an unrestricted basis.

We object to the land being sold on an unrestricted use basis. The land is currently the only open land available in the local area and if it is sold unrestricted it is believed that the land will be developed for housing and this will have a significant impact on the local area.

the sale of this land and potential future development will impact our view
. The area is already over developed and more housing would have a negative impact on the quality of life of existing local residents.

Importantly if this land were to be sold unrestricted and subsequently developed for housing, traffic will be increased in the local area which is already very busy with the location next to a primary school.

We believe that the land should be sold with restrictions and will object to future developments.

Yours sincerely

14 NOV 2018

12TH November 2018

Dear Sirs,

I have recently seen the public notice in the Huddersfield Examiner regarding your intention to dispose of the land at Rowley Hill/Common End Lane, Lepton, HD8 0JF.

This land is currently public open space and your intention is to dispose/sell it for unrestricted use.

I strongly object to the sale of this land for unrestricted use. This land has always been an open space even when it was owned by Lions Fireworks many years ago.

The houses are listed due to historic interest and the look of the properties. The houses are listed due to historic interest and the look of the properties.

Entry Name: 6 and 8, Rowley Hill

Listing Date: 16 May 1984

Grade: II

Source: Historic England

Source ID: 1135341

English Heritage Legacy ID: 341206

Pair of houses possibly formerly one dwelling. Late C18. Hammer dressed stone. Quoins. Stone slate roof (turned). Gable copings on cut kneelers. Two storeys. 3 bays of 3-light windows between which are 2 entrances, the left of which is later, and the left ground floor window has been altered to two lights.



If the adjacent land is sold for development, then this will totally spoil the historic look

This land should stay as open space whether it be grazing land, agricultural land or gardens.

Rowley Hill has no open space and if this were to be developed then the area would be totally overcrowded. The road is only a single lane and this already causes congestion and road rage as I often see. If there was to be further development, then this would be absolute chaos. In addition to the already congested road there is the issue of the school. This is a joke!! All around Rowley Hill and surrounding streets are completely congested at 8.45am and 3.30pm, it is not usual for me to return home to find my drive blocked. Any further development would only compound this already dangerous road safety issue.

Please consider carefully changing the proposed use of this land before the sale. I'm sure there will be many very unhappy residents if this was to go ahead.

Regards

[Redacted signature]

[Redacted signature]

14th November 2018

Julie Muscroft

Service Director

Legal, Governance & Commissioning

Kirklees Council

2nd floor, High Street Building

High Street

Huddersfield

HD1 2ND

Ref DEV/DAD/D70A-479

Land at Rowley Hill, Common End Lane, Fenay Bridge HD8 0JF

Although a further letter has been addressed to Sandra Haigh within your department, in line with a public notice and intention to dispose of the above site on an unrestricted sale basis, given the contents and importance of the details within this correspondence, we felt it important to formally notify yourself as Service Director.

property is directly opposite the said site (named above), which you have issued a public notice of intentions to dispose of.

I enclose a selection of ordnance survey maps, which shows ownership of a key part of the site falls outside of Kirklees Council. The said area in question is key to the site, as it road frontage and the most likely route for access.

Within a selection of maps enclosed, you will see the defined boundary within the site which is highlighted for ease. The original status of occupation by No 1 was historically outbuildings.

This year the Council undertook boundary repairs and re built a stone wall. At the point of doing this they removed posts, which defined the segregation of land was in place in line with boundary definations and removed access in. At the time of the wall repairs being done we wrote to the council to advise of the concerns and although follow up has taken place to date without success.

Moving on to the wider disposal of land in ownership of Kirklees.

We objective to the disposal on the basis this area is the last remaining open site within the area and any development within would have a significant change to the visual appearance of the area/removal of green area/natural beauty.

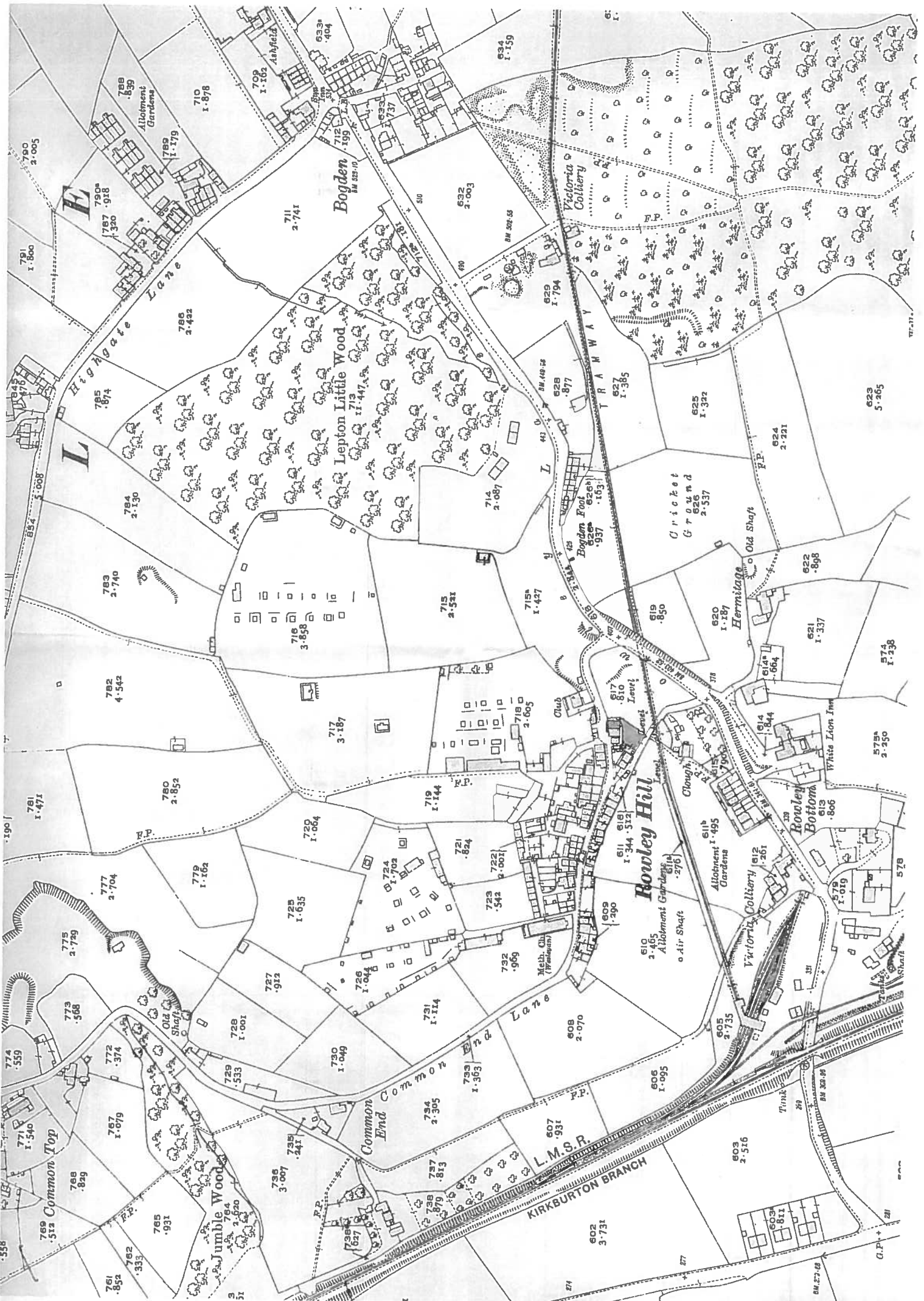
A sale by Kirklees on an unrestricted basis is highly likely to signal support of development, albeit subject to planning consents.

The site is positioned on a narrow lane which has regular experiences of traffic and accidents, due to it being a "cut through". Influenced twice a day with high numbers of vehicles, due to location near Rowley Lane School and parents parking to drop off or pick up children.

A wall surrounding the site has been built in this calendar year and interestingly in relation to the timing of the notice, although it may be unrelated has removed evidence of boundary split, access onto the site by foot and not least work which has been considerable cost to the tax payer of which we include ourselves.

In line with point 1 and ownership, we await further dialogue with you in relation to understanding of boundary parameters.

Regards



E

Bogden

Lepion Little Wood

Rowley Hill

Common End Common

L.M.S.R.

KIRKBRITTON BRANCH

Victoria Colliery

Hermitage

Rowley Bottom

Victoria Colliery

Highgate Lane

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