

Planning
Investment and Regeneration Service
PO Box B93
Civic Centre 3
Off Market Street
Huddersfield
HD1 2JR

RE: Application Number 2019/91327

We

have looked at the available information and whilst the preparation for this application appears to be thorough and has taken place over many years, there are several objections we wish to raise. In doing so we acknowledge that the application conforms with planning policy and that this site is within an area which is seen as a priority employment area in the Kirklees UDP.

It is interesting to note that reference is made to the impact on residences close by. These are referred to as the house on the site (which was completed in 2010 and remains empty), the neighbouring property (which does face the site) and those across the main road (which in reality have very little view of this site). No mention is made of the terrace of 13 houses across the river which look directly at the proposed development.

Our objections are as follows:

1. We believe there is insufficient information within the plan regarding its B1 status in relation to: the additional traffic flow which is likely to increase with this development and which is already very significant since the opening of Aldi; the effect of light pollution on residents close by; the increase in noise levels during the times of operation. The plan does show some screening by tree planting in some areas of the site, but nothing at all on the edge bounded by the river and which faces the terrace of houses. This definitely needs addressing by tree planting and/or fencing of sufficient height to screen the development and diminish the impact on residents.
2. Reference is made to the flood plain which bounds one edge of the site, but the plan does not cover how the development will affect this. Currently part of this flood plain is covered by

rubble, metal ducting, rusting tractors, metal, stone, etc. It would seem very likely that this area would become an even more unsightly dump as the development progresses and more waste is created, unless conditions are included which insist on the area being returned to the natural wildlife habitat it once was.

3. The site survey which has been undertaken refers to additional work being required to investigate water ingress on to the site because the survey took place during an extremely dry time of year. It also questions the content of the landfill in the drained Mill Pond. This most definitely needs to happen as water enters the site from a water source coming from under the old coaching inn (the former Royal Oak pub) across the main road. The landfill took place over a period of several years after the sluice was destroyed to drain the pond around 1990. Presumably records will exist to show which contractors brought their waste to the site as infill and what that waste was.

We accept that development is a positive step and do not dispute the facts within this planning proposal which we know follows on from previous approvals. However we are concerned about an apparent lack of monitoring and control on this site when regulations seem to have been breached in the past without redress, such as the draining of the Mill Pond and the cutting down of trees with TPOs on them without permission and with no subsequent replanting. The quality of life for those who overlook this site has definitely been affected and unless conditions are added to this proposal which address the objections raised, that quality will continue to be diminished. As residents we need to have confidence that the impact on the whole of this site is being considered and not just the area covered by the old Mill Pond. We also need reassurance that conditions imposed will be monitored and enforced. Unfortunately at the moment we do not have that confidence, hence our objections and recommendations.