

About the application

Application number: 2020/92307	
What is the application for?:	Outline application for erection of residential development
Address of the site or building:	Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS
Postcode:	

User comments

Type of comment: An objection
I write in connection with the above planning application. I have examined the plans and supporting documents. I know the site and village well having lived in the village for the last 40 years. I wish to object to the development of these houses in this location. The transport assessment states that as part of this assessment process, weekday peak hour trip rates were agreed with the Council, and based on local traffic counts undertaken at Hermitage Park (undertaken by Optima). However, like the aforementioned count a count undertaken on 10th March 2020 to validate peak weekday 'traffic' count, at the Clough Road junction on to Rowley Lane fails to 'count' the daily traffic and deliveries travelling to/from Northern House/Capita Assets located at commercial offices located on Woodsome Park, Fenay Bridge (junction on to Rowley Lane). The site has 138 car spaces, this car was full most day, pre- lockdown. The transport assessment fails to consider a key commercial site located less than 60 yards from the Clough Road junction and a further 150 yards or so from Hermitage Park. The assessment boldly states the count took place pre-lockdown (10 March) and goes on to state that a reduction in traffic has been identified since the last count. In my opinion, the assessment is fundamentally flawed as it fails to assess a key traffic hotspot at peak times and relies upon historic data that also failed to accurately count peak traffic at this commercial site too. In my opinion, traffic has not reduced in any way. My daily peak hour commute into Huddersfield pre-lockdown takes approx. 40minutes, a roundabout to easy entry on to Penistone road will not improve this experience or reduce journey times given a likely uplift in traffic from the new development. This development will have an adverse effect on the residential amenity of neighbours, by reason of noise and disturbance from traffic congestion and pollution. The location of Woodsome Park junction on to Rowley Lane is prone to flooding on an annual basis. This creates hazardous driving conditions during torrential downpours as recently as 29 February 2020, I have photographs yet note no reference is made to this disruption or any of these issue with the junction at Woodsome Park is made in the report dated 8 July 2020. As the application is being made in July/August officials must not disregard the difficulties encountered every winter. The access drains at Woodsome Park and Clough Park iunction with Rowley Lane often lift. drain covers

dislodged and aren't visible due to the excess water. I appreciate as a local resident I know the area well. However, I find a desktop exercise prepared in the summer of 2020 inadequate and possibly flawed on the basis of my own first hand knowledge and experience.

In the supporting documents the developer makes plain that they are not proposing to build any new schools or health facilities as part of this development. Who is going to pay for these services and when are they going to be built given the current situation.

Patients at Lepton Surgery and Kirkheaton surgery often travel between sites pre-lockdown for appointments due to poor availability. Waiting time are anywhere up to 3 / 4 weeks including telephone appointments in lockdown. A surgery struggling despite not seeing any patients face-to-face is inadequate and unlikely to improve with additional demand when there isn't enough capacity for local residents now.

The Primary Schools in Lepton are at or close to capacity with insufficient off street parking at peak times leading to on street parking and dangerous road conditions at Rowley Lane and Station Road. This already causes considerable problems at peak school hours and poses a risk to pedestrians and car users. Any addition traffic or pupils as a result of further development at existing schools is likely to compound the noise, congestion and disturbance. Almondbury Community School was stripped of its secondary provision by Kirklees Council. It is understood that Kirklees Council has granted King James's approximately £5m to expand to accommodate 150 pupils from the former ACS. On 9 June 2020, Huddersfield Examiner reported that Kirklees Council Planners started it is not possible to extend the school (King James) and so a new classroom block will be created on land currently occupied by temporary accommodation. The Council has inadvertently identified capacity difficulties moving forward in the event a new housing development is approved where are any further Children going to be educated. A new primary and secondary school is clearly required along with health practices too. These services must be built by any developer prior to any housing development not pushed into the long grass or negotiated (with a possible contribution from the developer) as an after thought with residents picking up the tab for these services in the future. The proposed siting and local community is simply not able to accommodate this development.

The proposed siting of this development is also particularly ill-considered as it is on a greenfield site. There is a decommissioned coal mine under part of the site at Northern House, Woodsome Park. Developing greenfield sites is a short term, quick fix option for developers and local authorities. It costs more to develop Brownfield sites and vacant properties such as Crossley Lane in HD5 sit empty while 'prime' greenfield sites are picked off for a fast buck. Kirklees Council should invite the developer to make use of Brownfield sites to enhance the borough of Kirklees not support further degradation of green belt and countryside areas, whilst leaving derelict and previously industrialised vacant land / properties undeveloped. It is short sighted and environmentally unsustainable and goes against any positive planning 'blue print.