

95A Broad Oak
Linthwaite
Huddersfield
HD7 5TE

Grayling Engage / The Casey Group
CC Kirklees Planning Officer

24th March 2021

Dear Sir/Madam,

Broad Oak, Linthwaite Planning Consultation (Land to the South of The Lodge) Site HS129 Adopted Local Plan

I wish to raise some concerns regarding the proposal to build 125 homes on the land to the South of the Lodge, Linthwaite.

Infrastructure – There are currently no Primary or Secondary School places available anywhere within the Colne Valley catchment. The 2 nearest GP Surgeries, Croft House Slaithwaite and New Street Milnsbridge have both closed their lists to new patients due to lack of capacity.

There is already substantial development progressing within 100m of this proposed site with 220 new homes at Crosland Park. There are also plans for Dysons Dye Works, and a large new estate nearing completion at Black Rock, Waingate. All are within a stones throw of this proposed development. There are an estimated 1600 new homes granted planning permission to be built in and around Linthwaite, with no provision whatsoever for education or primary healthcare.

Traffic – The proposed new site access to Church Lane is c.50m from the local Junior School entrance, on a narrow busy lane, adjacent to a known accident blackspot. Traffic density is already a problem. The proposed site is also close to Colne Valley High. 1600 children attend this school, traffic levels are currently at saturation with local roads frequently at standstill during the school run.

The proposed access to Ladybower Avenue is narrow, and it is my understanding that previous attempts to gain permission to build have been denied due to limited access.

Wildlife habitat – the site in question is a feeding area for bats. They have become more populous since the land was cleared for the Crosland Park development. I will be making representations to the Kirklees Wildlife Protection Officer regarding the potential further loss of habitat for these protected species.

I look forward to receiving your response in due course

Regards