

About the application

Application number: 2021/92086	
What is the application for?:	Erection of 277 residential dwellings and associated infrastructure and access (
Address of the site or building:	land at, Bradley Villa Farm, Bradley Road, Bradley, Huddersfield, HD2 2JX
Postcode:	WF2 0XG

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
I have outlined our concerns below regarding the revised planning application submitted for proposed houses on Bradley Villa Farm: There is still no detail as to how it is proposed to alleviate the flood risk to the access road to the two properties off Shepherds Thorn Lane. Details submitted show houses built into the 90-degree corner at the bottom edge of the field with the land raised and supported by buttresses. This corner ALWAYS floods with collected water from the rest of the field which then overruns onto the lane resulting in damage. Plans should make provision for draining this area and ensuring there is no risk of increased run off to the Lane. There is reference and a plan showing a pumping station, it is unclear if this is for surface water or foul water from the houses. The plan indicates that the access point is from Shepherds Thorn Lane however there are no plans that show how this would work given its proximity to council owned land, the footbridge over the M62 and the Lane – we object to this access point. There is no reference to the noise or potential smells from this station. Please can you confirm an impact study will be made and submitted for approval. Adjacent to the pumping station a proposed footpath connection to Shepherds Thorn Lane is shown. Please can you advise how access will be planned so as not to add a security risk for the two properties already in the vicinity. This proposed access will give burglars and thieves a quick access to the bridge over the motorway. The footpath accesses the golf course further up the lane, there is already an issue with walkers accessing the private land in front of our properties looking to gain access to the golf course path, which will be further increased with the building of 200+ houses. Plans show a proposed access/link road to the future phase across Shepherds Thorn Lane to proposed houses on the current Bradley Park Golf Course. This link road should not be constructed. It will create a rat run from the dual carriage (access point to the application site) through to Lower Quarry Road and through to A62 Huddersfield Road as indicated in future plans. By travelling along this road, drivers will be able to avoid one roundabout and three sets of traffic lights! Sat Nav's will pick up the road as quickest route for all traffic. The road will not be wide enough to cope with this amount	

quickest route for all traffic. The road will not be wide enough to cope with this amount of traffic due to homeowners parking outside their homes. I find it remarkable that this has been put forward as a proposal especially when the A62 Cooper Bridge traffic alleviation scheme is looking to change the access to Bradley Road from the A62. It would be safer to have the Bradley Villas site as one estate with the proposed Bradley Golf site as a separate entity. Utilities could be shared and/or extended across the public right of way that is Shepherds Thorn Lane without affecting the character if required. The multiple access points to the phases should be constructed elsewhere on the sites and not dissect Shepherds Thorn Lane, further objections are indicated to this below.

If the authority is minded to approve a proposal to build the proposed new road across Shepherds Thorn Lane, then further consideration and regard needs to be taken as to how it is intended to stop homeowners from parking on the PROW and using it as an extension of their parking areas if they are near the proposed road to golf course. Clear boundaries and conditions should be attached to ensure that owners cannot build access gates onto the lane from their houses. There needs to be clear plans proposed and approved as to how traffic will be stopped from using the lane to enter or exit the housing estate to stop walkers and those with rights of access from being inundated with excess traffic looking to avoid Bradley Bar Roundabout by using the estate as a rat run. The lane is classified as an adopted all-purpose highway to bridle way standards and maintainable to those standards. However, Kirklees Highways Department have not maintained the lane in any form in the last 30 years. The lane is not suitable for a steady stream of traffic. It should also specify how it will stop cars from parking on the lane blocking the right of access.

The proposed emergency vehicle access will require the entrance to Shepherds Thorn Lane to be adopted to ensure that the road surface is suitable for use. There needs to be clear and substantial barriers to ensure that homeowners living near the emergency entrance do not use it as their own extended parking area and that they do not use Shepherds Thorn Lane as their parking area or loading zones which could block the current right of access along the lane.

Planning conditions should be included on any approval to ensure that the building contractors will use only the Bradley Villa fields to construct the homes. Shepherds Thorn Lane must not be used by construction traffic as it is in all intents and purposes unadopted and not suitable for heavy traffic daily. The lane is a right of access for two properties which would need prior notification of any proposed works that may need to be done to the lane. Regular deliveries are made to these premises, and we do not want to be hit with no-access delivery charges from our suppliers if the road is blocked without prior notice. The contractors should be notified that Shepherds Thorn Lane is NOT to be used except by prior arrangement. We had problems when the archaeological survey works were being completed when their vans were parked in the farm gate way. If the lane is used by prior arrangement then construction traffic MUST make good all damage caused by their vehicles.

The environmental survey attached to this application was completed in 2015. It states that they were unable to access the agricultural field (which the application actually is for!) so they have surveyed the surrounding area instead! Also, it is worth noting that there is in the land next to