

Objections to planning application reference: 2021/62/93621/W

Land off, Fullwood Drive, Golcar, Huddersfield, HD7 4JH

Overlooking of existing properties:

The proposals do not take into consideration the overlooking of existing dwellings on Clay Well, Small Lane and Fullwood Drive. The proposed sections do not show how these properties will be impacted. The sections need to be updated to include 33 – 43 Clay Well. The sections do not include any proposed levels. This is concerning as the developer could have free reign with regards to the built levels of the properties.

The proposal will also affect the amount of natural light and views to dwellings which have stood since the 1800's. This is unacceptable and will have an undesirable effect on the conservation area.

This will also have a negative impact on the gardens which border the site to the North and South.

Overdevelopment:

This area of Golcar is already overdeveloped, especially the area surrounding the proposed development. Kirklees local plan promotes; "the use of brownfield land to meet development needs and support the regeneration of areas". Policy LP 3 also states; "ensuring that opportunities for development on brownfield (previously developed) sites are realised". Thus the need for housing can be met on more suitable brownfield sites.

The existing services within the village are also at capacity with regards to essential services such as doctors, schools, etc.

Restricted Parking and Access

Road access from Victoria Lane and Fullwood Drive is not suitable, these roads are already at capacity. Fullwood Drive already has 21 dwellings along it. A high number of cars park on the road as the existing dwellings along Fullwood Drive do not have adequate parking provisions.

It would be more suitable for the development to be accessed from the East off Car Top Lane, through the newly built houses which form Hillcrest View. However the access from Car Top Lane is also overused and not suitable for the existing number of vehicles which drive and park along this road.

The proposed access through the end of Fullwood Drive is not suitable as this hardstanding forms part of the turning head and parking for the residents of Fullwood Drive, see photographs below.

The access from Fullwood Drive is off Victoria Lane, this narrow steep road is already at capacity and could not handle the additional number of cars from the proposed development. This is a steep ungritted road which is not accessible in bad weather.

The development would have a significant impact and increased vehicle usage along Small Lane and Clay Well. These cobbled roads are only passable in one direction at a time, this would be the way vehicles from the proposed development would access Town End Golcar.

Just below the proposed site off Victoria Lane, access and parking are provided to Victoria Mills (IFG Drake Limited). This narrow single file road is at capacity due to this, which would form one of the main routes of access to the development.

Design:

3 storey dwellings do not fit in with the local vernacular. The majority of dwellings surrounding the site are of 2 stories. Dwellings to the south of Fullwood drive are 2 storey properties with 1 storey to the front. The majority of dwellings which make up the new houses on Hillcrest View are 2 storey. Therefore the plots to the south of the proposal (plots 1 - 7) should continue this design pattern and be reduced in height by 1 storey. This would also reduce the overlooking to adjacent properties.

The façade treatment to the front and rear of the property lacks character and does not fit within the conservation area. As such the gables with a peak / hipped roof to the front of the dwellings (plots 1 - 7) do not fit in with the local vernacular. It would be more suitable to see a contemporary modern design whilst respecting the conservation aspects of the site. The updated proposals do not take into account the comments from Historic England which states:

- The proposals would introduce uncharacteristic building forms into the conservation area.

- Detached buildings are less common and tend to be of higher stature.

Thus it would be beneficial for Historic England to be re-consulted and review the updated drawings.

In addition to this a number of Weavers cottages and other significant buildings of conservation nature are within the vicinity of the site. The larger and over developed nature of the proposals do not reflect the vernacular of the local area.

Within the Kirklees local plan, policy LP24 states; the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape". The Design is substandard. It does not take into consideration any of the design principles within the above policy. In particular the 3 storey dwellings with gabled / hipped roof lines. This detracts from the conservation area with no respect given to the unique character where each building is different in appearance.

In addition to this policy LP24 also states design should be; "of high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and uses incorporating means of screening where necessary". The proposal would dominate the outlook from both the gardens and houses for properties on Clay Well and Fullwood Drive. No consideration has been given with regards to this policy.

Bedroom 3 within house type C & D looks too small to be useable, please review this against the national space standards.

Materials

Materials should be in-keeping with existing historic dwellings which make up the Golcar conservation area. The dwellings should be constructed from reclaimed natural stone, timber conservation windows. Concrete roof tiles are not suitable in the conservation area.

Parking Provisions

Parking provisions on site do not seem adequate. 2 bed properties have been given 1 space and 3 bed properties have been provided 2 spaces. It's likely more parking provisions will be required on site, as most 3 bed dwellings have 3 cars. The majority of houses on Fullwood Drive have 2 parking spaces, this is inadequate hence the number of cars parked on the street.

There is also a lack of visitor parking within the development.

Vehicle Manoeuvres:

The proposed road narrows to the east of the site, please check tracking and vehicle manoeuvres for this area.

There does not appear to be suitable turning for a refuse collector or fire engine.

Bin storage and collection:

A lack of bin stores and bin presentation points have been shown on the site plan, the only bin area identified is shown outside plot 10.

Biodiversity:

Currently, several elderly trees are located on site, this is not currently noted on the planning application form, with regards to local habitats. As noted within the consultee comments by Yorkshire Wildlife Trust the proposal results in a 40% loss of Biodiversity. Policy LP-24 of the Kirklees Local Plan states; “development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure”. A loss in biodiversity goes against this policy.

The dwellings along Clay Well overlook these trees which are of significant greenspace and amenity value which make up the character of the area.

In addition to this deer graze nearby are regularly spotted within the proposed site, also bats are regularly sighted within the site. The site is also home to a number of birds including owls and other species.

The developer has previously cleared the site and removed a number of significant trees, vegetation and wildlife habitats. This is concerning and the documentation relating to the ecology and biodiversity should be updated to take into consideration the original ecological significance of the site.

Greenspace:

Kirklees Local Plan - policy LP 31 with regards to green infrastructure states; “enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees”. Thus proposal is lacking such natural greenspace.

The proposed site is noted in the land registry as allotment gardens. I believe allotments are a not just beneficial to the environment but enhance protected species - thus the proposed site is not suitable for development. As this site is a green field site which has not been previously developed, the majority of nearby residents do not feel this site should be developed and the previous application for outline development has been misjudged.

Further to this local policy states “proposals involving development on allotments, or land last used as allotments, will not be permitted unless replacement allotments of equivalent community benefit are provided or it can be demonstrated that there is no unsatisfied local demand for allotments. Having been on the waiting list for 3 years I can confirm there is significant demand for allotments, within the local area.

Sustainability

With regard to sustainability policy LP24 states; “high levels of sustainability”, will be required. I can see no principles of sustainable design in the proposals. It simply will not be enough to bolt on sustainable technology (Electric Vehicle Charging & Solar Panels).

Flood Risk:

The proposals will also create a flood risk for the dwellings to the South of the site. The site currently delays the water run-off in periods of heavy rainfall. During periods of heavy rainfall in the area flooding and severe run-off is common, the proposals will make this issue much worse, due to the large amount of hardstanding and dwellings on the site. Reducing the number of dwellings on site would help this. There has also been no reference to SUDS.

Lack of information

No proposed plans and elevations have been provided for plots 6&7 as the drawing for house type C denotes plots 2&3, the roof layout is mirrored and not reflective of the proposed design.

Also the elevation drawings do not match the site layout for plot 1.

The Proposed plans, elevations and site plan do not include a scale bar. Thus consultees cannot scale these drawings. I feel an updated set of drawings should be issued and the comment period extended as this is a standard validation requirement.

Conclusion:

Taking into consideration the above issues, I strongly object to the proposal as they do not respect the local vernacular and conservation area of Golcar. The proposals lack an understanding of the site and surrounding area, with regards to access, overlooking and the impact on the existing infrastructure. The applicant has given a complete disregard for the consideration of residents which surround and overlook the site and the sensitive nature of the conservation area. We need sustainable developments on the larger brownfield sites which have been allocated for housing.

Kind Regards,