

## About the application

Application number: 2023/91116	
What is the application for?:	Erection of 67 dwellings
Address of the site or building:	Land off, Primrose Lane, Hightown, Liversedge, WF15
Postcode:	BD19 5LQ

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>The initial question in regard to this development is whether it is actually needed at all in this area at the current time. There have been increases in homes recently in the Rawfolds area, the outskirts of the Windybank estate and all around Roberttown to name but a few. The 12 x 2-bedroom and 1 x 3-bedroom houses assigned on this application for Social/Affordable housing is a token gesture that will do nothing to improve the overall housing market. At a time when the country has an increasingly older population, is in the grips of a cost of living crisis and is suffering from the highest interest (and therefore mortgage) rates in over 15 years, it is social housing that is primarily needed, followed by an increase in more appropriate housing for the elderly.</p> <p>Given the current state of the economy, how likely is it that the proposed 47 4+ bedroom houses will be fully occupied anytime soon, without having to be sold below market value and therefore adversely impacting on the property values of existing residents nearby?</p> <p>The Local Plan in which this area was proposed as suitable for housing development was based on a forecast of an 11% population increase between 2013 and 2013 (from 428,100 to 475,900) however, per <a href="https://www.ons.gov.uk/visualisations/censuspopulationchange/E08000034/">https://www.ons.gov.uk/visualisations/censuspopulationchange/E08000034/</a> in Kirklees the population increase between the census of 2011 and 2021 was only 2.6% and therefore its relevance is increasingly in question. As part of the same local plan, the average household size was expected to decline, which brings into doubt why so many 4+ bedroom homes are proposed for this site. Birth rates in the UK have been declining consistently since 2012, barring a slight bounce back following covid lockdowns. Therefore, the increases in population are going to be primarily driven by people living longer, and immigration – neither of which this proposal is relevant to.</p> <p>Traffic and parking are a recurring theme across the objections raised in the comments on this application, and for good reason. Pulling out from Ripley Road onto Halifax Road is more often than not an act of faith, with the view of cars coming from Halifax direction being blocked at almost any time of day. The junction where Darley Road meets Ripley Road is much narrower on the bend than the rest of the road and often forces vehicles coming from Halifax Road to come to a sudden halt if a vehicle is</p>	

travelling up from Darley Road.

As mentioned by others, vehicles are consistently parked on Darley Road on both sides, and the supposed solution of using the parking bays referenced is flawed – these are limited in number and would adversely affect resident's insurance premiums if they are forced to permanently park away from their homes.

Local amenities, particularly doctor's surgeries are already under a great deal of stress. Post pandemic it has become almost impossible to get an appointment at a number of local surgeries, a recurring theme on local 'Matters' Facebook groups and also reported in the wider media.

The two nearest secondary schools, Spen Valley High School and Whitcliffe Mount, have both been oversubscribed every year since at least 2018 (per statistics available on <https://www.kirklees.gov.uk/beta/admissions/policies-and-publications.aspx>).

Mirfield Free Grammar is also oversubscribed and Castle Hall, the only local secondary school not to be consistently oversubscribed, involves multiple bus changes and a journey time of over 1 hour.

Current timetabled bus services should be taken with a pinch of salt also, as services are regularly cancelled, often at the last minute, making public transport in the vicinity of the proposed site scarcely fit for purpose.

Finally, as mentioned on the Neighbourhood representations comment ID 989738 the wildlife profile of the proposed site has been downplayed significantly in the supporting documents and should be reviewed. The rare birds mentioned in said comment are all present, along with bats in a much greater number than the report suggests, plus much more common species of flora and fauna are going to be negatively impacted by the proposal.

I trust the objections raised above and by others will be taken into account whilst this application is reviewed, and whilst I think approval would be to the detriment of the local area, the neighbouring residents and local wildlife, if approval is granted, I hope that the concerns raised will be publicly acknowledged and realistic solutions offered.