

Address: 15 Henry Frederick Avenue Huddersfield HD4 7EN

About the application

Application number: 2023/93503	
What is the application for?:	Outline application for residential development of 82 dwelling and associated wo
Address of the site or building:	Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW
Postcode:	LS1 2JS

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
There has been inadequate notice by case officer Nick Hirst of this outline planning application. Your website stated that public consultation began on 1st December, but letters were not delivered to local residents until 13th December, and, as of 18th December, no notice has been posted on local lamp posts/in local newspapers. In addition to raising my objections to the planning application (below), I also request to be directed to the complaints department/relevant ombudsman. Planning-specific complaints: -Conservation of buildings and conservation of the natural environment - the building of such a large estate will negatively impact on wildlife habitats and corridors. The local residents are currently applying to relevant charities to conduct wildlife surveys. It would be irresponsible to grant planning permission before these findings are achieved. -Effect on trees and the landscape - the surface water is currently drained into the natural earth of the field. Development of housing on the site significantly increases the risk of flooding in the area, for which the proposed tank - we have been informed by an impartial water/drainage engineer - will be insufficient. This will negatively impact the surrounding areas of nature, including Dean Wood and private gardens. (Potentially also causing flood-damage to houses.) -The design, appearance and layout fails to account for a proposed North/South public footpath that runs directly behind the houses on Henry Frederick Avenue. This issue is currently in dispute and, therefore, planning decisions should not be made about the stated area until the issue is resolved. -The effect on the character of the area is not outweighed by the proposed benefit. An area of natural beauty will be replaced with housing - only a small fraction of which is advertised as affordable. The new houses on Netherton Moor Road have already destroyed the natural beauty of the area without meeting an identifiable demand, even	

destroyed the natural beauty of the area without meeting an identifiable demand - even at reduced prices, they are failing to sell. Netherton simply does not need more housing: it can't sell what it already has.

-The impact on highway safety and traffic will be catastrophic, both during the building process and afterwards: the already congested Henry Frederick Avenue, (grossly misrepresented in the application), is currently so full of parked cars that it only allows for a single path of travel. Adding further congestion with building vehicles and 80+ new residents' cars will run the increased risk of accidents/traffic collisions, while restricting access not only for residents but also for emergency services vehicles.

-The application fails to account for the 354 bus service that runs directly down Rosalyn Avenue and Henry Frederick Avenue. Building and additional resident traffic will interrupt this public transport route - directly contradicting the planner's aims to promote an eco-friendly development.

-The field has been used previously as a landsite for the air ambulance.

-The effect on living conditions will be significant - current residents on Meltham Road, Rosalyn Ave and Henry Frederick Avenue will find their gardens flooded, their natural sunlight blocked, and their homes overlooked by the proposed development.

-The increase of traffic density at both the Henry Frederick and Chapel Street junctions will be insupportable. Adjacent to the Chapel Street junction, shoppers regularly reverse out of the Co-Op car park into the path of oncoming traffic - the increase of congestion the proposed site will bring will make collisions here more likely. As this is a popular walking route for children attending South Crossland Junior School and Netherton Infant and Nursery School, traffic-accidents could prove incredibly serious.

For the application and its eco/sustainability claims to be considered, the following amendments need to be incorporated:

- To maintain the current public footpath and right of way, the developers will need to make access for pedestrians, cyclists and users of mobility aids from the south of the site. (The current thin pathway and steps are unsuitable for such access and the development would remove access from the Rosalyn Avenue area.)

- A Toucan crossing across Meltham Road for the increased number of pedestrians and cyclists turning right out of Henry Frederick Avenue would be necessary to reduce the risk of potential accidents.

- The current public right of way to South Crossland will need upgrading to a bridleway.