

Address: 24 Brookfoot Avenue Bradford BD11 2JS

About the application

Application number: 2024/91853	
What is the application for?:	Erection of 21 dwellings with garages, formation of adoptable road, private road
Address of the site or building:	Birkenshaw Liberal Club, 10, Croft Street, Birkenshaw, BD11 2HT
Postcode:	LS27 7LE

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

The Financial Viability Assessment (FVA) accompanying the application clearly states that the scheme is unable to viably deliver Kirklees Council's full planning gain requirements, including the 20% on-site affordable housing provision and Section 106 contributions totalling £208,923. This raises serious concerns regarding the sustainability and compliance of the development with local and national planning policies.

Grounds for Objection:

Failure to Meet Affordable Housing Requirements The FVA confirms that the proposed development cannot viably support the required level of affordable housing. This is contrary to the Kirklees Local Plan, which seeks to ensure an adequate provision of affordable homes to meet local needs. Allowing a development that does not meet this obligation would set a dangerous precedent and undermine local housing policy.

Financial Shortfall in Section 106 Contributions The developer has acknowledged that the scheme is not viable under the full planning gain requirements. If approved in its current form, the council may have to reduce or waive important contributions that are meant to mitigate the development's impact on local infrastructure, schools, transport, and public services. This would place an unfair burden on the existing community.

Questionable Long-Term Viability A development that is deemed financially unviable at the application stage raises concerns about the developer's ability to complete the project to the required standards. There is a risk that key aspects of the development, such as construction quality and environmental sustainability measures, could be compromised to cut costs.

Potential Overdevelopment of the Area The financial viability concerns highlight the possibility that the site may be overdeveloped beyond what is realistically sustainable. If the developer cannot deliver the required contributions, it suggests that the scale or density of the project may be excessive for the location.

Request for Consideration:

Given these significant concerns, I urge the council to refuse this application unless the developer commits to fully meeting all planning obligations, including affordable housing and Section 106 contributions. Allowing a financially unviable scheme to proceed would set a precedent for other developers to bypass essential community contributions, ultimately harming local residents and infrastructure.