

DC Admin

From:
Sent: 17 September 2024 17:35
To: DC Admin
Cc:
Subject: Comments on application 2024/92167 Clayton Fields Development

Comments on application 2024/92167 Clayton Fields Development

We would like to raise a number of objections to this application.

1. Technical and legal issues with plans: There are some technical matters that are wrong with this application. The land concerned goes over Clayton Dyke but in actual fact the land owned by the developers does NOT go over Clayton Dyke.
2. Need to avoid town cramming, loss of light and overshadowing: The dwellings come very close to the property line between 4 Queens Road garden and Clayton Fields. In effect, these properties will be overlooking rooms in 3 and 4 Queens road with the ensuing loss of privacy. They will also block light and movement of wind They will render the gardens permanently in the shade.
3. Adverse impact on protected Trees and Fauna: The development as shown neglects the Tree Preservation Orders and sees the removal of some beautiful old trees. As they have been standing for nearly a hundred years, they are home to a large ecosystem of fauna. It's utterly disgusting that the plans do not respect this but aim for cheap profit rather than fitting in with the landscape and fauna. Especially in the case of protected species, developers and Councils are instructed to avoid harm and disturbance of protected species. The removal of the trees, e.g. T43 and T44 seem simply for profit and with no good reason. This is removal of a habitat for no good reason.
4. Interference of rights of way: The plans do not respect the rights of way across the field but present a series of roads that bears very little relation to the desire lines that have been used by generations of people in Clayton Fields. In effect, they do not actually provide the same rights of way. There is a tradition of 'ginnels' in Yorkshire that is longstanding and these could have been made in the same way as they have been all throughout Huddersfield and beyond.
5. Height variation and loss of privacy: The height variations between the houses on Deveron Grove, Queens Road and the proposed buildings on Clayton Fields mean that the proposed houses will be looking into kitchens, bedrooms, back gardens of the houses on Deveron Grove and Queens Road with ensuing great loss of privacy.

6. Drainage and resultant issues: Clayton Fields is a resource for absorbing a lot of water which then feeds into the Clayton Dyke system. This is proposed to be replaced by a great deal of concrete which will have an adverse impact on water run-off for residents around this area.

7. Loss of amenity: Clayton Fields has been a resource not only for wildlife, but for those seeking open space. There are very few pieces of open space left in this area. In the winter and spring, with snowfall, this is an area which allows sledging. In summer, it allows dog walking. It has been a registered open space for many years until it was bought by the current owners.

8. Highway safety, parking and access: It looks like all the traffic from these houses will be channeled into Queens Road, which already faces many issues as a result of being used as a 'rat run' between Halifax and Blacker Roads. This can only make things much worse, making the road more dangerous for existing residents.

9. Avoiding cramming and also fitting in with existing street layouts and house styles: The proposed development is at odds with the existing historic layout of the houses around Queens Road. The planned development does nothing to actually fit in with these house styles and the styles of the general area but rather resembles something 'plonked down' on this land with no thought to its surroundings. Considering 'place making' this proposed development does nothing to actually fit in to its surroundings. All design decisions seem to have been made in a purely commercial way with no regard for other factors.

Yours Faithfully,