

About the application

Application number: 2024/92167	
What is the application for?:	Variation of condition 1 (plans) of previous reserved matters approval 2017/9019
Address of the site or building:	Land off, Edgerton Road, Edgerton, Huddersfield, HD3 3AA
Postcode:	BD19 5LQ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I object strongly to these plans for numerous reasons</p> <p>I understand that there is a demand for housing in the UK, but these plans are for the wrong houses in the wrong place. The site is a green field site, one of the few remaining in the area, and with historical significance as a village green. It has a rich diversity of wildlife and rare species and is a valuable asset used by the community. There are virtually no green spaces left in this part of Huddersfield, which already has a great density of building. There are numerous brown field sites around Huddersfield, which could be used for housing. The proposed plans are for 4 and 5 bedroom houses, of proportions that does not make them affordable homes. In fact, there are no affordable houses within the development. The access to the site is not at all suitable for the additional traffic burden, which will be placed upon it. Queens's road leading to Murray road is very narrow and on a sharp bend which will make access to the houses a potential traffic hazard, and it will be virtually impossible for heavy plant and machinery to access the site without damaging other people's property.</p> <p>Biodiversity and green space.</p> <p>It is becoming clear that people living in urban environments need green spaces for their mental health and wellbeing. Clayton Fields is a very good example of this. It has been cherished by the community for generations and is a site of great ecological significance. It is not just another green field site or open farmland, ready to be covered in concrete and tarmac. There is a vast diversity of plants and trees, including a multitude of seasonal wildflowers, for example rare autumn crocuses, ancient woodland and hedgerows. There are badgers, bat roosts and owl nests, foxes, voles and small deer. It is a haven for birds, including woodpeckers, treecreepers and jays, all of which are becoming rarer in urban environments, especially in close proximity to town centres. For this reason alone houses should not cover this site. There is an extremely small area noted as public space but it is only the size of a small domestic garden. There has been no updated wildlife survey since 2015 and there is no Biodiversity Net Gain submission for an application of this size.</p> <p>Rights of Way</p> <p>There are a number of well used footpaths around the site and several paths to St Patrick's School regularly used by children. Walking to school is something society encourages not only for health reasons but to reduce the amount of traffic on local</p>	

encourages, not only for health reasons; but to reduce the amount of traffic on local roads each day. These should be retained and maintained.

Highways

The main access to the houses is on Murray road. This leads from the lower part of Queens Road, which is narrow, has sharp bends and high walls, making visibility difficult. There is a narrow pavement on one side only barely wide enough for a pushchair or wheel chair, which means that any building on the fields will result in a hazardous entrance point to houses on this site that will be hazardous for all the community. This situation is made worse as Queens's road is used as a rat run for cars cutting across from Blacker road to join Halifax road to avoid the traffic lights.

Furthermore, there is not much parking and amenity space around the houses, which are crammed on the site. There are garages, but many families do not keep their cars garaged. Parking for any visitors will be a problem. It is not possible to park on Queen's Road and Murray Road for the reasons already mentioned.

Edgerton Conservation Area

The proposed construction materials for the houses does not appear to be natural stone and slate, which should be required in this area. Precious mature trees will be lost, some cut down and the rest are likely to be damaged in the construction process.

Section 106

It appears the section 106 contributions are at the same level as 2015. Since this was over 9 years ago, and there has been rapid price inflation and significant increases in the selling price of houses, this calculation should be revised to have any meaningful contribution to the community infrastructure. Before any development is approved, then the Section 106 amounts must be revised to reflect current values, as they are clearly inadequate and out of date. This is even more relevant in this context as the land was originally bought for a peppercorn, so profits will be substantial.

Error in plans submitted

Under the section "plans" on the website, the document noted as a location plan, id 10526621, is not a location plan, it is not any sort of plan, but a duplicate of the supporting letter included in the section of "application" id 1052663. This means there is no proper location plan for this application.

I hope Kirklees Planning will consider these points in reviewing this application, and I believe they should be rejected in their current form. Thank you