

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

I am extremely concerned about this application for a number of reasons.

Edgerton is a conservation area, and it appears little thought has been given to ensuring the development fits into the surroundings and character of the area. The house styles and the layout is cramped and at odds with the existing historic layout of the houses around Queens Road, which is dominated by plots that are more spacious, and an abundance of ancient trees. This development crams houses together and removes much of the wildlife habitat and protected trees, which make the Edgerton area such a special historic and ecological asset to the town. The proposed building materials are not natural but more commercial cheaper versions, to maximise profit for the developer.

The site is not at all suitable for the proposed number of houses; Clayton Fields is an area, which absorbs a lot of water, which then feeds into the Clayton Dyke system. If this area is covered by a great deal of concrete, there will be an adverse impact on water run-off for residents around this area and little to absorb the dyke water on flooding. There are huge underground, concrete sewage pipes and storm drain structures on the site. I am surprised that Kirklees Flood Risk Management & Drainage acting as Lead Local Flood Authority has no comments as the land frequently floods and can be extremely boggy all year round. This is evident with numerous ponds forming and water reeds growing. It would be very expensive to prevent flooding on this site and the developer does not seem to mention or attempt to address this issue in the plans.

There are problems with accessing the site. Not only is the proposed main access to the houses impractical, but will also lead to a highway hazard, as Queen's Road and Murray Road are narrow, with narrow pavements and sharp bends. However, it is also dangerous for more traffic to access the site via Deveron Grove as this road sits on the sharp bend of Queens's road, with several driveways that exit on to this part of Queen's Road. All heavy plant and machinery will also need to negotiate the triangle of historic trees at the bottom of Queen's Road when accessing the site. Plant and machinery cannot use Deveron Grove. The junction of Deveron Grove is on to the sharp narrow bend of Queens Road, which results in Deveron Grove being of an angle such that a few years ago, the last time heavy plant tried to access the site using Deveron Grove to replace storm drains, part of the high stone walls were damaged. There is not an adequate turning area and coupled with the sharp blind bend it will be extremely dangerous for all motorists, cyclists and pedestrians, and even more impossible for those living on Queens's road to exit their properties safely. Before any work could ever be contemplated there need to be a detailed review of the suitability of site access arrangements, which does not feature at all in these plans.

There does not appear to have been any consultation with Kirklees Highways Department as there are serious road safety issues that have not even been considered.

I hope these significant points will be considered by Kirklees planning and refuse this particular application. Thank you