



I am writing to formally object to the proposed development on the grounds of conflicts with the National Planning Policy Framework (NPPF) and the Kirklees Local Plan, specifically concerning tree protection, overdevelopment, highway safety, and heritage concerns.

There is insufficient information regarding how the Monkey Puzzle tree, along with other trees protected by Tree Preservation Orders (TPOs) in the vicinity, will be safeguarded during the development process. The Monkey Puzzle tree is not only protected by a TPO but is also listed as endangered on the global IUCN Red List of Threatened Species. Groundworks have already occurred near the roots of this tree, and I am concerned that it may have already suffered damage. There are also other TPOs nearby that may be affected. Both the NPPF and the Kirklees Local Plan require the protection of such trees, and as of now, no clear mitigation plan has been provided.

I also have significant concerns about highway safety. The proposed access to the site is narrow with limited visibility, posing potential risks to both pedestrians and vehicles. This includes users of the application site, Wrigley Hall, and those traveling along Tinker Lane and Holmfirth Road. Tinker Lane is already a busy route, particularly during school drop-off times, and is frequently used by children walking to school. Additionally, it becomes congested during band nights. The proposed development could exacerbate these existing traffic and safety issues.

There is also a lack of information about the potential scale and size of the proposed buildings once outline consent is granted. Without this detail, how can we be confident that the development will not result in an oversized building that overshadows and negatively impacts the surrounding properties? This uncertainty makes it difficult to assess the full extent of the development's impact.

The proposed development would have a negative impact on the nearby conservation area and could obstruct the view of a historically significant building. This area holds considerable historical value, having been the site of important meetings related to the Meltham Council. The introduction of additional buildings in an already overdeveloped area would result in a cramped environment, further diminishing the heritage of the location.

For these reasons, I object to the application and urge the planner to refuse the application as the information does not comply with the NPPF and LP.