

About the application

Application number: 2025/91870	
What is the application for?:	Variation of conditions 5 (plans), 29 (ecological design strategy), 32 (site acc
Address of the site or building:	Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input type="checkbox"/> Yes
<p>I object to the proposed development for the below reasons. I am very disappointed to see that fencing has already been erected around the site for a few weeks despite the planning permission decision still being outstanding. This is negatively affecting wildlife corridors.</p> <p>The proposed development does not align with Kirklees Council's Climate Emergency Declaration and Carbon Neutrality Goals and does not have a Focus on Climate Action. The proposals will be harmful for wildlife and nature, detract from an important greenspace in the local landscape and does not specify low carbon technologies be used resulting in increased impact on carbon emissions and air pollution of the site for decades to come.</p> <p>The additional volume of traffic this development will generate is not supportable on the existing road infrastructure capacity of Henry Frederik and Roslyn Avenues. With vehicles parking on both sides of these roads at present, they are effectively single lane roads with very few passing places. This is not suitable for access to the site during construction or after construction considering the number of potential residents' vehicles and ongoing delivery and service vehicles attending the site.</p> <p>The junction of Henry Frederik Avenue with Meltham Road will also be problematic due to the speed and volume of traffic on Meltham Road combined with increased volumes entering and exiting Henry Frederik Avenue as a direct result of this proposed development. Traffic will likely have to queue on Henry Frederik Avenue at peak times which in turn will prevent vehicles exiting Meltham Road causing a queue on Meltham Road upto the Church Lane junction. Additionally I frequently see speeding vehicles on this stretch of Meltham Road which combined with additional traffic and the crest of a hill raises the risk of collisions. There appears to be no assessment of the impacts on these junctions and roads in the application or indeed any provision for improvements.</p> <p>The ecological survey appears to use old sightings data and the surveys conducted were both during daylight hours and suggest a short duration spent on site with the surveys described as 'ecological walkovers'. There does not appear to be any use of</p>	

surveys described as ecological walkovers. There does not appear to be any use of wildlife camera traps over a prolonged duration to more accurately survey species present. Neighbouring fields and Dean wood have not been surveyed according to the report and obviously the wildlife from these locations will use the site. There is only a brief or no mention in the report of regularly sighted species of house martin, swift, swallow, buzzard, sparrowhawk, roe deer, hedgehog, field vole, tawny owl, frogs, toads and bats. If the application is approved, please can additional enhancements be stipulated including a higher percentage (25-50%) of properties to have bat and bird boxes and also including swift bricks in the properties.

With regard to Paragraph 187 of the NPPF and clause:

'Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.'

The site will undoubtedly contribute to air and noise pollution during construction phase and thereafter, in contravention of the above clause. There don't appear to be any details of the technologies or standards that the proposed properties are designed to incorporate. The use of low carbon technologies such as heat pumps with the maximum amount of solar panels installed on the roofs of the properties will help to mitigate some air pollution effects alongside not installing any mains gas to the site - I would request that these technologies are stipulated to help mitigate local air pollution increases. Noise levels will still increase causing disturbance for neighbours and local wildlife, likely deterring them from the site and neighbouring fields.

The landscape and views from the fields to the west of the site will be negatively affected by the development of the site, a key greenspace in the local area. The views of Castle Hill and surrounding hills in particular will be impacted. I would like to see a large number of mature trees planted on this western boundary to mask the development from the fields as well as enhancing the site for wildlife, nature and any future residents with the added benefit of helping to reduce air pollution and travel of noise pollution.

What species will be planted in the proposed orchard and will the developer continue to provide maintenance of these? Or is there an expectation for this to fall on the community?

What improvements to neighbouring footpaths to the site at the back of the Beaumont Arms pub and in Dean Wood will there be? Will funds be allocated to the local community groups to enhance the woods and the local area to help mitigate the negative impacts of the development - specifically Friends of Dean Wood and Netherton and South Crosland Community Group?

I would appreciate these concerns and suggestions to be considered and actioned.