

DC Admin

From:
Sent: 26 August 2026 20:39
To: DC Admin
Subject: Planning application objection 2026/91785
Attachments: 2026_91785 Objection.docx

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Dear Team,

I would like to submit a document RE Planning application objection 2026/91785.

On your website it says to upload a longer comment than 500 words please contact this email, I have as such attached a document detailing further my reasons for objection.

Please let me know if there are any issues.

Kind regards,

Dear Sir/Madam,

I am writing to object application 2026/91785 proposal for development of the land adjacent to 161 Reinwood Road, Quarmby, Huddersfield, HD34DS.

My main reasons for this objection can be summarised as follows:

- **Public Health and Safety:** Unmitigated risk from the disturbance of a historical landfill site lacking an extensive environmental survey or remediation strategy.
- **Highway Safety and Traffic Flow:** Hazardous narrowing of the highway and severe visibility restrictions on a blind bend caused by the proposed removal of a key bus stop.
- **Inadequate Infrastructure:** Insufficient and unsustainable drainage and sewage treatment provisions for the specific constraints of the location.
- **Lack of Long-Term Asset Management:** Absence of clear ownership, maintenance, or asset management plans for proposed communal amenities, including landscaping and the Package Treatment Plant (PTP).
- **Loss of Protected Open Space:** Failure to demonstrate compliance with policies protecting designated Urban Green Space and conservation areas.
- **Severe Ecological Harm:** An unacceptable net biodiversity loss of 43%, directly conflicting with mandatory biodiversity net gain requirements.

Disturbance of landfill site with unknown historical hazardous materials

The application references potential disturbance of a historical landfill site containing unknown and undocumented waste streams. Due to its age this will include asbestos containing materials and is confirmed to contain lead in some areas. Because the exact inventory and extent of the buried waste remains unverified, any development requiring intrusive groundwork, excavation, or piling poses an unacceptable risk of liberating airborne hazardous fibres into neighboring properties and exposing pedestrians. Disturbed materials could also release toxic materials into groundwater or migrate volatile organic gasses. This poses an unmitigated safety risk to the health of the surrounding neighborhood. A plan has not yet been evidenced on the rectification and safe handling of these factors.

Removal of a key bus stop

The proposed removal of the bus stop layby and subsequent realignment of the pavement will create a hazardous narrowing of the highway directly on a blind bend, severely compromising local highway safety.

Currently only the bus parks in this bay and there is no parking on the inner corner to allow the bus to pull in, people park often in the morning on the outer corner and in the evening this corner is often frequented by people speeding. This change would result in increased danger on a limited visibility bend as it would result in people parking next to this newly formed area this would mean there would be a channelling of traffic from both sides and an increase in collisions. This could be exacerbated by a new junction created to facilitate the houses with increased AM traffic flow, new residents looking to pull out would have severely restricted visibility forcing them to pull out blindly into an obstructed lane.

This same area is often crossed by pedestrians looking to access or leave the bus stop on the alternate side of the road.

Maintenance of assets and sewage treatment plant

The plan proposes to install a package treatment plant and not connection to mains drainage this is not an expected nor acceptable plan for town housing.

A shared private infrastructure system of this scale introduces severe, long-term operational risks; without a legally binding asset management plan or dedicated management company, communal responsibility inevitably erodes, leading to neglected maintenance. Any system degradation or loss of containment will result in offensive odours, public health hazards, and toxic effluent polluting the local environment and watercourses. Furthermore, this lack of oversight extends to the proposed communal landscaping, where unmanaged trees and boundaries will inevitably overgrow into neighbouring properties, creating civil disputes and negatively impacting local amenity.

Urban greenspace and net biodiversity loss

This proposal will result in the permanent destruction of an irreplaceable community asset which serves as a Urban green space; National planning guidance highlights that this delivers vital social, economic, and environmental benefits to a neighbourhood, enhancing its "quality of place" to attract investment and jobs. This specific green space serves that function perfectly, while simultaneously acting as a crucial low-traffic natural corridor for urban wildlife.

The existing habitat supports an exceptionally diverse ecosystem which I enjoy spotting, including numerous species of native bees, bugs and butterflies currently threatened by population decline. Furthermore, the absence of artificial light creates a vital dark corridor for foraging and commuting bats.

I am deeply concerned that a housing development would permanently disrupt this ecosystem. This is a loss already acknowledged by the application noting a biodiversity loss in development of 43% but this loss will be felt further in the wider ecosystem of the surrounding parkland which this system supports. The noise and disruption of construction, followed by ongoing residential occupancy, would displace these vulnerable species permanently. Additionally, increased light pollution would eliminate the park's status as a rare local dark space. This dark environment is an invaluable, irreplaceable community asset, serving as one of the last remaining areas where residents can openly stargaze and experience nocturnal wildlife.

In conclusion I object to this application and look to you for support in its rejection.

Yours faithfully,