
From:
Sent: 08 September 2020 20:24
To: DCAdmin
Subject: Application number - 2020/92546

I write to place an objection to the proposed development - Land off, Blackmoorfoot Road and Felks Street, Crosland Moor, Huddersfield HD4 7AD.

The development will undoubtedly offer key housing to the area and much needed housing to the residents of Kirklees. However, the development must also consider the full impacts on the existing area considering items such as environmental, highways, existing local residents and amenities within the ward of Crosland Moor.

The development is proposing an approximate additional 700+ houses which will increase the numbers of people needing to use these services and local amenities which undoubtedly impact all aspects of the local area.

The environmental impacts have been considered within the application but the full impacts do not seem to have been investigated following identification of foreign contamination such as asbestos. It's clear that the area must have at some point have asbestos within the area and the reports confirming the findings although small amounts indicates that further investigations should be completed to investigate further areas of the proposed development site. What will the implications be if the developer finds further contamination which needs further remediation, removal or decontamination process at further costs and timescales? Will this be completed correctly following guidance and legislation informing Kirklees and/or the environment agency of the issues and how will this be monitored to protect the local residents and surrounding areas? What if the lack of investigations and managing the findings correctly impacts the development to the point of a dangerous site or exposure of contamination to local residents?

The environmental impact of the increased hard surfaces, increased drainage and increased pressure on the existing natural drainage which has been assessed for the proposed development but how will this affect the existing residents which are further down the hill compared to the development? Has the existing drainage on the adjoining residential streets been assessed for the increase in drainage which will naturally move off the hard surfaces down the hill during rainfall? Has the impact on the increase in hard surfaces, changes to the ground conditions by the development and addition of ground water storage areas within the proposed development been assessed for the existing drainage infrastructure and impacts on residents homes and gardens? The existing infrastructure drainage within the surrounding roads will not have been designed or built for the proposed development and therefore can not manage the additional impacts of the development without upgrade or improvement. The developer should be required to improve where required existing drainage infrastructure to ensure that the impacts of the development do not impact further down the hill on existing local residents.

The existing highway passing the proposed development (Blackmoorfoot Road) is used as a main transport route for areas of Meltham, Slaithwaite, Marsden for travel into and out of Huddersfield Town. This road is also used by those travelling to Lancashire avoiding motorway travel. The increase in people using the road to access the proposed 700+ development along with the increase in children in the area must be considered and a full highway review be completed to ensure that adequate road safety measures are required as part of the development. During peak times the road is already very busy without considering the additional traffic which will come with the 700+ homes, local amenities proposed along with the natural traffic required for such services as postal services and waste collection. The increase in pedestrians to the development by those using public transport, children walking to and from school and those accessing the local amenities has to be considered and adequate street lighting, pavements and public safety has to be a priority for the developer. Any proposal by the developer must allow for a clear and safe point for vehicle traffic to access the local roads with adequate space for people to turn into or out of the development without holding up traffic or causing road safety issues through out the year and weather

conditions. Ensure adequate improvements to pavements, lighting and pedestrian safety which again must be part of the developers responsibility.

Local amenities are already at capacity with essential services such as doctors, dental and schools already stretched and possibly past capacity, particularly with the large number of additional homes currently being developed on the old St Lukes Hospital site on Blackmoorfoot Road. Proposing a possible 'doctors' seems to be a gesture to satisfying Kirklees rather than a factual proposal. The developer has no responsibility to provide or ensure that the proposed doctors surgery is provided and therefore should be discounted during any approval consideration. The impact on essential local services has to be considered and essential services must be a careful consideration by Kirklees. Kirklees should consider the impact on the new residents that purchase these homes also the existing residents and how they are going to access essential services such as dentist, doctors and schools when these existing services are already stretched, how will this impact on the new and existing residents health, wellbeing and community spirit be affected by an increase in the population in Crosland Moor Ward without adequate essential services being provided?

Thank you for your consideration and I hope that the above offers some comments for consideration. Kirklees does need additional homes but this should not be at the impact of existing residents, local services and the environment. Kirklees should ensure that any such development offers improvements to Kirklees and these developers improve existing infrastructure when and where required for such items as highway/pavements or drainage improvements and environmental improvements for wildlife, plants and green spaces. Kirklees should not just consider the requirement for new homes but the opportunity to improve these essential items by a developer along with a housing development.

Kind Regards

Sent from my iPhone