

20/09/2020

FAO Kirklees Planning

RE: Planning and development of Crosland Hill locations

I am writing

I wish to

formally object to the proposed plan of 770 dwellings on the Standard Firework/Black Cat site.

To build 770 dwellings on one site, which in effect is the size of a small village, will take considerable time to complete. Developments of this size are usually completed in stages over several years where I will be directly looking onto and be overlooked by a building site. Following any development, my privacy and views of open green land which my property has enjoyed for decades and towards my retirement, will be destroyed.

Furthermore, during any development, myself and family members will be subjected to increased industrial traffic, construction noise and pollution. Being able to avoid those exact problems are the very reasons that many people including myself chose to live in this area.

Having attended the consultation held at the Methodist Church, it is my belief that the proposed plans are in no way in keeping with local properties.

I love my home and I have invested fully into it. A development in such proximity will take away any selling feature it currently holds including 'a unique detached property with outstanding views of beautiful countryside' and reduce its value considerably.

Road Planning has not been taken into serious consideration. Felk Stile Road is been marked as an Open Speed Limit, seeing many accidents due to a blind bend leading into Church Lane. A completed development of this size will add the average of 2 vehicles per household totalling approximately 1500 vehicles. Church Lane, leading to Felk Stile Road also serves as an entry and exit point to a Junior and Secondary school which of course are already incredibly busy during the morning and afternoon. This is validated further due to no street lighting or walkways along to Felk Stile Road.

Adding this amount of traffic will only add to the already over-burdened Blackmoorfoot Road traffic system as well as increasing the likelihood of accidents for residents already in the area.

Parking between Dryclough Road and Balmoral Avenue junctions can be impassable at times which would be made worse by adding to the traffic system. Cars are already parking on pavements in a way that causes parents with prams or wheelchair users to have to move onto the busy roads to get past.

This will also cause an increase of traffic on Crosland Hill Road leading to Manchester Road/Milnes Bridge. This road is in extremely poor condition and is already being made single lane by double parking, where cars are constantly being forced into moving forward and reversing back to crossover points that don't exist. To explain further, cars are having to drive onto the private driveways of residents in order to allow oncoming traffic to pass by.

Local small shops will have increased vehicle traffic and cars already park dangerously outside these shops when parking on junctions, double yellow lines or even on the ZigZags for the school next to the Post Office on Blackmoorfoot Road. This again highlights how dangerous the roads already are without adding to the problem.

Although a GP is planned as part of the Care Home proposed for the site as one of the conditions of development, there is no guarantee of a GP individual or practice to accommodate this area and with such a national shortage of GP's, it remains unlikely. This will cause an additional 1400+ residents to require GP services from a locality already at capacity.

The local schools do not have space for the extra 1000 (approx.) children this development will bring. Again, this will add a reliance on public transport that is limited or increasing vehicle traffic.

It should be noted that there are already 200+ homes being built on the Blackmoorfoot site (former St Lukes) and it has very recently been highlighted that the Lowdhams Caravans site promoting the development of a further 116 homes. That is a total development over 1000 homes on one road within half a mile of each other.

To conclude, I have lived here for more than 40 years and as I am heading into retirement, this development will overshadow that retirement.

It will irresponsibly add traffic to a system that cannot tolerate it.

It will increase noise, pollution and construction for years to come.

It will de-value my home due to the loss of the unique selling points.

There are no spaces for children in the local schools.

There are no spaces in dentists or surgeries.

Should the development continue regardless of the objections put forward, I would trust the development to provide compensation for the loss of value of my home and to the other residents this affects.

Yours sincerely