

From:
To: [DCAdmin](#)
Subject: FW: Kirklees Council: Bradley Villa Farm and Redrow Housing Application: Objection to application 2021/92086
Date: 07 July 2021 12:26:01

Sent from

Permission given to publish my comments anonymously against the planning application.

Please contact me if required.

Thanks in anticipation

Sent: 07 July 2021 12:23
To: dc.admin@kirklees.gov.uk
Subject: Kirklees Council: Bradley Villa Farm and Redrow Housing Application: Objection to application 2021/92086

Good afternoon

I have outlined our concerns below regarding the submitted planning application for proposed houses on Bradley Villa Farm:

There is no detail as to how it is proposed to alleviate the flood risk to the access road to the two properties off Shepherds Thorn Lane. Details submitted show houses built into the 90-degree corner at the bottom edge of the field. This corner ALWAYS floods with collected water from the rest of the field which then overruns onto the lane resulting in damage which could possibly be made worse once the proposed road along the current field boundary is constructed, plans should make provision for draining this area and ensuring there is no risk of run off to the Lane. There is reference and a plan showing a pumping station, it is unclear if this is for surface water or foul water from the houses. It is also unclear where the access to the pumping station is. The plan indicates two possible access points, the first off the new estate. The second from Shepherds Thorn Lane – we object to this access point. There is no reference to the noise or potential smells from this station. Please can you confirm an impact study will be made and submitted for approval.

Adjacent to the pumping station a proposed footpath connection to Shepherds Thorn Lane is shown. Please can you advise how access will be planned so as not to add a security risk for the two properties already in the vicinity. This proposed access will give burglars and thieves a quick access to the bridge over the motorway. The footpath accesses the golf course further up the lane, there is already an issue with walkers accessing the private land in front of our properties looking to gain access to the golf course path, which will be further increased with the building of 200+ houses.

Plans show a proposed access/link road to the future phase across Shepherds Thorn Lane to proposed houses on the current Bradley Park Golf Course. This link road should not be constructed. It will create a rat run from the dual carriage (access point to the application site) through to Lower Quarry Road and through to A62 Huddersfield Road as indicated in future plans. By travelling along this road, drivers will be able to avoid one roundabout and three sets of traffic lights! Sat Nav's will pick up the road as quickest route for all traffic. The road will not be wide enough to cope with this amount of traffic due to homeowners parking outside their homes. I find it remarkable that this has been put forward as a proposal especially when the A62 Cooper Bridge traffic alleviation scheme is looking to change the access to Bradley Road from the A62. The proposed road access from Lower Quarry Road is due to be retained as is, it is extremely unsafe as drivers often turn right towards Huddersfield and there is no proposed central reservation to stop this happening in future on the plan. It would be safer to have the Bradley Villas site as one estate with the proposed Bradley Golf site as a separate entity. Utilities could be shared and/or extended across the public right of way that is Shepherds Thorn Lane without affecting the character if required. The multiple access points to the phases should be constructed elsewhere on the sites and not dissect Shepherds Thorn Lane, further objections are indicated to this below.

If the authority is minded to approve a proposal to build the proposed new road across Shepherds Thorn Lane, then further consideration and regard needs to be taken as to how it is intended to stop homeowners from parking on the PROW and using it as an extension of their parking areas. Clear boundaries and conditions should be attached to ensure that owners cannot build access gates onto the lane. There needs to be clear plans proposed and approved as to how traffic will be stopped from using the lane to enter or exit the housing estate to stop walkers and those with rights of access from being inundated with excess traffic looking to avoid Bradley Bar Roundabout by using the estate as a rat run. The lane is classified as an adopted all-purpose highway to bridle way standards and maintainable to those standards. However, Kirklees Highways Department have not maintained the lane in any form in the last 30 years. The lane is not suitable for a steady stream of traffic. It should also specify how it will stop cars from parking on the lane blocking the right of access.

Planning conditions should be included on any approval to ensure that that the building contractors will use only the Bradley Villa fields to construct the homes. Shepherds Thorn Lane must not be used by construction traffic as it is in all intents and purposes unadopted and not suitable for heavy traffic daily. The lane is a right of access for two properties which would need prior notification of any proposed works that may need to be done to the lane. Regular deliveries are made to these premises, and we do not want to be hit with no-access delivery charges from our suppliers if the road is blocked without prior notice. The contractors should be notified that Shepherds Thorn Lane is NOT to be used except by prior arrangement. We had problems when the archaeological survey works were being completed when their vans were parked in the farm

gate way. If the lane is used by prior arrangement then construction traffic MUST make good all damage caused by their vehicles.

The environmental survey attached to this application was completed in 2015. It states that they were unable to access the agricultural field (which the application actually is for!) so they have surveyed the surrounding area instead! Also, it is worth noting that there is in the land next to the proposed pumping station. It is located to the rear of the green keeper's sheds and Shepherds Thorn Farmhouse.

The Open Reach plan dated 4th March 2021 is now incorrect, a new telegraph pole was installed on 3rd June in the corner near the proposed station. This is to provide fibre broadband to the two existing properties and should NOT be damaged during the construction.

It is noted that the adopted Kirklees Local Plan of which this site is HS11, includes a Heritage Impact Assessment. This plan indicates the listed building on Shepherds Thorn Lane as a "Heritage Asset" and indicates areas of considerable and high significance in the area which have not been acknowledged and considered in the plans submitted.

Points 6.3-6.5 of the heritage impact assessment highlight the "high significance" of the orange/brown area that encompasses the corridor that is Shepherds Thorn Lane and states that a buffer zone either side of the lane should be retained. 6.3 states "These areas of high significance should be retained as open landscape". Houses should not be built up to the lane, this area should be retained as open landscape in order to preserve the importance and significance of the listed building. The heritage impact plan submitted with this application glosses over the significance of the heritage importance of the area and is contrary to the Local Plan Impact Assessment produced by Farrell and Clarke and adopted by Kirklees Council when the Local Plan was established.

It is my opinion that a revised scheme should be put forward which follows the recommendations of the Kirklees Local Plan. There are green areas indicated on the proposed plan which could be relocated and designed to ensure that the heritage importance of Shepherds Thorn Lane is retained on the approach to the listed building as per the Heritage Impact Assessment. There needs to be a retained green space to ensure that the local biodiversity is retained and not eradicated in the building process. I assume that a full up to date investigation into the local biodiversity will be completed. The 2015 report submitted admits that it could not gain access to the proposed site due to lack of access and only refers to the adjoining areas. The new report should be updated to be included for future consideration of the revised planning submission.

The proposed lane for future access to the adjoining site should also be removed entirely as it destroys the heritage aspect of the site. It cuts through both the approach to a listed building and the high significance area as noted in Fig 5 of the Heritage Impact Assessment. It goes against the Kirklees Local Plan and the Heritage Assessment Plan. Shepherds Thorn Lane should be retained in its current form to ensure that no damage or impact to the highly significant approach to the listed building. This current planning application disregards the Kirklees Local Plan especially the Heritage Impact assessment.

The siting of proposed pumping station is outside of the designated Local Plan area. Whilst the

area is not considered in impact assessment it will affect the overall setting of the listed building, as it borders the high significance area in relation to a heritage asset. The access to it also crosses the considerable significance asset. The Redrow planning application has totally disregarded this fact.

Permission should not be granted as is currently proposed as layouts proposed clearly do not accord with the adopted Kirklees Local Plan. The heritage assets should be protected as indicated in the adopted plan. The layout should be redesigned reflecting the protection of Shepherds Thorn Lane and the heritage asset. The proposed link road should not cross Shepherds Thorn Lane.