

Letter of Objection for Disposal of Raikes Lane/The Mount Public Open Space

Reference : DEV/DAO/D70A-478

Sandra Haigh

Legal Governance and Commissioning

Second Floor

High street buildings

High Street

Huddersfield

HD1 2ND

1 November 2018

I object strongly to the disposal of yet more open green space on Raikes Lane which falls within the conservation area.

This land was marked on the Local Plan as UGS966 Raikes Lane open space.

[Redacted]

[Redacted] the only calm I feel was [Redacted] in this spot of paradise in Birstall.

It is away from the crowds and caos of Oakwell hall

[Redacted]

Before you pass any plans to build on this area of natural wonder that you Kirklees and your predecessor council have helped to keep (until now), I Invite you to spend time under the trees [Redacted] and experience its calming and healing.

You will be amazed at the variety of wildlife people and children that pass by.

Once you take it away it ends.

Yours Faithfully

6
RECEIVED
20 NOV 2018

11/11/2018

Sandra Haigh
Legal Governance and Commissioning
Second Floor
High Street Buildings
High Street
Huddersfield
HD1 2ND

Dear Sandra Haigh:

DEV/DAO/D70A-478

With reference to the above defined proposals I make the strongest objections on the following grounds.

The infrastructure in the area is already at capacity, the schools are full, it is nigh on impossible to visit a local doctor or dentist in a timely manner, traffic levels are bordering on dangerous in the area given the proximity of a large primary school which further increases the risk to health and safety of the residents and young pupils, according to conversations held with surveyors instructed by the council when in the area the drainage and sewerage systems are at capacity in the immediate area.

According to the councils own document 'Birstall Conservation area Appraisal' in relation to the area in question,

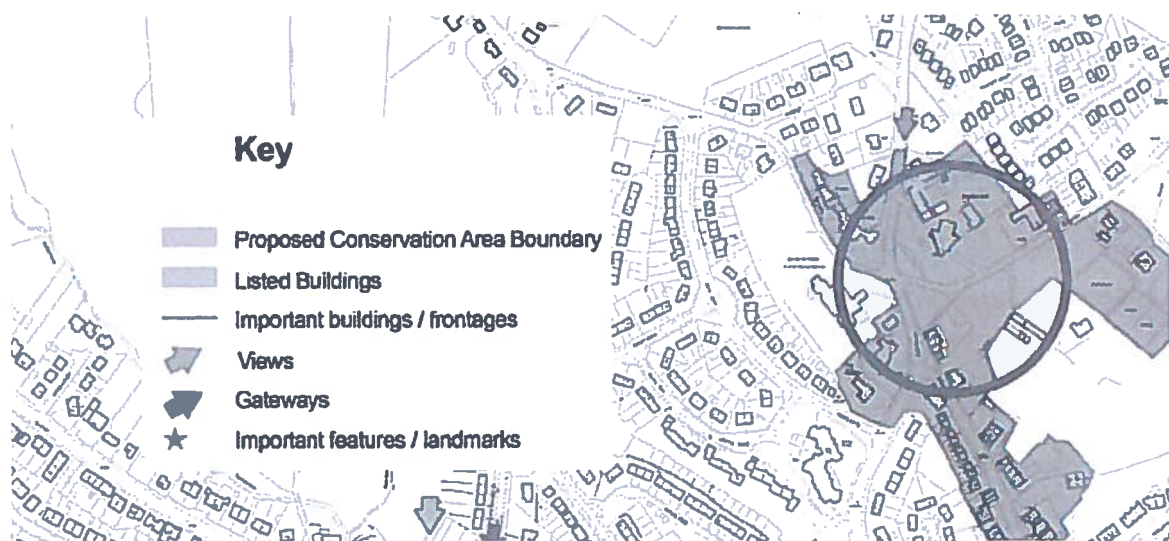
"The identity area surrounding The Mount has a large amount of green open space and tree coverage. This adds a great deal to the character to the area and gives the feeling of being in a rural rather than an urban location. The mature trees and vegetation provide stature and a high quality setting for the properties on the Mount.

The open space and tree coverage is very important to the conservation area and should be protected and taken into account when there are proposals for development in the area.”

“The proposed revised Birstall conservation area gives greater emphasis on the three main focal points in Birstall – the Market Place, Kirkgate and St. Peter’s Church and the historic buildings around the Mount. By defining the conservation area of Birstall as described in this report the historic qualities of Birstall will be conserved, preserved and improved for further generations.”

“BE6 DEVELOPMENT ON INFILL SITES WILL NOT NORMALLY BE PERMITTED WHEN IT WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA.”

“Too much infill development in Birstall will have a serious affect on the character of the conservation area.”



Finally the area is home to a diverse ecosystem which includes most notably a bat colony, as you know these are a protected species, and as you can see from the detail from the Kirklees website shown below, the whole area is subject to TPO’s.


Sandra Haigh


11/11/2018

Page 3

Tree Preservation Orders - Map display
Near WF17 9QU

Map key Change address Disclaimer

 **Protected tree or tree preservation area**
A tree or grouping of trees protected by a Tree Preservation Order and designated as an area, group or woodland in the order. An application is needed to carry out work to these trees.

 **Conservation area**
All trees within this area are protected by the conservation area. Notification is needed prior to carrying out any work to these trees.

• Apply to work on trees

The Tree Preservation Orders and conservation areas shown are supplied for information purposes only. This is not the legal document.



I request that a bat survey is carried out prior to your proposed disposal of the land, additionally a copy of this letter and the document referenced within has been sent to Historic England for their information in regard to your proposals.

Sincerely,

RECEIVED
13 NOV 2018

9 November 2018

Sandra Haigh
Legal, Governance and Commissioning
Second Floor
High Street Buildings
High Street
HUDDERSFIELD
HD1 2ND

Dear Madam

DEV/DAO/D70A-478

With reference to the above proposals I wish to make the following observations.

The open spaces on Raikes Lane and The Mount are abundant with wildlife including bats (**which are a protected species**), foxes, sparrow hawks, hedgehogs, birds etc., On this site there are also a number of mature trees of which we have lost many. It has recently been publicised that our British wildlife is coming under fire which is resulting in the loss of same. The golf course cannot be seen as a haven as it is used for drinking sessions and hooligans racing round on illegal motorbikes etc. There must come a time when ecology should play as important a role as bricks and mortar. There are already plans to erect 30 houses on land on Fieldhead Lane.

The local school is full to capacity, GP surgeries are finding it difficult to recruit new doctors. The surrounding roads are congested and are not suited for the volume of traffic. Raikes Lane had to be split into two a few years ago due to the volume of traffic coming off Gelderd Road. Since then two large housing estates have been built, along with social housing on Raikes Lane /Fieldhead Lane over the past few years.

I consider that immense damage would be done to the ecology side due to the sale of a relatively small piece of green space. I was also under the impression that this was in a conservation area? It is the last piece of old Birstall that has not been spoiled.

Yours faithfully

Over 20 species of British trees and shrubs are known to have medicinal properties. The oil from birch bark, for example, has antiseptic properties.

Research shows that within minutes of being surrounded by trees and green space, your blood pressure drops, your heart rate slows and your stress levels come down.

Trees benefit the environment

Trees absorb carbon dioxide as they grow and the carbon that they store in their wood helps slow the rate of global warming.

They reduce wind speeds and cool the air as they lose moisture and reflect heat upwards from their leaves. It's estimated that trees can reduce the temperature in a city by up to 7°C.

Trees also help prevent flooding and soil erosion, absorbing thousands of litres of stormwater.

Trees boost wildlife

Trees host complex microhabitats. When young, they offer habitation and food to amazing communities of birds, insects, lichen and fungi. When ancient, their trunks also provide the hollow cover needed by species such as bats, woodboring beetles, tawny owls and woodpeckers.

One mature oak can be home to as many as 500 different species. Richmond Park is full of such trees, which is one of the reasons it has been designated a National Nature Reserve and Site of Special Scientific Interest.

Trees strengthen communities

Trees strengthen the distinctive character of a place and encourage local pride. Urban woodland can be used as an educational resource and to bring groups together for activities like walking and bird-watching. Trees are also invaluable for children to play in and discover their sense of adventure.

Trees grow the economy

People are attracted to live, work and invest in green surroundings. Research shows that average house prices are 5-18% higher when properties are close to mature trees. Companies benefit from a healthier, happier workforce if there are parks and trees

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Sandra Haigh

1 November 2018

I object strongly to the disposal of yet more open green space on Raikes Lane which falls within the conservation area.

This land was marked on the Local Plan as UGS966 Raikes Lane open space.

I would like to see and have you published the wildlife assessment of this area.

The area surrounding WF17 [REDACTED] is visited by many wild birds including Owls, Kestrels and has a population of bats that can be seen on an evening and night swooping to get the insects that the trees and surrounding green open space provides.

Included is a list of birds we have seen in the trees and on the land surrounding WF17 [REDACTED]. The area might appear unimportant but is a vital green corridor that allows birds and animals to travel and hunt from Oakwell hall estate up to the old golf course and beyond.

I have witnessed the sparrow hawks, Kestrels and jays that come hunting for the sparrows and small birds that live in the trees and surrounding vegetation.

Not to mention our resident fox, squirrels and hedgehogs that make the foraging trip from Oakwell up to and around the open land surrounding WF17 [REDACTED].

The Local Plan should be accountable to leave some open green space for relaxed outdoor play in this area for future generations.

[REDACTED] the open space brings calm and tranquillity to a lot of people who pass by.

How can restrictive covenants be removed from land that up until this time have been in place since records began?

The trees in this area also deflect a lot of wind that would cause wind tunnel effects if considerate house building was not put in place.

Yours Faithfully

3 November 2018

Objection for Disposal of Raikes Lane/The Mount Public Open Space

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Dear Sandra

I object strongly to the disposal of area of land on Raikes Lane/The Mount in Birstall.

This area of land is enjoyed by local people including children and dog walkers. The land is mainly lawned making it a great place for children to play and includes vegetation and trees providing homes for wildlife. It is a walkway from the local junior schools to the nearby housing estates.

██████████ I am shocked that the council can consider selling off a small yet beautiful little space which provides much pleasure for local people. The wildlife which live and pass through here are often spotted by children on their journey to and from school, including squirrels and a variety of birds. Experiences like these are invaluable for children, yet they can be too easily taken away, as has already happened on other parts of Raikes Lane.

We are lucky to have observed not only the squirrels, but also foxes, hedgehogs, bats, bees and many birds. The sounds of the birds and the wind in the trees give a sense of wellbeing,

██████████ all this will come to an end if it is to be sold off by the council.

I would ask you to consider keeping this small habitat for the sake of the wellbeing of the local people and the wildlife. As a much larger area of land adjacent has already been marked for sale for the development of 70 houses, this area will become even more necessary to keep the additional future residents in the area and provide a habitat for the wildlife. There are many other similar sized spaces in Kirklees which do not have all the benefits this area has to offer which could be sold and used for development.

Yours Faithfully

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Dear Sandra Haigh

I object strongly to the disposal of yet more open green space on Raikes Lane which falls within the conservation area.

This land was marked on the Local Plan as UGS966 Raikes Lane open space.

I don't agree with you selling the land because it has lots of wildlife and nature.

Also I liked to go on the field to play with my friends.

As well as when I look after my friends dog I play ball on the land with them early on or morning. So if you build on it then I don't know where I will take them.

Thankyou for taking time to read this.

Your sincerely,



Map 9: Included and Excluded Areas

Key

- █ Proposed Conservation Area Boundary
- Included Areas
- Excluded Areas

