

About the application

Application number: 2019/93335	
What is the application for?:	Outline application for erection of residential development
Address of the site or building:	Land adj Dathan Tools, Mean Lane, Meltham, Holmfirth, HD9 5RU
Postcode:	

User comments

Type of comment: An objection
Potentially 896 new dwellings in Meltham since 1999 From 1999 to 2009, a total of 625 new dwellings were completed in Meltham (FOI request number 20421). I estimate the number of new dwellings under construction/for which planning permission has already been given, to be 271, bringing the total to 896. This includes all the houses being built on Mill Moor Lane, Colders Lane and the new Barratts development (? 50 dwellings) extending the 88-dwelling plot recently completed. Some of these figures may be duplicated, since planning application numbers are changed when there is a change in its status. Lack of infrastructure - Schools: I am not aware of any new school places being available at the three primary schools in Meltham and Helme. This development of 21 dwellings is conveniently short of the 25 threshold needed to trigger S106 education money. There is no secondary school, and I am not aware of any extra places being provided at Honley High or Holmfirth High. - Health care: I am not aware of any new resources in terms of doctors and dentists to provide for the extra population in Meltham. - Transport: 48 more cars adding to the congestion in Meltham and beyond. We cannot build more roads due to the local topography. Traffic already backs up a good half-mile even mid-afternoon on weekdays on Huddersfield Road at the Meltham Crossroads. Only last week it took me 25 minutes to drive the 3.7 miles from Meltham to Lockwood traffic lights, purely due to high volume of traffic. Clearly this will become even worse once the 215 new dwellings are built in Netherton. Access Access is indicated as solely via Helme Lane. This involves driving a fair way up narrow estate roads on the newly-completed Barratt Homes estate. This appears inadequate, and I have concerns over access for emergency vehicles to the proposed site.

Affordable dwellings

None of the 21 dwellings is designated as affordable on the planning application. According to the Consultation Response dated 02 Jan 2020 from KC Strategic Housing, for this number, 4 should be affordable units. This clearly needs to be adhered to by the developer.

Flooding

Lead Local Flood Authority has objected to this application based on the information given. From my layman's point of view, building new houses on previously vacant green fields not only risks problems of flooding for those properties, but also for the surrounding land as the rain has nowhere to drain.

Climate emergency

Kirklees Council has announced a state of Climate Emergency. Removing trees/building on green fields, plus the exhaust fumes from the extra cars, has a significant impact on air quality.

What guarantees has the developer provided that this development will be zero-carbon?

Section 106 money

Can we in Meltham receive this money before the dwelling-building starts? I believe KMC has "lost" at least £850 000 in Section 106 money owed in the past, due to housing developers apparently going bankrupt before paying the money due.

New Homes Bonus

I believe the final tranche for 2019/2020 has been paid by Central Government to Kirklees, bringing the total to £3,863,449. Thus I understand the need to push these planning applications through. This does not mean, however, that planning applications like this one should be approved until much more detail is provided.