

About the application

Application number: 2020/92331	
What is the application for?:	Outline planning application for demolition of existing dwellings and developmen
Address of the site or building:	Land east of, Leeds Road, Chidswell, Shaw Cross, Dewsbury
Postcode:	

User comments

Type of comment: An objection
<p>Dear Sir/Madam,</p> <p>I am writing to object to this development on the following grounds, on behalf of our household of two adults and one child.</p> <p>I believe that this proposed development will have a considerable negative impact on the conservation of the local natural environment, namely the destruction of green belt land which is a safe-haven for small mammals, birds and insects. It will also destroy the habitats of many other animals, including but not limited to, badgers, foxes, owls, bats and many others.</p> <p>It will have also have a damaging effect on the trees and the local landscape, removing a beautiful green vista, and instead replacing it a variety of different shades of ugly brick, concrete and tile – which will have significant effect on the character and ambience of the area. It is similarly going to remove a great deal of green space away from many local residents – which has been proven to have a poor effect on people's mental health. Similarly, the loss of any local footpaths or rights of way could have a damaging effect on peoples mental and physical health through removing areas for physical recreation. The significant loss of greenbelt land will undoubtedly cause damage to local wildlife, flora and fauna. The proposed development will damage the natural environment or will result in significant loss of trees.</p> <p>Much of the area surrounding this proposed development was built up to the 1970s and the design, appearance and layout that has been planned is completely not in keeping with the rest of the area and will have a significant negative effect on the character of the area. The proposed development is not in keeping with the stylistic context or scale of the local area. The layout and density of the proposed development is inappropriate.</p> <p>Furthermore, the addition of these new houses, businesses etc., will increase the noise pollution for local residents and causing a great disturbance to them. The additional developments also could cause an increase in rubbish and waste which could cause an odour to occur, further decreasing local's quality of life. The proposal will have environmental health impacts such as the use of hazardous materials or ground contamination. The proposed development will have a negative impact on the amenity of all other local properties, through noise, overlooking, overshadowing, smells, light pollution, loss of daylight, loss of privacy, dust, vibration or late night activities.</p> <p>I believe that this planning application should be rejected also in the same vein that</p>

many other previous planning applications have been rejected for developments on green-belt land. This would be in accordance with government guidance and legislation, as well as most Local Authorities policies to redevelop brown-field sites, rather than destroy green belt land. There is a history of rejecting similar developments in the area and I fear approval of this one would create a dangerous precedent meaning that it would be difficult to object to similar proposals in the future. The cumulative impact of the development when considered alongside other development will have an adverse impact on the area. This proposal is an inappropriate development within a green belt.

I also believe that these developments will have a significant negative effect on living conditions - for example, the effect on sunlight and daylight, privacy of neighbours and being overlooked as well as a negative effect on neighbouring properties currently standing. This is because invariably new-build houses are built in extremely close proximity to one another, rather than with air and space in between, to maximise the developer's profit. It stands to reason that these poorly built, claustrophobic and ugly buildings will become the slums of the future. Indeed, this type of housing proposed will not satisfy local housing needs – we need cheap and affordable homes for the local residents, and many of these houses won't meet that need.

I further maintain that the current local infrastructure is unsuitable for the volume of use as it is - with the new development exacerbating this and adding further strain.

Furthermore, the new infrastructure being proposed to be developed is insufficient – 5 access roads to the estate for 2,500+ people seems wildly optimistic, especially when considering the businesses, schools and other local amenities which are planned will add an exponential strain on local utilities. For this reason I think that the new development will have an extremely damaging impact on local highway safety and traffic – and in the short-term from the construction traffic, to the inevitable rat-runs of the development when it is completed, this is a ticking time-bomb until someone is seriously injured, or god-forbid, killed. The development may cause traffic problems such as traffic generation, access or safety problems. The proposal reduces the amount car parking available or provides insufficient parking space itself on the local roads. I also would suggest that there is inadequate drainage being provided, causing an increased flooding risk. In short, local infrastructure is not adequate to service the proposed development.

Indeed the construction itself could cause considerable damage to local public health – through the effects of fumes and the construction process, and I seriously doubt this will have been adequately taken into consideration. Furthermore, when this is taken alongside the loss of such a green and pleasant land, it will lead to a significant step down for many local residents, and this could cause the local housing market and economy to suffer. The proposal will have an economic impact, such as impacting on tourism or on small businesses as many people do go to the surroundings for a 'breath of fresh air' and to enjoy the pleasant landscape. As such, I believe the proposed development includes insufficient landscaping to replace this in any meaningful way.