

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	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I wish to object to the planning proposal for the following reasons:</p> <p>Material Considerations – the current proposals are for outline planning permission, access and demolition of buildings. There are far too many important material considerations are being left to the reserved matters stage of the planning process. For the Strategic Planning Committee to be able to take a fully informed view of this huge proposal, then these material considerations need to be addressed before this stage and the decision making process should be deferred until all these matters have been properly addressed.</p> <p>Lack of Local Support for the Proposals – On 30th October 2022 during the interview for the BCC (Kuenssberg on Sunday), Housing Secretary Michael Gove stated, “new developments should have the consent of local communities.” This proposal does not have the consent of the local community.</p> <p>Loss of Valuable Agricultural Land - The permanent loss of valuable agricultural land at a time when it is crucial for the country to secure and protect our food security. This land is growing crops to feed the nation and should be retained as such. A site specific Agricultural Land Survey needs to be conducted to assess the quality of the land as requested by Natural England.</p> <p>Traffic and Highways Impact -The proposals for traffic management are incomplete and are wholly inadequate and do not address the problem of increased traffic congestion and air pollution for a development of this scale.</p> <p>We have already seen the impact of road works in the vicinity from cumulative housing developments, which has caused chaos. The road plans do not address the issue of major traffic congestion off Owl Lane and Shaw Cross, as well as the motorway junctions and will cause unbearable pressure on the road network. Stationary vehicles backing up will cause pollution and damage to health, particularly children who are vulnerable.</p>	

Net Loss of Biodiversity - The Biodiversity Net Gain report (based on October Ecologist walk-over) claims the development will deliver 10% more biodiversity than in its current state. A previous Biodiversity Net Gain report, based on the exact same conditions, was assessed at 14% Net Loss, it is beyond belief that the same plans increase by 24%? Yorkshire Wildlife Trust Ecologist advised the net loss in 2020 independently.

The permanent displacement of endangered Skylark and Yellow Hammer bird, which would have a regional level impact and on which breed on the land in large numbers. I note that the Ecological Impact Assessment states: "with a development site of this scale, some impacts remain significant, and are very hard to mitigate".

Ecological Impact - The full Ecological Surveys are now years out of date and much more is now known about the rich diversity of the area. I note that this has been 'updated' by one single walk-over by an Ecologist (employed by Land Owner) in October 2022 after a drought. This is totally unsatisfactory and the full survey needs to be completed.

The local community has evidenced unrecorded protected species on site. These species have additional protection in the planning process but are not considered if they are not in the Ecological Surveys. There is evidence of Schedule 1 species: Kingfisher, Red Kite and Barn Owl.

I personally have seen the Kingfisher several times and if the waterways become polluted, which is inevitable on a site this large and to be developed over such a long period of time, it will lose its feeding ground. This is not being considered in the planning process currently.

The development would have a negative impact on the Kirklees Wildlife Habitat Network and local wildlife sites. This is an important link in the wider habitat network.

Climate Change Impact – Kirklees Council declared a 'Climate Emergency' and yet this huge development on open green space and impacting on ancient woodlands would have a huge local impact on climate change – ancient woodlands, green fields and streams contribute to climate resilience and act as a cool zone. Changes to land use affect its health and ability to fight climate change

Loss of Local Amenity - There would be a huge loss of local amenity of an area that brings positive benefits to mental health and there would be a huge loss of a 'green lung' that separates Leeds, Wakefield and Kirklees

Buffer Zones Around Dum Wood and Dogloitch Wood – the proposal fails to allocate a large enough area of protection for land surrounding the ancient woodland in the area, putting both woods and their inhabitants at great risk.

Untold damage to the ancient woodlands of Dum and Dogloitch Woods, these ancient woodlands would dry out and die; there will be huge damage through trampling, with 1,500+ houses it is inevitable that the woods will be used for all sorts of things and is at risk from motor trials bikes, cycles and potential fires – the surrounding buffer proposed has been identified as too small to prevent damage to the Woodlands.

Bats - Bats are crucial to our ecology and have been reported by the Land Owner's Ecologist as having 'no significant activity on site'. However, there have been over 9,000 verified recordings reported of bat calls in and around the two ancient woodlands.

Flood Risk - The site is a major flood risk and floods regularly in heavy rain weather.

Schools Provision - With no secondary school provision in the proposals, schools are already struggling under the pressure of taking new pupils as it is. The schools cannot cope with the extra demand generated if the development is given the green light.