

Address: 9 Carr Hill Road Huddersfield HD8 8NW

About the application

Application number: 2020/92350	
What is the application for?:	Outline application for residential development (Use Class C3) of up to 181 dwell
Address of the site or building:	Land south of, Heybeck Lane, Chidswell, Shaw Cross, Dewsbury
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
Formal Objection to Planning Applications at Heybeck & Chidswell, Kirklees (November 2022) Grounds for Objection 1. Loss and Deterioration of Ancient Woodland • Dum Wood and Dogloitch Wood are listed on the Ancient Woodland Register, designated as Local Wildlife Sites, protected by Tree Preservation Orders, and form part of the Kirklees Wildlife Habitat Network. • Both are irreplaceable habitats, safeguarded under the NPPF (para. 180c) which requires refusal of development resulting in loss/deterioration unless wholly exceptional reasons exist. • Development would divert vital surface and subsurface water away from these woods, threatening their hydrology and ultimately leading to drying, dieback of trees, loss of specialist flora, fauna decline, and increased downstream flood risk. 2. Hydrology and Water Diversion • Springs, streams, and groundwater currently sustain the ancient woodlands, hedgerows, and connected habitats. • Proposed drainage and water management strategies (soakaways, retention ponds, swales) are unsuitable given local geology and former coal workings. • Evidence shows water will be diverted away from the woodlands, with irreversible impacts on biodiversity and soil stability. 3. Biodiversity and Protected Species • The area supports Red Listed and Schedule 1 bird species (e.g., Skylark, Red Kite, Barn Owl, Kingfisher) alongside other Species of Principal Importance. • Surveys used are outdated (2018) and fail to meet CIEEM standards, meaning assessments are unreliable. • Proposed mitigation, such as eked plots, is inappropriate and ineffective as habitat	

- Proposed mitigation, such as skylark plots, is inappropriate and ineffective, as habitat loss cannot be offset by small-scale measures.

4. Flawed Biodiversity Net Gain (BNG) Calculations

- Streams and waterways have been incorrectly categorised as poor, lowering baseline biodiversity values.
- Errors in classification significantly inflate BNG calculations, rendering claims of net gain invalid.
- Ancient woodlands and hedgerows are irreplaceable habitats and cannot lawfully be included in offset or BNG calculations.

5. Climate Change and Natural Capital

- Ancient woodlands provide critical ecosystem services: carbon sequestration, biodiversity protection, flood mitigation, and climate resilience.
- Development would undermine these functions, contrary to NPPF and Kirklees Local Plan policies (PLP28, PLP30, PLP31, PLP33, PLP34, PLP52).

6. Soil and Agricultural Land

- Over 112 hectares of agricultural land (including Grade 3 soils) would be permanently lost.
- Soil is a non-renewable resource (500 years to form 2cm). Removal of soils and associated ecosystems represents a permanent loss of biodiversity and natural capital.

7. Community and Wellbeing

- The countryside and natural environment provide significant benefits for health, wellbeing, and quality of life for the local community.
- These values have been consistently minimised or ignored in the assessments.

Conclusion

- The proposals conflict with national, regional, and local planning policies.
- Environmental Impact Assessments acknowledge that impacts on sensitive species and habitats cannot be fully mitigated.
- Compensation and offsetting proposals are unevidenced, unrealistic, and over-optimistic.
- Once destroyed, the natural capital, biodiversity, and heritage of these sites cannot be restored.

Outline Planning Permission should be refused.