

About the application

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

User comments

Type of comment: An objection

Most of your attached supporting information, 55 files to date, with surveys and assessments, many give reasons why this development is not viable, although small problems are highlighted in each assessment overall add up to a very good reason to refuse this application.

The NPPF guide lines advise to protect and enhance the natural & local environment. I have listed several points from a long list, reasons that the application should be refused from the information published:-

The Traffic Survey, turning counts show an increase in vehicle use on Heybeck Lane and Leeds Road by completion of site A. This would result in extra air pollution, noise and congestion. Also litter would increase. The TRICS report was conducted 2016 but peoples habits have changed since then with an increase in use of vehicles and now well into 2020 there are quite often multi vehicle families.

The Geographical Survey shows evidence of disused mine workings and buildings which need consultations to determine any need for ground suitability and or stabilisation necessary before a planning application can be submitted. The outcome would be an important document for planning applications.

The Flood Risk Assessment state while the site is not at threat from flood it does not mention the ground often has 'standing water' on view and land adjacent to the Hey Beck has the same problem.

This National Problem is highlighted by the NPPF stating it is necessary to reduce the risk elsewhere.

Even with surface drains and permeable surfaces 'run off' would cause flooding along both sides of the Beck and down stream which is marked at risk already.

The Wild life/protected species Survey, Breeding Birds does not mention breeding pairs of wren using the hedgerows earmarked for removal and Red Kite (until recently endangered) in two's and three they regularly fly/sore from east to south west over the site hunting for food. Both of these would be a great loss if the Green Land is used for development.

The Health Impact Assessment to follow NPPF guidelines in creating a sustainable development with any health implications to be considered which hasn't been the case when planning to put an Employment area within metres of dwellings.

The final information attachment AIR QUALITY ASSESSMENT id 818515 when opened is a file for ARBORICULTURAL IMPACT ASSESSMENT & Tree Survey?

Last but not least I was informed that the impact of this development on existing property values is the responsibility of the Developer and compensation should be sought from them. It would be perceived to reduce the saleable potential and value due to loss of view, privacy and noise, light and air pollution. The planned 2 metre fence may reduce noise levels but residents of Leeds Road and Heybeck Lane would be imprisoned in their own home and over looked with 10 metre buildings in the back gardens effectively. This should be addressed by refusing permission to build on sustainable green land.