

About the application

Application number: 2023/93667	
What is the application for?:	Outline application for demolition of buildings and erection of residential deve
Address of the site or building:	Storthes Hall Student Village, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0WA
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Planning Application 23/60/93667/E

261 Dwellings Storthes Hall Park, Kirkburton.

Recently revised National Planning Policy Framework gives councils the power to refuse 'development that is not well designed' The development is not well designed for the following reasons:

The development is wholly unsuitable for the parkland site on the following grounds:

1. Failure to adequately apply re-purposing of some or all of the existing buildings. A low density housing solution linked to increased local /on site employment would deliver a better community solution.
2. The high density of the development fails to consider the rural / parkland location.
3. The type of structures are out of character with the existing buildings on the site
4. Plans fails to objectively consider the impact of a substantial increase of traffic on the woefully inadequate lanes and road junctions leading to and from the site. Not only will daily employment traffic movements increase, the development fails to address increased shopping and leisure demands that will add to daily traffic movements and parking congestion in local villages.
5. Failure to address the need for additional health, and school provision to the already overstretched resources in the area.
6. The development adversely impacts on the protected trees on the site.
7. A development of this size, adding to the already approved plans further to the west of the area will adversely impact on wildlife habitats resulting in a medium to long term degradation of wildlife habitats that are protected under the Wildlife and Countryside Act of 1981
8. A substantial increase in hard surfaces will result in greater and quicker run off thereby impacting on Thunderbridge Dyke, Fenay Beck and the residential and business accommodation adjacent thereto.
9. Pollution from everyday site activities such as car washing, and grass and garden weed killing and fertilising will increase pollution levels in local watercourses. Increasing urbanisation over the past 30 years has already lead to a substantial decrease in the quantity and variety of riverlife in local watercourses. Withholding tanks/reservoirs are only part an answer. Any water discharged from the site should be treated to remove adverse chemicals