

KIRKBURTON PARISH COUNCIL

PLAN NO: 2023/60/93667/E

DETAILS: Outline application for demolition of buildings and erection of residential development (up to 261 dwellings), redevelopment of Lodge Cottage for residential use and associated works

LOCATION: Storthes Hall Student Village, Storthes Hall Lane, Kirkburton

KMC PLANNING OFFICER: David Wordsworth

PARISH COUNCIL COMMENT:

Meeting Date: 15 February 2024

The Parish Council objects to this application on the following grounds:

The application does not accord with the development principles set out under Policy LP73 of the Kirklees Local Plan and disregards the listed site specific considerations.

Destruction of Little North Spring Wood and other protected trees: Little North Spring Wood is the largest area of wildlife habitat within the site and is protected by TPO 17/89/w1. The wood is an attractive landscape feature and screens the student village site from the houses opposite on Storthes Hall Lane. The footpath through the wood provides access to the student village site and woodland beyond. The development proposal threatens the destruction of the wood and would also result in the significant loss of other protected trees across the site, most notably those covered by TPOs 17/89/a6 and 17/89/a8, which were retained through the development of the student village.

Site capacity, housing volumes and lack of affordable and social housing:

Kirklees Local Plan Policy LP73 gives an indicative capacity of 505 dwellings. The proposed development exceeds this by more than 10% (adding 261 to existing permission for 300 dwellings plus care home on the adjacent part of the site). This volume of housing is not compatible with retaining important features of the site nor its Green Belt situation.

The application includes no affordable, social or starter home provision.

Loss of access to public transport, car dependency and traffic impacts: The proposed development would result in the loss of local bus services (398/399) which provide regular services between Storthes Hall and the centre of Huddersfield, stopping close to major supermarkets at Waterloo. These services are currently used by local residents on Storthes Hall Lane as well as students.

It would also result in more than doubling the existing parking provision from 250 car spaces to 550. With an additional 300 car parking spaces, the traffic generated is likely to be far in excess of the projected 156 trips at the morning peak. Residents on Storthes Hall Lane as well as those on the main routes through Farnley Tyas, which will be used as a 'rat run', are likely to be exposed to increased road traffic.

The traffic generated exceeds the capacity of the junction of Storthes Hall Lane and Penistone Road (A629). The traffic assessment fails to reflect the difficult layout of this junction and congestion at peak hours.

Demolition of heritage buildings: Despite the successful repurposing of what is currently the reception / shop building and 'The Venue' as part of the student village development, the current application would see both of these historic buildings demolished.

Biodiversity metric calculation document: It is not possible to read or make out the content of this document and its maps. Most of its 1941 pages are blank.

Statement of Community Involvement: The leaflet drop to local residents took place on 8 December 2023. The application is recorded as being received by the Kirklees Planning Services on 12 December 2023. There has been no direct engagement with the local people likely to be affected by the proposed development.

Relationship with neighbouring MDGB1 development: This application not only fails to reflect the considerations spelt out under Local Plan Policy LP73 it has also been developed with little reference to development, which has been granted permission on the other part of the MDGB1 site. It includes no measures to mitigate additional peak hour traffic, unlike the adjacent retirement home development.

Given the significance of this application, the Parish Council would like to request that it is decided by the Planning Committee.

Angela Royle
Clerk to the Council