

About the application

Application number: 2023/93667	
What is the application for?:	Outline application, including the consideration of access for vehicle into the
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

Application 2023/93667

The current proposal (261 units) together with the already approved retirement village (300 units) and exiting dwellings in the area will create a village the size of Highburton. (621 Dwellings – refer National Statistics).

Highburton has 4 significantly easier to negotiate means of egress whereas the development at Storthes Hall has only 2 (the east and west ends of Storthes Hall Lane), with the eastern end on to Penistone Road being particularly hazardous.

600+ dwellings in a rural location indicates :

1200+ vehicles

500+ (based on 261x avge 2 per household) children travelling to school at peak hours.

300+ travelling to work

The current proposals re Thunderbridge Dyke/Fenay Beck bridge and access to Penistone Road are totally inadequate to meet future traffic and pedestrian movement needs. A point admitted ,in part, by the applicants ('half sized SLOW markings to mitigate the reduced width' {of the slope down from the bridge to Penistone Road}).

Accordingly the current application should be refused.

Encouragement should be given to the developers of both sites to put forward a viable solution that would improve the Penistone Road/Storthes Hall Lane junction without need for any contribution from the public purse.

In respect of the overall application :

Application 98/60/93583/E6 for a mixed use project on the Storthes Hall site was refused by Kirklees MC quoting the following grounds (summarised) :

- The proposals were not considered sustainable in so far as they did not provide for measures to minimise the use of the private car.
- The proposals would require additional expenditure by the public sector { Storthes Hall Lane and Penistone Road improvements, schools, medical facilities etc.}
- The proposed Penistone Road/ Storthes Hall Lane junction was not considered suitable to accommodate additional traffic movements.
- The road proposals would prejudice the amenity of the adjoining residents.
- The local road network through Farnley Tyas and Almondbury was considered unsuitable to accommodate the increased traffic.{roads towards the Holme Valley are certainly not suitable}
- The proposals would harm the rural character of the area – an area of High Landscape Value.
- The development would have adverse consequences for visual amenity and the character of the area.

Given the additional planning approvals granted in the area since 1998 the situation can only be regarded as being made worse by the current proposal and the Council should refuse the application for 261 dwellings in this rural location.

A mixed use, environmentally acceptable scheme, utilising and adapting the existing buildings would deliver a much more acceptable solution.