Address: 21 Mason Court Huddersfield HD4 5NE

About the application

Application number: 2024/92614	
What is the application for?:	Variation and removal of conditions 4 (access works), 8 (Blackmoorfoot Road impr
Address of the site or building:	Land off, Blackmoorfoot Road and Felks Street, Crosland Moor, Huddersfield, HD4 7AD
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

Dear kirkless planning authority,
I am writing to formally appeal the decision to grant planning permission for outline application 2020/92546, for the development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/C3) with a doctor's surgery of up to 350 sq m (Use Class D1); up to 500 sq m of Use Class A1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works.
My appeal is based on several key concerns, which I will outline below:
* Traffic and Congestion:
* The proposed development will significantly increase traffic volumes on Blackmoorfoot Road and Felks Stile Road, already heavily congested during peak hours. This will lead to increased journey times, delays, and air pollution.
* Inadequate traffic management measures have been proposed, and the existing road infrastructure may not be able to cope with the additional traffic load.
* The development will generate a large number of car trips, exacerbating existing congestion and safety issues in the area.
* Loss of Right to Light:
* The development will result in the loss of light for existing properties in the vicinity, particularly those located to the south and west of the site.
* Reduced sunlight can have a significant impact on the quality of life of residents, affecting their mental and physical well-being.
* The loss of light can also reduce property values.
* Dust and Noise Pollution:
* The construction phase of the development will generate significant dust and noise pollution, affecting the health and amenity of residents.
* Dust can cause respiratory problems, particularly for those with allergies or asthma.
* Noise pollution can disrupt sleep, reduce productivity, and increase stress levels.
* Environmental Impact:
* The development will have a negative impact on the local environment, including the loss of green space and biodiversity.
* The development will also increase the demand for resources, such as water and

* The development will also increase the demand for resources, such as water and energy, which could strain local infrastructure.
* Insufficient measures have been proposed to mitigate the environmental impact of the development.
* Impact on Property Values:
* The development is likely to have a negative impact on the value of existing properties in the area.
* Increased traffic, noise, and pollution can reduce the desirability of properties, leading to lower property values.

Relevant Laws and Regulations:

In considering this appeal, I would like to draw the Planning Authority's attention to the following relevant laws and regulations:

* The Town and Country Planning Act 1990
* The National Planning Policy Framework
* The Environmental Protection Act 1990
* The Highway Code
* The Noise Pollution Control Order 2005

Conclusion:

I believe that the proposed development does not comply with the requirements of the National Planning Policy Framework and should be refused planning permission. The development will have a significant negative impact on the local community and the environment, and I urge the Planning Authority to uphold this appeal.

I would be happy to provide further information or evidence in support of my appeal.

Yours faithfully,

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