

Address: 3, STUBLEY FARM ROAD, HECKMONDWIKE, WF16 9DD

About the application

Application number: 2025/91531	
What is the application for?:	REVISED AND ADDITIONAL INFORMATION RECEIVED, AND REVISED DESCRIPTION: Demolition
Address of the site or building:	land off, Leeds Road, Heckmondwike, WF16 9DB
Postcode:	WF4 5RA

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
I am writing to formally object to the above planning application for the construction of 49 dwellings on land to the rear and side of my property. My objection is based on the following material planning considerations, with particular regard to the Kirklees Local Plan and the National Planning Policy Framework (NPPF). 1. Impact on Ecology and Biodiversity (Local Plan Policies LP30 & LP31) The application site currently supports local wildlife, including birds, small mammals, and other species that rely on this undeveloped land as habitat. The proposed development would result in a significant loss of biodiversity and fragmentation of habitat. I am concerned that the application does not adequately demonstrate measurable biodiversity net gain, nor does it provide sufficient ecological mitigation in line with Policy LP30 (Biodiversity and Geodiversity) and LP31 (Trees, Woodland and Hedgerows). The loss of green space conflicts with the council's duty to conserve and enhance the natural environment. 2. Loss of Privacy and Residential Amenity (Policy LP51) The proximity, scale, and layout of the proposed dwellings would result in overlooking and a significant loss of privacy for my home and garden. This is contrary to Policy LP51 (Design Principles), which requires development to safeguard the amenity of existing residents. The introduction of multiple properties adjacent to my boundary would create an unacceptable sense of enclosure and materially harm the enjoyment of my property. 3. Noise and Disturbance (Policy LP51) Both the construction phase and the long-term occupation of 49 new homes will lead to a substantial increase in noise levels. Construction activities, including heavy	

to a substantial increase in noise levels. Construction activities, including heavy machinery and vehicle movements, will cause prolonged disruption.

Post-development, the cumulative impact of additional households, traffic, and general activity will permanently alter the quiet character of the area, conflicting with the requirement to protect residential amenity under Policy LP51.

4. Traffic Generation and Highway Safety (Policy LP17)

A development of this size will inevitably generate a significant increase in vehicle movements. Local roads are not designed to accommodate this level of additional traffic, and this raises concerns regarding congestion, road safety, and pedestrian welfare.

Policy LP17 (Highways) requires that development proposals ensure safe and suitable access for all users. I do not believe this has been satisfactorily demonstrated.

5. Pressure on Infrastructure and Services

The proposed development will place additional strain on local infrastructure, including schools, healthcare services, drainage systems, and utilities. There is insufficient evidence within the application to demonstrate that existing infrastructure can support this increase, or that appropriate mitigation measures will be secured.

6. Character and Density (Policy LP1 & LP51)

The scale and density of 49 dwellings is out of keeping with the established character of the surrounding area. The proposal represents overdevelopment of the site and risks eroding the visual quality and spatial character of the neighbourhood, contrary to Policies LP1 (Achieving Sustainable Development) and LP51.

Conclusion

For the reasons outlined above, I strongly object to this planning application. The proposal fails to adequately address its impacts on biodiversity, residential amenity, highway safety, and local character, and is therefore inconsistent with key policies of the Kirklees Local Plan and the NPPF.

I respectfully request that Kirklees Council refuse this application. Should the council be minded to approve it, I ask that these concerns are fully addressed through meaningful amendments and robust planning conditions.