

## About the application

Application number: 2025/91616	
What is the application for?:	Erection of concrete plant
Address of the site or building:	Upper Bankfield Mills, Almondbury Bank, Almondbury, Huddersfield, HD5 8HF
Postcode:	HD5 8HF

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input checked="" type="checkbox"/> Yes
<p>I write to object to the above application. I am a resident of Smithy Lane, living in the area and using road daily for walking. The proposal would introduce an industrial concrete batching operation into a predominantly residential setting served by a narrow, sloping local road network that is already at or near capacity at peak times. In my view the scheme fails to demonstrate safe access, adequate environmental control, or compliance with Local Plan policies on amenity, pollution, and compatible land use. I therefore respectfully ask the Authority to refuse permission.</p> <p>2. Executive summary of planning harms</p> <ul style="list-style-type: none"><li>• Highway safety risk: Access roads are substandard in width; gradients and limited visibility compound conflict with Heavy Goods Vehicles (HGVs) delivering aggregates and removing concrete. No robust swept-path, gradient, or cumulative traffic assessment has been supplied.</li><li>• Residential amenity: Likely significant noise (mixers, loading shovels, reversing alarms), vibration on the slope, and disturbance from early/late operating hours.</li><li>• Air quality &amp; dust: Cement dust, aggregate handling, and increased HGV traffic threaten local air quality; no clear dust management or monitoring framework.</li><li>• Water pollution risk: Concrete wash water is highly alkaline. On sloping ground there is an obvious pathway to surface drains / watercourses unless fully contained.</li><li>• Land stability: The site sits at the point where the hillside begins to rise/fall; foundations, stockpile loading, and vehicle braking on gradient could affect slope stability without proper geotechnical assessment.</li><li>• Lighting &amp; out-of-hours disturbance: Industrial security / process lighting would introduce intrusive glare into a currently low-illumination residential edge.</li></ul> <p>The proposed access lies where the hill begins. Vehicles approaching uphill must build revs; those descending carry weight and momentum. Stopping distances increase on downhill grades, and hill-starts by heavy lorries risk rollback in close proximity to homes, parked cars, and pedestrians. Given the industrial nature of batching (concrete in cement deliveries, wet loads out, return wash out), the application</p>	

(aggregates in; cement deliveries; wet loads out; return wash-outs), the application should be supported by a full Transport Assessment including traffic generation forecasts, swept-path drawings for the largest design vehicle, junction capacity analysis, gradient considerations, and a routing strategy that avoids unsuitable residential streets. None has been provided to a professional standard.

Planning test: National policy states that development should be refused on transport grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. On the information before us, that test is met.

Concrete batching involves: aggregate deliveries and tipping; cement silo charging; conveyor and mixer operations; loading of mixer trucks; reversing alarms; and occasional maintenance plant. In quiet residential streets these are not incidental background sounds. Without acoustic modelling referenced to existing background levels (LA90) and predicted operational noise (LAeq, LAFmax at façades), the applicant cannot show that amenity will be protected.

Please note that time of day matters: A 07:00 start may coincide with school preparation, sleep-sensitive households, and shift workers. Weekend operations would erode residential amenity further.

Where vibration could be transmitted downslope—through loaded plant bases, vehicle braking, or compacted aggregate pads—this should be assessed, particularly for older dwellings or those with shallow foundations.