

Address: 38 Station Road Holmfirth hd9 4nl

About the application

Application number: 2025/91770	
What is the application for?:	Outline application for erection of residential development (5 dwellings)
Address of the site or building:	Land off Station Road, Meltham, HD9 4NL
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>1. Impact on Wildlife and Protected Species</p> <p>The proposed site is home to a range of wildlife, including a known population of bats, which are frequently observed roosting and foraging in the trees at the rear of the site. As you are aware, bats are a protected species under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. Any development with the potential to affect bat habitats must be informed by an appropriate ecological assessment conducted by a qualified professional. To date, no such survey appears to have been submitted or made available as part of this planning application.</p> <p>In addition to bats, the area supports a wide variety of birds, hedgehogs, newts, and other small mammals whose habitats would be directly threatened by construction and long-term urbanisation. The loss of this biodiverse environment would represent a significant ecological setback for the local area.</p> <p>2. Access and Traffic Safety Concerns</p> <p>The proposed development raises major concerns</p> <p>Access to the site is via narrow residential roads that are not designed to accommodate construction vehicles or the increased traffic that would follow development. This presents a serious risk to pedestrian safety, particularly for children, elderly residents, and other vulnerable groups.</p> <ul style="list-style-type: none">• A structurally weak bridge, which was temporarily reinforced for a previous development, lies on a non-adopted road and is not referenced in the current application. Who will bear responsibility for its maintenance and safety during and after the construction phase? Will the developer be held accountable for any necessary structural repairs or reinforcement due to increased load-bearing use?• The application appears to omit details regarding easement rights for access via Station Road. Can it be confirmed whether appropriate access rights have been legally granted?• The construction phase would require the use of large machinery and site clearance equipment, which would need to pass in close proximity to existing homes and	

equipment, which would need to pass in close proximity to existing homes and gardens, many of which are used by young children. The site also features steep gradients and tight turns, raising further safety concerns for vehicles entering and exiting the proposed area.

The current levels of congestion on Station Road are already problematic. The introduction of construction traffic and additional residents would only compound this issue

3. Noise, Dust, and General Disturbance

The development is likely to generate considerable noise, dust, and disruption over an extended period. Many residents in the area work from home and would be adversely affected by this intrusion into an otherwise quiet residential setting.

Beyond construction, increased occupancy will result in higher levels of noise and strain on public infrastructure, including parking, roads, and refuse collection.

4. Loss of Visual Amenity and Privacy

The proposal would dramatically alter the existing character of the area, replacing a green and open vista with new roads and housing. This change will diminish the area's visual amenity and may negatively affect the mental wellbeing of residents who currently enjoy the natural view. Further concerns arise increased traffic movement and headlight glare impacting existing homes.