

Address: 51 Bishops Way Holmfirth HD9 4BW

Search application details

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

This outline application for 5 houses must be rejected for reasons including the following:

1) there are already 11 new houses on Station Road. Not all have yet been sold. Clearly an additional 5 houses would bring the total to 16.

2) there is no mention in the planning application of a Section 106 agreement. This is triggered by a development of 10+ new houses.

A Section 106 agreement covers:

- Public Open Spaces
- Affordable Housing
- Highways / sustainable transport
- Education
- Miscellaneous

The argument that this is not applicable because the current 11 new houses are (deliberately ?) 2 separate applications (7 + 4) does not hold water, because the KMC Planning Policy states that the 10+ house trigger applies even if the sites are developed "incrementally".

The Kirklees Local Plan requires 20% affordable housing on all qualifying developments of more than 10 dwellings. Smaller land parcels on one site developed incrementally will also need to provide affordable housing if the overall site capacity is more than 10 dwellings.

On a site of 16 houses, there must therefore be 3 affordable houses. Certainly none of the current 11 houses is "affordable housing"; from the submitted application, none of the proposed 5 more houses can be classed as affordable either.

3) as far as I know, this land is not allocated for housing on the Local Plan.

4) I know the brownfield site on Royd Edge Dyeworks has now been built on. I am unable to find online any more brownfield sites in the Meltham area, but I am sure building 5 more houses is not the best use of this land so close to Meltham Greenway.

5) Despite the positive report submitted by Highways, I believe the junction of Station Road with Huddersfield Road is already dangerous, and will be more so with the addition of potentially 10 more cars.

6) the usual problems of no new investment in infrastructure which is burdened by the increasing population in Meltham (and which should thus be funded from the resulting increase in Council Tax revenue to KMC) : no more school places in or close to Meltham, no more doctors or dentists, no more recreation facilities, no more car parks, more demand on the already struggling water supply.