

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?	Yes
<p>I am writing to object to planning application 2025/91770, which proposes the development of five dwellings on land off Station Road, Meltham. I reside at Station Road, which is directly affected by the proposed development. My objection is based on the following material planning grounds:</p> <p>1. Access and Traffic Safety Concerns The only access to the site is via a narrow, single-track section of Station Road that includes a blind bend. This already presents a hazard to drivers and pedestrians, especially in poor weather or low visibility. The road is not suitable for the increased traffic that five new dwellings would generate.</p> <p>Crucially, no traffic impact assessment appears to have been submitted, so there is no evidence that access and road safety have been adequately considered. This omission is highly concerning, given the site's constraints.</p> <p>2. Loss of Privacy and Residential Amenity The proposed dwellings will have direct lines of sight into the upstairs rooms of nearby existing homes, including mine. This represents an unacceptable loss of privacy for current residents.</p> <p>Additionally, the development would introduce more noise, light pollution, and general disturbance, reducing the peaceful character of this part of Station Road and impacting residential amenity.</p> <p>3. Road Safety and Junction Concerns The development is close to the junction at Station Road and Huddersfield Road, which already has poor visibility difficult access. The extra traffic would increase congestion and raise the risk of accidents. There are no proposed improvements to mitigate this risk.</p> <p>4. Risk of Subsidence</p>	

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The area has a history of underground mining activity and is situated on clay-rich soils, both of which pose a significant risk of subsidence. There is no geotechnical assessment included with the application to demonstrate that these risks have been considered or addressed. This could pose a danger to both the new dwellings and existing properties, including mine as well as the historic Greenway .

5. Drainage and Flooding

This part of Meltham is already prone to surface water drainage issues, and the proposed development would increase impermeable surfaces, worsening runoff. There is no sustainable drainage system (SuDS) strategy provided, nor is there any assurance that the current drainage infrastructure can cope with the added demand.

6. Environmental Impact – Wildlife and Trees

The site includes established trees and green space which are important habitats for local wildlife. The application is lacking an ecological survey or tree protection plan. This development would result in habitat loss and negatively affect biodiversity in the area, contrary to national and local environmental policies.

Conclusion:

The proposed development is unsuitable for this location due to serious concerns regarding access safety, loss of privacy, ground instability, drainage, and environmental impact. I urge Kirklees Council to refuse application 2025/91770.

Thank you for considering my objection.