

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
Public Objection – Planning Application 2025/91770	
<p>I wish to formally object to this planning application on the following material planning grounds. Despite amendments, the proposal remains unsafe, environmentally harmful, and unsuitable for this highly constrained location.</p>	
<p>1. Unadopted Road & Structurally Weak Bridge</p> <p>The entire development relies on an unadopted private road and the use of Harewood Bridge, which has never been structurally assessed by the Council. Previous development required temporary reinforcement to permit HGV access. There is still no structural report, load assessment, strengthening scheme, or clear legal responsibility for future maintenance. Approving this development without these matters being fully resolved would expose residents, emergency services and future occupiers to unacceptable risk.</p>	
<p>2. Highway Safety – Council Does Not Support the Access</p> <p>Kirklees Highways confirm that they cannot support this application with access. The access route remains substandard, with the first section only around 3m wide, no guaranteed passing places, boundary walls forcing vehicles into the centre of the carriageway, and a public footpath running directly along the route. All construction traffic, resident vehicles, refuse collection and emergency access would be forced onto this unsuitable private road.</p>	
<p>3. Emergency & Fire Risk</p> <p>The development would be served by a single narrow, winding, elevated access route over a structurally unverified bridge, with no alternative emergency access. Any obstruction would completely isolate the site. This presents a serious risk to public safety and emergency response.</p>	

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4. Gas Main Safety Hazard

An 8" medium-pressure gas main runs through the site with a no-mechanical-dig exclusion zone. The access and utility routes pass dangerously close to this infrastructure. No independent gas safety or risk assessment has been provided. This is a significant unresolved public safety issue.

5. Drainage & Flood Risk Not Resolved

The Lead Local Flood Authority has only provided conditional support and confirms that the drainage calculations are technically incorrect and require redesign. On a steep site close to a watercourse, drainage failure would pose a real risk to neighbouring land, Station Road and the bridge itself. This risk remains unresolved.

6. Ecology, Wildlife & Biodiversity Net Loss (Legal Breach)

The Council's ecologist confirms that the site affects bats, birds, badgers, hedgehogs, reptiles and amphibians, with Local Wildlife Sites and woodland within the Zone of Influence. Invasive species are present and pollution controls for the nearby watercourse are required. Most critically, the development currently results in a Biodiversity Net Gain deficit, placing it in direct conflict with Schedule 7A of the Town and Country Planning Act 1990 (as amended). This is a stand-alone legal reason for refusal unless fully resolved.

7. Residential Amenity & Privacy Harm

The amended layout still results in elevated access roads, overlooking, headlight glare, noise, and loss of privacy for neighbouring homes. This fails to meet the standards of the Kirklees Housebuilders Design Guide SPD and would cause unacceptable harm to residential amenity.

8. Overdevelopment of a Severely Constrained Site

This site is heavily constrained by steep land levels, protected trees, gas infrastructure, drainage uncertainty, biodiversity impacts, an unadopted access road, a public footpath, and a structurally weak bridge. Forcing five dwellings onto this land represents clear overdevelopment of a site that is demonstrably unsuitable for this intensity of use.