

Address: 38 Cockley Hill Lane Huddersfield hd5 0hh

About the application

Application number: 2025/92234	
What is the application for?:	Variation of condition 2 (plans) on previous permission 2021/92527 for erection
Address of the site or building:	land off, Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 0HH
Postcode:	S9 1XE

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>38 Cockley Hill Lane Kirkheaton Huddersfield HD5 0HH 01/10/2025 Dear Sir/Madam Reference 2025/92178 Application number 2025/70/92178/W Land off Cockley Hill Lane Kirkheaton HD5 0HH Erection of 54 dwellings I wish to put forward my objection to the proposed development at the above site as follows. This development will have a detrimental effect on the current outlook, privacy and a visual impact due to the close proximity and density of dwellings planned. It will not be in keeping with the existing neighboring properties as the proposed layout does not appear to use stone instead states a cheaper less natural alternative will be used. The appearance will be of a modern design therefore would change the current rural setting into a housing estate. Our homes are not directly overlooked or within a close distance to any other property which enables us to have an aspect of privacy, tranquility, unspoilt views and an appreciation of living here. Yetton news (the community magazine) for Kirkheaton residents have a photograph of this land on their front cover and website this was obviously chosen to portray and represent Kirkheaton village as residents new and old see it as an unspoilt peaceful nature spot as the heart</p>	

village as residents new and old see it as an unspoilt peaceful nature spot as the heart of the village. Denoting hundreds of years of history as well as use of the current amenities has to offer. The land at the moment is to provide local walks. How many more areas in Kirkheaton can you see this as well as appreciate the wildlife such as the sound of pheasants, duck and fox families and bats, owls and deers which are rare and endangered species. These precious moments in life would be taken away forever due to the noise and disruption of this permanent change of use. This proposed development is unacceptable as it would create a loss of view, destroy the focal point and heart of Kirkheaton and would have a great impact on residents.

There are alternative sections of land available in and around the surrounding area. In the past the proposed site has been used for mining, from this type of industry dangerous gasses, pollution and contamination from the ground have been produced and also this will be structurally unsafe and going ahead with the construction will have a harmful impact on the environment.

Water drainage is an issue as many of the properties have a natural soakaway which enters the proposed site and travels 10 metres. The site is on a hill and subject to waterlogging and it becomes very boggy. Due to recent environmental studies water tables are rising there any further development would have a severe impact on localized flooding affecting residents in the immediate surrounding area.

Access to this proposed development would prove to be extremely dangerous to vehicles and pedestrians; any changes to the current layout would affect highway safety. Subject to contrary

Cockley Hill Lane is a major shortcut to the M1 motorway. Other vehicles use this to cut down their journey times as a vast amount to traffic. Also due to the fact that this is a narrow road with parked cars on either side of the road precise care has to be taken at all times. The position of the entrance and exit into the development ie being on an uphill and a bend would prove to have minimal visibility as well as the speed could cause unnecessary risks when moving off.

Therefore I don't consider the proposed position of the entrance acceptable.

I believe this development would impact this community greatly due to the lack of current services to Kirkheaton i.e. doctors and dentists would not be able to provide places for

these

numbers as the NHS is stretched to way beyond its limits at the moment. The dentist wasn't taking on new patients and the doctors surgery appears to be running on a locum basis.

In conclusion I totally object to this proposed development in its entirety.