

About the application

Application number: 2025/92327	
What is the application for?:	Erection of 4 dwellings (within a Conservation Area)
Address of the site or building:	Land adjacent to, 185, Woodhead Road, Holmbridge, HD9 2NW
Postcode:	HD9 3TP

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 strongly object to the planning application for four houses in the conservation area at the above address, based on the following material planning grounds supported by relevant national and local planning policies:</p> <ol style="list-style-type: none">1. Harm to the Conservation Area<p>The proposed development is significantly out of scale and character with the surrounding conservation area. The NPPF requires that development within conservation areas must preserve or enhance their character and appearance. The scale and density here will erode the historic and visual qualities that the designation is meant to protect.</p>2. Loss of Trees and Green Space<p>The proposal involves the removal of established trees that currently provide natural screening, improves air quality, and mitigate traffic-related pollution. Their removal would not only damage the visual amenity of the conservation area but also reduce biodiversity and environmental resilience.</p>3. Impact on Wildlife and Biodiversity<p>The site provides a habitat for local wildlife, including protected species. i.e. bats</p><p>The River Holme is protected under the Wildlife Countryside Act 1981 and Conservation of Habitats and Species regulations 2017. In the event that development proceeds it would destroy a variety of wildlife habitats, which conflicts with planning policies that seek to protect and enhance biodiversity.</p>4. Highway Safety and Parking Pressure<p>The road already suffers from congestion and limited on-street parking. The addition of four new houses would exacerbate these problems, creating safety issues for pedestrians and road users. The lack of adequate off-street parking provision is unsustainable and contrary to planning guidance on highway safety.</p><p>NPPF guidance emphasizes that developments must not compromise highway safety, and should provide adequate off-street parking and circulation (via design and place</p>	

and should provide adequate on-street parking and circulation (via design and place-making standards).

5. Infrastructure and Flooding Concerns

The local drainage system is already under pressure. The introduction of four additional dwellings would increase surface water run-off, heightening the risk of flooding. The proposal does not adequately demonstrate how these infrastructure concerns will be addressed.

6. Procedural Deficiency: Lack of Resident Notification

I understand that local residents have not been properly notified, which is a failure to follow required Council procedures regarding community engagement.

This undermines transparency and public participation as outlined in the NPPF, which promotes neighbourhood planning and local accountability in development decisions.

Conclusion and Request

In light of the considerations above:

The development fails to preserve the conservation area.

It threatens irreplaceable natural assets and fails to commit to BNG.

It risks worsening flooding and congestion, without proper mitigation.

And crucially, the failure to adhere to notification procedures undermines the fairness of the planning process.

For these substantial planning reasons, I urge the Council to refuse planning permission.