

Address: 192 Woodhead Road Holmfirth HD9 2NL

## 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?	No
<p>Objection to Planning Application 2025/62/92327/W</p> <p>Dear Planning Officer / Planning Committee,</p> <p>I wish to object to the proposed development of four dwellings within the conservation area on Woodhead Road HD9, for the following reasons:</p> <p>1. Harm to the Conservation Area</p> <p>The site lies within a designated conservation area, where Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to preserve or enhance the character and appearance of the area. The introduction of four new dwellings will not preserve this character but instead introduce a form of development that is out of keeping with the historic townscape. This conflicts with the National Planning Policy Framework (NPPF), paragraph 206, which requires great weight to be given to the conservation of heritage assets.</p> <p>2. Loss of Trees, Habitat and Green Space</p> <p>The proposal involves the removal of mature trees and valuable green space, which currently serve as important wildlife habitat, including for legally protected species such as bats (protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017). This loss would also undermine the biodiversity net gain requirement in NPPF paragraphs 179–182. Furthermore, the green space sequesters carbon and improves local air quality, in direct support of the Council's own climate emergency commitments.</p> <p>3. Strain on Infrastructure</p> <p>The local Victorian sewage system is already under considerable strain and lacks capacity to accommodate additional development. This conflicts with NPPF paragraph 20, which requires planning to support the provision of infrastructure necessary for sustainable communities. Additional pressure on utilities will only compound this issue.</p> <p>4. Highways Safety and Parking</p> <p>The site lies on a busy main road where existing on-street parking has already reduced the carriageway to a single lane. This creates congestion, safety concerns, and conflicts with NPPF paragraph 111, which states that development should only be prevented on transport grounds where there would be an unacceptable impact on highway safety. Additional dwellings will increase vehicle movements and exacerbate</p>	

highway safety. Additional dwellings will increase vehicle movements and exacerbate risks to pedestrians, cyclists, and motorists, while also adding to the pressure on already inadequate parking provision.

#### 5. Housing Need and Affordability

NPPF paragraph 62 stresses the importance of providing a range of housing, including affordable housing, to meet the needs of different groups within the community. The proposed dwellings are unlikely to provide affordable housing for local young people and families, instead contributing to the supply of high-value homes that do not address the real local housing need. This conflicts with both national and local housing policy priorities.

#### Conclusion

In summary, the proposal would cause harm to the conservation area, biodiversity, and local infrastructure, while worsening traffic safety and parking problems. It also fails to provide housing that meets the needs of the community. For these reasons, the application is contrary to the NPPF, the Planning (Listed Buildings and Conservation Areas) Act 1990, and relevant Local Plan policies.

I therefore respectfully request that this application be refused.

Yours faithfully,

192 Woodhead Rd