

Address: 8 Moss Edge View Holmfirth HD92HY

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
Objection to planning application 2025/62/92327/W	
<p>Firstly the application is being made in a conversation area in an area of green land, this is grounds enough to block the application.</p> <p>The loss of biodiversity and green space is a significant concern. The ecological report estimates a loss of biodiversity at 75%, it also cites that there are import bird species living in the area, notably barn owl and kingfisher which the report cites as not being seen in the area of the planned development. As a local resident and can attest to seeing both species in the immediate area of the planned development. If the development were to go ahead it will cause permanent and irreparable loss of precious green space and natural habitat, which would aid the recovery and success of important species.</p> <p>The environmental impact of such a small development can also not be underestimated. The planning cites LED lights, low energy showers and limited utility goods to mitigate C02 emissions created in building work. These will be in insignificant given the amount of earth work and ground work that will be required according to the plan, let alone the construction work. The C02 emissions of quarrying, transportation and carrying out the ground work for the foundations have not been considered. Secondly to carry out the development the earthworks required to build the foundations would will certainly result in run off and pollution into the river, causing pollution down stream. This combined with damage that would be caused to the bank by machinery and surrounding area which will certainly be greater than anticipated and planned for. Despite planning sighting minimum impact I have little confidence that this would be a priority of contractors carrying out any construction work certainly resulting in a much large impact than any surveys or plans suggest. Finally the noise created during construction will have a negative impact on local residents, the noise from current building work is considerable and this is takeing place further from my home than the proposed plans.</p>	

The development is suggested on an already congested road, with a steady flow of traffic from the A628 the main route between SHEFFIELD and MANCHESTER and a cut through when the motorway is busy. The road surrounding the planned development is regularly double parked or reduced to one lane of traffic. The area immediately in front of the proposed development is directly opposite an area of road that is permanently reduced to a single carriageway because of parked vehicles. The road is hard to navigate due to its winding nature and parking along it and has a number of places where it is blind. Short term any building work would cause significant disruption to local residents due to increase in construction traffic, blocked roads and residents in the immediate vicinity likely having to move vehicles to allow construction to take place. This will impact the wider community and cause parking issues and tensions between residents and inconvenience. This already regularly occurs at the weekend when local football and cricket teams play, with cars parking on top of junctions, creating road safety issues, the suggested development will only exacerbate this during construction and into the future. Secondly it will pose a danger to pedestrians and cyclist who will have to navigate a narrow road whilst construction machinery is working on a steep and narrow piece of land above a river next to a narrow road. Further more the plans are for three bedroom homes with two parking spaces, thus a parking for eight vehicles, this assumes two adults residing at the property. Three bedroom homes will on the balance of probability be bought by young families or those wishing to start a family, thus in twenty years time, will likely have four adults residing. Each adult in the building will have a vehicle and so there will be sixteen additional vehicles, four per house. This as previously mentioned, is an already congested area and will add significant pressure and there simple is not the space for an additional eight vehicles (eight vehicles that will result from children grown up in addition to the eight planned parking spaces. The future impact of this not only for road safety and congestion have not been considered. Let alone consideration for the impact on the local character of the area and impact on residents.

The development will also negatively impact on the local character of the area, firstly the development is not in keeping with the surrounding buildings and will create an obvious divide and split in architectural design and character. A development will enclose the road removing an area of nature. Secondly it will remove an area a green space that is rare along Woodhead Road with much of the area already developed and built on.

Finally I cannot understand why a greenfield area is being considered for development, particularly when there are brown field sights that stand unused and the proposed development offers only four new buildings. The loss of nature and impact on the local area far outweighs the positive benefits of additional homes which are required to solve the national housing shortage. Counter to this the suggested development are not going to benefit those who need housing, these are not first time buyer homes. Further to that point the area has a large number of homes which are for sale and seem to sit unsold for a significant time, additional homes of the size suggested are only going to add to this glut.

The planned development should not be approved given the negative impact on nature, the pollution it will cause. The negative impact to residents and character to the area and negative impact it will have on road safety in the short and long run.