

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 wish to object to the planning application on various grounds.</p> <p>1. Harm to a Conservation Area - the proposed development is in a designated conservation area, and the plan shows that the development would be out of character and scale with the surrounding conservation area. The NPFF requires that development in these conservation areas should preserve and enhance the character and appearance of the area. The density and scale of the proposed development is out of character to the conservation area and will erode the historic and visual qualities of a valuable site.</p> <p>2. Impact on wildlife and biodiversity - the area is host to an abundant local wildlife which includes i believe bats and owls. There are likely to be numerous birds on the riverside that may well suffer because of the development, during the site works and after they are completed. The local river Holme is protected under the WCA 1981 and the CHS regulations 2017. The development would destroy established habitats, or significantly damage them that they may never recover.</p> <p>The proposed development also seeks to remove established trees, which provide screening, and also improves the air quality and mitigate traffic related pollution in an area where there is already significant traffic flow. Removal of the trees would significantly damage the visual amenity of the area and reduce environmental resilience.</p> <p>3. Traffic safety and congestion and parking pressure - the area of road where the development is proposed is already a pinch point. The road narrows here, and the current on street parking makes this area one of single traffic. It has large vans and lorries passing through as it is a connecting road to Sheffield and Manchester. When the M62 is blocked or diverts traffic, this road gets even more congestion. There are also regular double decker buses on this road. For the houses in the immediate vicinity the access and egress is already difficult when cars are parked on the road, making the visibility to oncoming traffic particularly difficult. The idea of a further 4 houses with 2 car park spaces will increase the traffic in this area significantly, creating danger for</p>	

2 car park spaces will increase the traffic in this area significantly- creating dangers for traffic on the road, and making access to the proposed houses and the existing neighbouring properties by car or bikes even harder. There will be limited space to allow for bins to be left on the pavement which is where we are now required to leave them. The access will be even more difficult during what would be a challenging development site- making access to existing neighbouring properties particularly difficult. When any van deliveries are made, it will be hard for those vans to park near to these properties without further compromising road and pedestrian safety.

Existing infrastructure pressures - the area is already at risk to flooding on the river side to the properties, and 4 new dwellings of this size will add more pressure to the existing drainage systems in place. There have already been significant road works for what appear to be utility infrastructure repairs. These new properties will increase pressure on these systems. The removal of the vegetation and open space may have an adverse impact on rain water run - off adding the risk to flooding local property.

Housing Stock - whilst there may well be a need for more affordable housing in the area, these proposed houses do not appear to fit the criteria of affordable housing, and so are unlikely to meet this need.

Adequate consultation - I am not aware that there was sufficient notice or consultation opportunity for this application. We have not received any notice from the council or the proposed developer and given that impact to residents in the area I am surprised that no adequate notice appears to have been given.

In summary the proposed development will have a negative impact on wildlife and biodiversity in the area, will increase the traffic risks with no suitable mitigation, the construction phase is likely to be very disruptive, the additional strain on local infrastructure and restrictions on local residents with on street parking and restrictions that will occur in access and visibility are not adequately addressed and the application should be refused.