

## About the application

Application number: 2025/93520	
What is the application for?:	Variation of conditions 6 (access and RSA) and 17 (highway layout access and RSA)
Address of the site or building:	Land Off, Burn Road, Birchencliffe, Huddersfield, HD3 3BT
Postcode:	OL9 9LB

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p><b>1. IMPACT ON LIVING CONDITIONS AND NEIGHBOURING PROPERTIES</b> My property directly overlooks the proposed development site and is heavily reliant on natural light from this aspect. The erection of new dwellings would significantly reduce sunlight and daylight to my home, materially harming my living conditions. Additionally, the introduction of residential properties would create light pollution from windows, security lighting, and street lighting, which would adversely affect the amenity I currently enjoy. This represents a clear conflict with policies protecting residential amenity and living conditions of existing neighbouring properties.</p> <p><b>2. EFFECT ON THE CHARACTER OF THE AREA</b> The area is characterised by open fields and natural landscape, which forms an essential part of the local character, particularly in Huddersfield where such green spaces define the region's identity. The cumulative impact of numerous recent developments in the locality has already significantly eroded this character. The loss of yet another field to housing would further diminish what makes this area distinctive, contrary to policies requiring development to respect and enhance local character.</p> <p><b>3. CONSERVATION OF THE NATURAL ENVIRONMENT AND EFFECT ON TREES AND LANDSCAPE</b> The site provides essential habitat for wildlife including deer, owls, bats, foxes, and other species. These animals are under increasing pressure from habitat loss and serve an important ecological function, including natural pest control which has become more necessary as rat populations have increased locally. The development would result in the permanent loss of this wildlife habitat. Any assessment should consider whether adequate ecological surveys have been conducted and whether the loss of this habitat can be justified against relevant environmental protection policies. The development would also affect existing trees and fundamentally alter the landscape character of the site, replacing open countryside with built development.</p> <p><b>4. IMPACT ON HIGHWAY SAFETY AND TRAFFIC</b> Burn Road is extremely narrow with limited width for two vehicles to pass safely. The current road configuration requires drivers to proceed slowly and with caution. The road is already inadequate for existing traffic levels, as evidenced by damage to parked vehicles where the carriageway is particularly constrained. The intensification of traffic movements from additional dwellings would:</p>	

movements from additional dwellings would:

Increase the frequency of conflicts between vehicles

Heighten the risk of collisions and damage to vehicles

Create highway safety concerns, particularly for pedestrians and cyclists

Exacerbate existing parking and passing issues

The application fails to demonstrate that safe and suitable access can be achieved, contrary to national and local highway safety policies.

#### 5. NOISE AND DISTURBANCE

The construction phase would generate significant noise, disturbance, and disruption to existing residents over an extended period. Beyond construction, the occupation of new dwellings would introduce permanent residential activity, vehicle movements, and domestic noise to what is currently a tranquil setting adjoining open countryside.

#### 6. PREVIOUS PLANNING APPLICATIONS AND CUMULATIVE IMPACT

There have been recent developments in the immediate area which have already resulted in the loss of fields and green space. The previous development left Burn Road damaged with cracks and potholes that remain unrepaired, demonstrating that infrastructure impacts are not being adequately addressed or mitigated. The cumulative effect of continued development in this location is unsustainable and harmful.

#### 7. CONCLUSION

This proposal would cause demonstrable harm through:

Loss of residential amenity (light, outlook, privacy)

Erosion of local landscape character

Destruction of wildlife habitat

Highway safety concerns on a substandard road

Cumulative overdevelopment of the area

I respectfully request that this application be refused on the grounds outlined above.