

Applications 2026/62/91627/W and 2026/62/91628/W – Comments from Holme Valley Parish Council.

Oppose - The Parish Council does not support these applications in their current form.

Holme Valley Parish Council considers applications 2026/62/91627/W and 2026/62/91628/W to be closely linked and asks Kirklees Council to assess their combined impact as a development of 39 dwellings across two sites within Hade Edge.

A public meeting was held in Hade Edge to discuss the proposals. A number of parish councillors attended, spoke with residents and heard directly about their concerns. The Parish Council also asks Kirklees Council to give consideration to the representations submitted by residents on each application.

1. Density, layout and residential amenity

The proposed development layouts are too intensive relative to the particular physical constraints of the sites. They do not provide sufficient space for utilities, drainage infrastructure, landscaping, tree retention and appropriate separation from existing properties. The Parish Council requests a substantial redesign, including a reduction in the number of dwellings.

There is particular concern about the effect on daylight and residential amenity for neighbouring properties. Because of the shape, gradient and aspect of the valley, some existing cottages already receive limited natural light. Many are older properties with relatively small windows. The proposed dwellings appear too close to some of these homes and could result in loss of daylight, overshadowing and an overbearing impact.

The applicant should be required to provide a detailed daylight, sunlight and overshadowing assessment. Greater separation distances, revised positioning and, where necessary, reductions in building height should be considered.

2. Electricity and water infrastructure

Hade Edge has experienced recurring interruptions to its electricity supply. These outages have also affected the local water supply because the water pumping infrastructure is electrically powered. Residents of recently constructed properties already experience periods without electricity and water, and the underlying problems have not yet been fully resolved.

Local people are concerned that adding a further 39 dwellings could place additional pressure on infrastructure that is not sufficiently reliable for the existing community. Robust evidence should be provided by the relevant utility companies confirming that the electricity and water networks have adequate capacity and resilience. Any necessary upgrades should be funded and completed before the new homes are occupied.

The Parish Council also asks Kirklees Council to explore whether a lawful planning obligation or other developer contribution could support the provision of a backup generator for the local water pumping system. This would allow the water supply to continue during electricity outages.

3. Public sewer beneath application site 2026/62/91628/W

Yorkshire Water has objected to the current layout of application 2026/62/91628/W because the submitted plans potentially show a building or soakaway positioned over a public sewer. Yorkshire Water has requested a site survey, confirmation of the sewer's position and an appropriate stand-off distance. The Parish Council supports this objection. Buildings and soakaways should not be constructed over the public sewer. The sewer must be accurately surveyed and shown on revised plans, and the layout must be redesigned to provide adequate access and protection.

4. Flood risk, drainage and soakaways

The area has experienced problems with flooding and surface water. The proposed use of soakaways within individual private gardens raises concerns about their long-term ownership, maintenance, accessibility and effectiveness. A robust drainage scheme should demonstrate that the developments will not increase flood risk on either site or elsewhere in the village. It should include clear arrangements for inspection, maintenance and repair throughout the lifetime of the development. Wherever possible, essential shared drainage infrastructure should not depend on individual householders maintaining installations within private gardens.

5. Highway safety and access

There are concerns about the narrow access and restricted sightlines in the area around Greave Road. The additional traffic generated by both developments could make the existing junction and access arrangements more problematic.

The highway assessment should consider the cumulative traffic generated by all 39 proposed dwellings including access arrangements, visibility, pedestrian safety and capacity of the surrounding roads.

6. Transport

Hade Edge has limited public transport and does not have a sufficiently frequent service operating throughout the week. For some residents, practical access to an appropriate bus service can involve a walk of up to approximately two kilometres. This particularly affects older people, people with mobility issues and others who do not drive, and contributes to the village feeling disconnected from the wider Holme Valley.

The Parish Council asks Kirklees Council to seek a public transport contribution and appropriate travel-plan commitments from the developer. This should include working with the relevant transport bodies to investigate extending or rerouting the 310 service so that it better serves Hade Edge and connects residents with surrounding towns and villages.

The Transport Assessment appears to overstate the accessibility of the sites by bicycle, as it does not adequately reflect the steep local topography or the difficulty this would present to all but the most able cyclists.

7. Trees on the 2026/62/91628/W site

There are mature trees on the site of application 2026/62/91628/W, including trees understood locally to be ancient, which residents believe are not accurately represented on the submitted plans.

The trees should be properly identified and assessed by a suitably qualified arboriculturalist. Important and veteran trees should be retained, with adequate root-protection areas and protective measures secured through the layout and planning conditions.

8. Affordable housing

The Parish Council is disappointed that the calculated affordable-housing requirement appears to have been rounded down rather than up. There is a significant need for genuinely affordable housing within the Holme Valley. 8 affordable homes over the 2 sites would be closer to the required 20% than the proposed 7.

9. Energy efficiency, heat pumps and solar generation

The application documents indicate that air-source heat pumps are intended, but this should be made a firm commitment through a binding planning condition requiring their installation in every dwelling.

The proposals miss an opportunity to incorporate solar generation from the outset. The layouts and roof orientations do not appear to have been designed to maximise solar potential, and any revised plans should include solar panels as part of the development.

10. Section 106 contributions and community priorities

The submitted proposals indicate that Section 106 funding may be directed towards improvements to play facilities. This does not reflect the principal infrastructure needs identified by residents. Contributions should be directed towards infrastructure and community facilities and supported by evidence of local need. Priorities identified by the community include:

- Improving electricity and water-supply resilience with measures such as investigating a backup generator for the water pumping system
- Improving public transport connections
- Addressing other local infrastructure and facility requirements arising from the development on a community needs basis.

The wording of any obligation should allow sufficient flexibility for contributions to be used for evidenced community needs following consultation with residents within the locality of the developments, rather than being tied narrowly to a facility that may not be required.

Conclusion

The Parish Council considers that both applications require substantial revision before they can be supported. If Kirklees Council is minded to approve them, the Parish Council asks that conditions and obligations secure:

- Confirmed installation of air-source heat pumps in every dwelling
- Improved bus access for Hade Edge, including investigation of extending or rerouting the 310 service
- Evidence that the electricity network can reliably accommodate the additional homes without worsening existing outages and completion of necessary work (e.g. Investigating

a back-up generator for the water pump) to ensure water supply is consistent before any dwelling is occupied

- An approved foul and surface-water drainage scheme, with clear arrangements for long-term maintenance of soak aways
- Accurate identification of the public sewer beneath the 2026/62/91628/W site, with the layout redesigned so that no building or soakaway is placed over it and the required stand-off distances are maintained
- Protection of important trees on site 2026/62/91628/W
- Protection of neighbouring homes from unacceptable loss of daylight, outlook or privacy
- Safe and suitable highway access, including addressing the concerns around Greave Road
- Section 106 contributions directed, where legally possible, towards the most pressing local infrastructure and community needs, following consultation with residents.

The Parish Council therefore asks Kirklees Council to refuse the applications in their current form or defer determination until satisfactory revised plans and supporting information have been submitted.