

Comments on Planning Application 2024/90253

Land at Cuckstool Road, Denby Dale

The land is part of Urban Greenspace Ref UG403. It has been designated as such for many years. The fact the current owners have attempted to turn the site into an area only fit for development, in no way affects the designation of the site.

Re claim there is insufficient allocated building land in Denby Dale: There is currently a development progressing on Barnsley Road, plus one off Wood Nook. There is a limit to how much development the village can take and its few remaining Greenspaces need to be protected.

Re claim that there is excess Urban Greenspace: Denby Dale is a rural village that has undergone a lot of development over the past 5 years. Remaining Greenspace should be preserved. The land has had several failed applications/appeals over the last 30 years.

Re the land being a cleared site of little visual amenity, with metal fencing: Its current condition is due to the current owners having decimated the field and trees in 2020. The land is subject to Planning Enforcement COMP/20/0118, following removal of mature trees, shrubs, hedges, topsoil, dry stone wall and creation of access road April 2020. See photos before and during works. The remaining trees are now covered by Preservation Orders TPO 10/20 and TPO 11/20.

Works in 2020 damaged the Kirklees Wildlife Habitat Network (KWHN), during the nesting period. Despite this, many species of birds have now returned, including: Owls, Buzzards and Woodpeckers, plus hedgehogs, voles and shrews. Works would cause further disturbance and also damage to existing tree roots, which are protected by the Preservation Orders. This is not a "windfall" site, it is a KWHN that the owners have tried to destroy.

Biodiversity enhancements would not be required if the owners had not caused damage in 2020. No effort has been made, to restore the land or rebuild the wall. The only work on site since has been to cut down any saplings and spray off any wildflowers etc. When the last planning application was refused at appeal, the landowner should have been made to reinstate the area, especially as it is Urban Greenspace and KWHN.

The site was always publically accessible, until the current owner fenced it off. (Access was from Cuckstool Road to a stile on the cricket pitch). Public Right of Way claim submitted 2020.

The application says there is no Flood Risk to adjoining land, but the cricket pitch has flooded since the trees were removed in 2020. It states the land rises to the cricket pitch, it does not, it falls sharply towards it.

Outline plans say 2 sustainable houses. However as matters are reserved, there is no guarantee this is what would be built.



The Land with hawthorne hedge/trees, before clearance works, by current owers in 2020 (UG403)



Trees and access to cricket pitch, before April 2020
- Kirklees Wildlife Habitat Network



Trees and hedge being removed 2020



KWHN being cleared- April 2020