

About the application

Application number: 2024/90253	
What is the application for?:	Outline application for erection of residential development with associated biod
Address of the site or building:	Land at, Cuckstool Road, Denby Dale, Huddersfield, HD8 8RB
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I note that the baseline for the biodiversity calculation was based on an assessment done in November 2021. As the development site was cleared by the developer in 2019-2020 (hedges and vegetation were removed, trees damaged and ongoing weedkiller usage), I would imagine that this will have negatively eroded habitats and species, therefore negatively skewing the baseline metric (and exaggerating the net positive impact)? Surely the baseline should be based on the condition of the land prior to the land clearing (evidenced by google earth and referenced in the application?)</p> <p>The application references the site being of "little ecological or landscape value", which again has been influenced by the actions taken by the developer so far, which has significantly minimised what was a diverse green space.</p> <p>The outline documents, whilst asserting that the 46% net gain is a significant achievement (section 3.37), also seem to suggest that this is likely to be theoretical at section 3.38 "in reality the benefits are often limited due to scale of a proposal or the availability of land on which to deliver meaningful enhancements"</p> <p>The application references that this application will significantly contribute to housing for Kirklees , however this will only create 2 houses</p> <p>The application also references the "excess" of urban green space in Denby Dale as per the Kirklees report, however that is dated 2016 and there has been a significant amount of houses built in this area since then (for example 34 currently been built off Barnsley Road)</p> <p>As this site is on the street of my family home, I have lived at this address (and been a regular visitor to) for over 40 years, and have never witnessed any sign of any fly tipping, as referenced in some of the comments. Presumably records can be checked on this point</p>	