Address: 26 Stubley Road Heckmondwike WF16 9BZ

About the application

Application number: 2025/92440	
What is the application for?:	Erection of five dwellings
Address of the site or building:	Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ
Postcode:	HD4 6SZ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

The BNG condition applies to the site.

The calculations for the BNG metric are not available an cannot be scrutinied and there is insufficient detail within the reports.

The site proposals will be entirely private residential development. Access is via a private residential road, with no POS. Therefore, all proposed habitats will fall within the private curtilages of the properties.

Therefore, the post-development habitats cannot be secured.
Following this logic, it would not be possible to satisfy the trading rules for scrub, tree, or hedgerow habitat, as habitats within gardens cannot be secured.
There is also a ditch along the northern boundary, while offsite it should be considered whether the Site boundary falls within the riparian zone, and therefore whether it should be included within the calculations.

The proposals have a significant BNG at 50%, or +0.10 AHU. These gains cannot be secured, and it should be considered whether this is delivarable and will be managed. What condition has been applied to the proposed habitats and is this achieveable?