

### About the application

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|----------------------------------|-------------------------------------------------------------------|
| Application number: 2025/92440   |                                                                   |
|                                  |                                                                   |
| What is the application for?:    | Erection of four 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? | Yes |
|                                                                       |     |

This objection refers to the latest plans submitted during the consultation period.

I wish to object to this planning application on the following material planning grounds:

1. Green Belt Harm

The site is within the designated Green Belt. National Planning Policy Framework NPPF para.147 makes clear that inappropriate development in the Green Belt is by definition harmful & should only be approved in very special circumstances.

The number, size & scale of dwellings proposed would reduce openness & encroach into the countryside. The applicant has not demonstrated circumstances that clearly outweigh this harm.

2. Impact on Character & Heritage

The site contributes to the semi-rural character & landscape setting of the area. The proximity of listed properties & heritage assets & the historic approach to Castle Hill means the development would harm the setting of these Heritage Assets, contrary to NPPF 199 & Local Plan Policy LP35.

3. Highways & Access/safety Concerns

Lumb Lane is narrow & already subject to increased traffic in recent years with significant safety issues.

Additional traffic from new dwellings would worsen conditions for vehicles, pedestrians, & equestrians, contrary to Local Plan Policy LP21.

Visibility splays & parking provision appear inadequate.

4. Ecology & Biodiversity

The preliminary Ecological Appraisal identifies habitats & species (but not all- Barn Owl & Little Owl) that may be affected. The proposals risk loss of biodiversity & fail to secure measurable net gain, contrary to NPPF 179 & LP30.

5. Precedent & Cumulative Impact

Allowing this scale of residential development on this Green Belt horticultural site would set a precedent for further erosion of protected land around Almondbury.

The cumulative effect would undermine the integrity of the Green Belt Boundary.

For the reasons above, the proposal conflicts with both the NPPF and Local Plan (notably LP21, LP28, LP30, LP35 & Green Belt policies).

I therefore respectfully suggest that Kirklees Council refuse this application.