About the application

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

I am writing to formally object to the above planning application concerning the proposed development of four modern houses with garages on the former plant nursery site located on Lumb Lane.

As a local resident, I have significant concerns about the damaging impact this development would have on our historic rural environment. My objection is based on the following grounds:

1. Inappropriate Development on Green Belt Land
• The site in question falls within designated Green Belt, where new housing is, by default, inappropriate and restricted under national planning policy.
• The applicant's attempt to classify the former nursery as agricultural or retail land is misleading. The site was used exclusively as a quiet wholesale specialist plant nursery with no public retail function. Prior to that it was an allotment site. This previous usage cannot justify residential development under exceptions to Green Belt policy.
• Permitting this development would set a concerning precedent for further erosion of protected countryside.

2. Harm to the Historic and Architectural Character of the Area
• The proposed modern-style dwellings are entirely out of keeping with the surrounding heritage buildings, which include:
• A heritage manor house directly opposite.
• A row of centuries-old weavers' cottages immediately adjacent.
• The contemporary architecture, scale, and massing of the proposed houses would clash jarringly with this historic rural context.
• This area has retained its unspoiled, characterful identity for generations, and this development would irreversibly alter its visual and cultural fabric.

3. Loss of Privacy and Overlooking
• The elevated position and orientation of the proposed houses would result in direct overlooking into the bedrooms and private gardens of the existing large house opposite and The close proximity of the row of three proposed terraced houses to No

opposite and The close proximity of the row of three proposed terraced houses to No 50 Lumb Lane would also constitute an invasion of privacy.
• This would represent a serious loss of privacy for current residents and constitutes a material planning consideration under national and local policies.

4. Impact on Local Wildlife and Natural Environment
• The site borders woodland and a natural stream and lies within a rich biodiversity corridor, regularly visited by:
• Deer, which pass through the area undisturbed.
• A suspected badger sett nearby, a protected species under UK law.
• Rare and protected birds, frequently sighted in the surrounding trees and hedgerows, including barn owls, swallows and kestrels. Bats are also seen flying here on a night and important documentation with regards to the protection of the local bat population associated with this proposed planning application is two years out of date
• Construction, noise, lighting, and ongoing human presence would disrupt habitats, disturb wildlife patterns, and lead to the permanent loss of natural ecosystems. In addition, Lumb Lane already suffers from regular flooding across the road surface particularly during autumn and winter months. Surface water inevitably leads to extensive areas of surface ice on Lumb Lane during the coldest months and the development of additional extensive hardstanding at this location on Lumb Lane would only make this situation worse.

5. Increased Traffic and Unsafe Road Conditions
• This narrow country lane is not suitable for the level of vehicle movement this development would generate.
• Although the application provides parking spaces per house, the number of parking spaces per property is not made clear on the plans and overflow parking on Lumb Lane is inevitable, likely leading to regular on street parking at this barrow spot, likely causing dangerous obstruction on a quiet rural lane used by pedestrians, cyclists and farm vehicles.
• The increase in car usage from four homes would contribute to noise, pollution, and create significant road safety risks.

6. Lack of Justification or Local Need
• There is no demonstrable local need for this scale or type of housing development in this location.
• The site is a long way from all local amenities and I can’t see these proposed properties would be put on the market at anything other than an inflated price designed to enable the agent/landowner to make a profit rather than contribute to provision of “affordable housing” or to meet local housing targets.

7. Community Opposition and Planning History
• This is the fourth or fifth attempt to push through a completely inappropriate development on this plot.
• The previous proposal for this site - a large timber clad modernistic property with five garages, followed by an amended version of the same - was withdrawn after significant local opposition. This was followed by a recent inappropriate application for five modern homes, which was once again withdrawn due to strong local opposition. This current proposal, though reduced to four homes, remains fundamentally unsuitable.
• This repeated series of inappropriate submissions represent a piecemeal approach to

bypass local resistance and planning norms.

Conclusion
This proposed development of four modern executive-style homes on a greenbelt site adjacent to farmland, open countryside and nature-rich woodland would adversely affect wildlife, damage the peace of the local area and would jar horribly with existing ancient and heritage dwellings. This proposal is completely inappropriate in principle, harmful in practice, and contrary to both national and local planning policies. It fails to respect the character, heritage, wildlife and tranquillity of our countryside.

For all the reasons above, I strongly object to this planning application and urge the Planning Committee to reject this application outright.