

Search application details

Application number: 2025/93016	
What is the application for?:	Outline application for residential development
Address of the site or building:	Land Adj, 15, Burton Royd Lane, Kirkburton, Huddersfield, HD8 0TU
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I wish to object to planning application 2025/93016 for the erection of a detached dwelling on an undeveloped paddock forming part of the open land off Burton Royd Lane.</p> <p>Having reviewed the submitted planning documents, I believe the proposal conflicts with the National Planning Policy Framework and the Kirklees Local Plan. The planning history of this site and the conclusions of the dismissed appeal remain materially unchanged.</p> <p>1. Green Belt – inappropriate development</p> <p>The site lies within designated Green Belt. Construction of a new dwelling on undeveloped land constitutes inappropriate development unless very special circumstances clearly outweigh the harm. The Planning Inspector previously concluded that development here would appear as a conspicuous new development and would harm the openness and character of the Green Belt. No very special circumstances have been demonstrated.</p> <p>2. Grey Belt classification</p> <p>The planning statement attempts to classify the land as “grey belt”. However the site is clearly undeveloped grassland and does not meet the NPPF definition of previously developed land. The paddock forms part of the open countryside behind Burton Royd Lane and contributes to the openness of the wider Green Belt.</p> <p>3. Not infill</p> <p>Previous decisions confirmed that Burton Royd Lane does not form a continuous built frontage and that the gap at this location is substantial. The Planning Inspector concluded the development would not represent natural infill or rounding-off. Those conclusions remain valid.</p>	

4. Wildlife corridor

The site forms the only remaining open gap between fields on either side of Burton Royd Lane and therefore provides an ecological connection between habitats. Development would sever this corridor and fragment a route used by wildlife. The Council's ecology officer has already identified ecological value and requested further survey work.

5. Highway safety and lane condition

Burton Royd Lane is a narrow, unadopted and poorly maintained lane, often single-vehicle width and lacking drainage or pedestrian provision. It is regularly used by walkers, cyclists and horse riders. The passing place shown on the drawings lies beyond the field access and does not assist vehicles associated with the proposal. Construction traffic would likely worsen the condition of the lane, which is privately maintained by residents.

6. Drainage

The application does not provide a detailed drainage strategy. Local residents are aware of drainage features and watercourses nearby, and additional hardstanding could increase runoff. Without proper assessment it is not possible to understand the potential impact.

7. Recent alteration of the site

Residents observed the site being cleared prior to the submission of the application. As the planning statement refers to the condition of the land, it is important that the planning authority considers the historic character of the site rather than any recent temporary alterations.

8. Precedent

The Planning Inspector previously warned that development here could lead to pressure for further development along Burton Royd Lane. Allowing this proposal could weaken the Council's ability to resist encroachment into the surrounding Green Belt.

Conclusion

For these reasons the proposal conflicts with the National Planning Policy Framework and the Kirklees Local Plan. It represents inappropriate development in the Green Belt, fails the infill test, relies on substandard access and would harm both the character of the area and the ecological connectivity of the site. I therefore respectfully request that planning permission is refused.

A fuller written objection has also been submitted.