

Address: 16, Revel Garth, Huddersfield, HD8 8tg

### About the application

Application number: 2025/93572	
What is the application for?:	Outline application with all matters reserved, bar vehicle access into the site,
Address of the site or building:	Land South of, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN
Postcode:	

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
Objection to Planning Application 2025/60/93572/E	
<p>I object to this application on the following material planning grounds, all of which are valid planning considerations:</p>	
<p>1. Conflict with Development Plan and National Policy</p> <p>The proposal constitutes inappropriate development within the Green Belt and conflicts with the adopted development plan of Kirklees Council. National planning policy states that new residential development in the Green Belt is harmful by definition and should only be approved in very special circumstances, which have not been demonstrated. Approval would undermine the plan-led system and Green Belt purposes.</p>	
<p>2. Harm to Landscape, Trees and the Natural Environment</p> <p>The site contributes to the open rural landscape and visual amenity of the area. Development would result in loss of openness, landscape harm and likely pressure on existing trees, including one tree under a tree protection order (TPO) and hedgerows that form part of the local green infrastructure. The proposal would erode the countryside setting and harm the natural environment.</p>	
<p>3. Biodiversity and Conservation Impact</p> <p>The land forms part of a wider green corridor supporting biodiversity. Residential development would lead to habitat loss, fragmentation and increased disturbance. Insufficient evidence has been provided to demonstrate that impacts on wildlife can be adequately mitigated or that meaningful biodiversity net gain will be delivered, contrary to national policy and environmental legislation.</p>	
<p>4. Design, Appearance and Layout</p>	

The scale, density and layout of the proposal are inappropriate for this rural edge location. The introduction of estate-style housing would be visually intrusive and poorly integrated with the surrounding landscape. The design fails to respect local character and the established pattern of development.

#### 5. Harm to Character of the Area

The proposal would fundamentally change the character of the area from open countryside to suburban development, resulting in an unacceptable urbanising effect on the settlement edge and wider Green Belt.

#### 6. Noise, Disturbance and Residential Amenity

The development would introduce increased noise, activity, vehicle movements and light spill into an area that is currently quiet and rural. This would adversely affect the living conditions and amenity of nearby residents.

#### 7. Impact on Living Conditions and Neighbouring Properties

The proposal has the potential to cause overlooking, loss of privacy, loss of outlook and reduced daylight and sunlight for neighbouring properties. These impacts have not been satisfactorily addressed and would harm residential amenity.

#### 8. Highway Safety, Traffic and Parking

The development would significantly increase traffic on local roads that are rural in nature and already constrained. The road also serves as a pedestrian crossing route for children and families travelling to the local primary school, and the increased traffic flows associated with the development would significantly exacerbate risks to pedestrian safety, particularly during morning and afternoon school peak periods. The application has not convincingly demonstrated that highway safety, junction capacity, pedestrian safety or parking impacts can be safely accommodated.

#### 9. Pressure on Local Infrastructure

The proposal would place additional pressure on local services in a settlement with very limited facilities. The village has no GP surgery or medical centre, no library, and relies on a single small primary school, a small post office and one public house. These facilities are limited in scale and capacity, and the application provides no clear evidence that they can accommodate the increased demand arising from the development. As a result, future residents would be likely to rely on travel outside the village to access essential services, increasing car dependency and traffic movements, contrary to sustainable development principles set out in national planning policy and the Development Plan.

#### 10. Previous Planning Decisions and Precedent

Approval of this application would set an undesirable precedent for further Green Belt erosion in the area, weakening the effectiveness of Green Belt protection and previous

planning decisions aimed at resisting inappropriate development.

#### Conclusion

For the above reasons, the proposal conflicts with Development Plan policies, Supplementary Planning Guidance, national planning policy and government guidance. The harm arising from this development is not outweighed by any demonstrated benefits and the application should therefore be refused.