

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?	<input type="checkbox"/> Yes
<p>I am writing to register my strong objection to the above planning application for a housing estate on designated Green Belt land that directly borders an area of ancient woodland, which serves as an irreplaceable and biodiverse habitat for wildlife. Below are the material planning grounds on which this application should be refused:</p> <p>1. Conflict with Green Belt Policy The proposed development represents inappropriate development within the Green Belt, which is, by definition, harmful. According to national and local planning policy, very special circumstances must be demonstrated to justify such harm. No such circumstances appear to exist. The development would:</p> <p>Lead to the urbanisation of open Green Belt countryside. Fail to preserve the openness of the Green Belt. Contribute to sprawl, undermining one of the primary purposes of the Green Belt, which is to prevent encroachment into the countryside.</p> <p>2. Harm to Ancient Woodland and Its Buffer Ancient woodland is recognised as an irreplaceable habitat, and planning guidance is clear that development should be refused if it results in loss or deterioration of ancient woodland or the buffer zone surrounding it. This proposal risks:</p> <p>Disturbance to the woodland ecosystem through light pollution, noise, domestic pets, and human activity. Degradation of soil and hydrology within the woodland, due to changes in drainage and construction activity nearby. Habitat fragmentation, reducing foraging and nesting opportunities for protected and priority species.</p>	

3. Impact on Biodiverse Wildlife Habitat

The site is a diverse and thriving habitat supporting a wide range of wildlife, including birds, mammals, insects, and plant species—potentially including species listed as protected or priority under national legislation.

The development would result in:

Direct habitat loss on the Green Belt site.

Increased disturbance to species dependent on the adjacent woodland.

Threats from increased traffic, artificial lighting, and domestic animals (predation and disturbance).

This loss cannot be adequately compensated through landscaping or “biodiversity net gain” measures, as the character and ecological value of ancient woodland and semi natural habitats are unique and cannot be replaced.

4. Insufficient Consideration of Cumulative Environmental Harm

Given the sensitive nature of the setting, an appropriate ecological assessment should include a thorough survey across multiple seasons. If such a survey has not been completed, or if its conclusions minimize the ecological importance of the site, the assessment cannot be considered robust.

Any level of harm to ancient woodland or its reliant species must be treated with caution, as cumulative impacts may not be immediately evident but can be significant and irreversible.

5. Loss of Landscape Character and Visual Amenity

The development would introduce built form and hard landscaping into what is currently a natural and rural landscape, altering its character and disrupting views enjoyed by residents and visitors. The area’s landscape value is closely tied to the adjoining ancient woodland and other historic artifacts and pathways, and this proposal would erode that setting.

6. Precedent for Further Green Belt Encroachment

Approving this development would set a concerning precedent for additional development on nearby Green Belt land. This could lead to a gradual erosion of protected countryside and increased pressure on adjacent habitats.

Conclusion

This proposal would cause significant harm to the Green Belt, to the character of the local landscape, and to the ecological integrity of the neighbouring ancient woodland. The damage that would result is irreversible, and the development clearly fails to meet the criteria required to demonstrate very special circumstances.

For these reasons, I respectfully request that the planning authority refuse this application.