

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?	Yes
<p>The applicant's land is Green Belt. The Local Plan has allocations in nearby Shepley and Denby Dale as more sustainable locations for development, it does not consider Upper Cumberworth as a sustainable location for expansion. This is a speculative application aimed at Kirklees' shortfall in 5 year housing land supply, they have not applied via the call for sites process to come forward via the local plan renewal as it is not a sustainable site for development. The applicant, their team and statutory consultees have treated this site as if it is allocated not green belt and failed to respect the 'golden rules' for green belt release. They have not followed the NPPF, there is no compensation for green belt release. The affordable housing levels do not meet the requirements for green belt release at 20% + 15% so 35%. The submitted transport assessment argues it is sustainable by proximity to Denby Dale, it is not Denby Dale. It is a solely car dependent development and acknowledges that the A629 / A635 junction is an accident hot spot and that Carr Hill Road is a rat run but they offer no improvement/mitigation.</p> <p>The play spaces are the opposite side of the road to the village centre and school via a busy 40mph A road with no crossing near the development when existing play spaces in the village better located require improvement.</p> <p>They have failed to protect the ancient woodland and the protected trees on the site.</p> <p>The golden rules exist to ensure that green belt release is not just to line the pockets of developers and land owners at the expense of the green belt. As a Kirklees council tax payer, I would rather not have my tax funding judicial reviews due to a lack of appropriate decision making. Which is where this will end up if consented. This development only profits the land owed and developer and does not follow the golden rules, it gives nothing back, provides no mitigation or compensation for green belt release and does not meet any local or national policy.</p>	