

I wish to to formally object to Planning Application Number 2025/93572 on the following grounds:

- Loss of valuable greenbelt land forever
- Loss of valuable agricultural farmland forever
- Development is not part of the Local Plan
- Development is contrary to both local & national planning policy going against Local Plan Policy LP33, LP24(i) and the National Planning Policy Framework (NPPF)
- Potential threat to nearby, irreplaceable, ancient woodland with the inadequate buffer proposed. Water will drain through the Ancient Woodland Buffer Zone & surface water would discharge into Park Dike within Stephen wood
- Threat to protected trees on the actual site
- Impact on wildlife both on the actual site & in the adjacent woodland as animals lose their homes
- Development is proposed in an area where public transport links are poor. There is one bus per hour (most days) in each direction which takes almost an hour to get to our local town and all services to & from Huddersfield stop at 6pm. Denby Dale train station is a lonely 1.3 mile walk away along a very busy road
- Increase in traffic on already busy road infrastructure bringing with it more pollution & more noise
- Development is proposed in an area where employment opportunities are limited
- Proposed development would grow the village by around a third risking the coalescence of neighbouring settlements which Green Belt protections are specifically designed to prevent
- Increased strain on local healthcare services which are already struggling to cope with demand
- Development does not support the current level of affordable housing provision with the number of affordable houses proposed. It also does not have any strong emphasis on providing social rented housing to meet local need
- This developer has been failing to pay their environmental contributions for HD8 that they agreed in their Section 106 (legal) agreement in order to receive planning permission for another local development in Shepley. They currently have an outstanding debt with £20,000 of their Biodiversity Net Gain payment remaining unpaid
- Overall, this development is largely unwelcomed:
 - o An overwhelming majority of local residents do not support this development. Over 600 objections have already been made. In April 2026, Huddersfield Planning Office confirmed that a record number of objections to this development had been received before planning notices were even posted
 - o The Forestry Commission has raised serious concerns about this development
 - o The Campaign to Protect Rural England (CPRE) has raised significant concerns & has formally objected to this development
 - o Yorkshire Water has raised serious concerns & has formally objected to this development
 - o The Kirklees Ecology Team have raised several concerns about this development
 - o The Kirklees Council Trees Officer has formally objected to this development proposal on serious arboricultural grounds
 - o Local councillors have raised formal objections to the proposal