

## 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>RE: Outline application with all matters reserved, bar vehicle access into the site, for erection of up to 123 dwellings with associated works including open space, landscaping, drainage infrastructure.</p> <p>We write to object to the planning application 2025/60/93572/E for the following reasons:-</p> <p>Planning Considerations</p> <p>It is noted that the Local Development plan identifies other parcels of land that could be used to help meet the housing demand. We can see from the Local Plan that there is large parcels of land in the local area that that are designated as development land and would be more appropriate for development, rather than the inappropriate development of Green Belt land.</p> <p>Section 142 of National Planning Policy framework states that “The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”</p> <p>Section 143 of National Planning Policy framework goes on to further state that Green Belt serves the following purposes: “ to check the unrestricted sprawl of large built-up areas”; “to assist in safeguarding the countryside from encroachment”; and “to preserve the setting and special character”.</p> <p>The site in question is in the Green Belt and it has historically been used as farm land.</p> <p>The land in question has never had any buildings or development on the site.</p> <p>The site in question is not identified in the UDP or the Local Plan for development and cannot therefore be considered as an infill or grey belt site, as it does not meet the exception rules set out in section 154 and 155, and furthermore the golden rules set</p>	

exception rules set out in section 154 and 155, and furthermore the golden rules set out in paragraph 156 and 157 of the National Planning Policy framework.

The scheme presented is for a 123 dwellings of high density, presumed for open market sales. The proposal is only providing a limited social and affordable housing offering in the form of 19Nr affordable homes and 6Nr starter homes. Section 67 of the National Planning Policy framework, requires for the development of the green belt to be only considered, when the schemes meets the “golden rule” to provide at least 50% of the development to be affordable or social housing.

Furthermore, the scheme does not provide for any improvements to the local infrastructure and it will infact impact on the existing road network, service infrastructure, medical and education provision, which is already overstretched in the area.

#### Ecology & Biodiversity

It is our understanding that any new development must achieve at least a 10% net gain in biodiversity to comply with The Environment Act 2021, Schedule 7A of the Town and Country Planning Act 1990.

We do not understand how 5.6 hectares of greenbelt farmland can be effectively be “hard paved” over and a biodiversity net gain of 10% be achieved without the purchase of BNG credits from another source.

If this development is allowed to proceed it will sadly be to the detriment of the local natural environment and will impact and put further strain on local services and infrastructure.

It has already been highlighted that the scheme will impact on the adjacent designated ancient woodland, which is also the site of a medieval water mill a natural spring and water course.

Thank you for taking the time to read and consider our representation on this matter.