

About the application

Application number: 2026/90252	
What is the application for?:	Erection of detached dwelling and associated works
Address of the site or building:	adj, Marshlands House, Marsh Lane, Shepley, Huddersfield, HD8 8AY
Postcode:	HD8 8AY

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Dear Planning Department,</p> <p>I am writing to formally record my concerns and objection to the proposed development at Marsh lands House, Marsh Lane, Shepley, HD8 8AY.</p> <p>1. Harm to Green Belt Openness and Purpose The proposal is contrary to the National Planning Policy Framework (NPPF) and Local Plan Policy. The development represents significant encroachment into the countryside, failing to check the unrestricted sprawl of large built-up areas and would encourage further development along Marsh Land boundaries in other Green belt areas. The addition of a large house will permanently destroy the openness of this site.</p> <p>2. Inappropriate Development and Lack of Special Circumstances The applicant has failed to demonstrate "very special circumstances" necessary to justify building in the Green Belt. This site does not fall under exceptions such as limited infilling or redevelopment of brownfield land.</p> <p>3. Landscape and Environmental Impact The development will result in the loss of valuable green space, harming the character of the area. The destruction of trees and other wildlife habitats contradicts policies on biodiversity enhancement. This will disturb resident bats in the immediate vicinity- therefore, if any planning is passed there should be appropriate thought placed on providing bat-friendly accommodation for the continued support of bat community. There are a number of owls (Barn, Little and Tawny) Kestrel's and Buzzards nesting and feeding in the immediate vicinity- again appropriate thought needs to be considered in order not to disturb their continued survival.</p> <p>4. There is development of 7 houses nearer the centre of the village which 4 remain unsold so no lack of potential properties on the market.</p>	

5. The large size of the planned development would inhibit and detract from the surrounding properties unless appropriately traditional materials and style were considered and incorporated.

6. Traffic problem and intensity: Marsh Lane is already a very busy commuter road and further traffic will increase issues.

7. Please note that the official notice put up to notify local residents that such a proposed development was being considered, was removed within 2 hours of it being put up. Therefore, it would not be appropriate to consider this development until a new notice is put up and local residents are informed and given a chance to consider the proposal.

Conclusion

As this development is contrary to both local and national planning policies, I respectfully request that this application be refused and/or further restrictions were required in order to consider wildlife, aesthetics and traffic.