

About the application

Application number: 2026/91217	
What is the application for?:	Outline application for residential development (one dwelling)
Address of the site or building:	Adj, Hind Hill Farm, New Hey Road, Scammonden, Huddersfield, HD3 3AR
Postcode:	HX4 3PG

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I object to this application as I believe it represents inappropriate development within the Green Belt and would cause harm to the openness and rural character of the area.

The site is currently undeveloped countryside and the proposed development would result in further encroachment into the Green Belt. One of the main purposes of Green Belt policy is to prevent urban sprawl and protect the countryside from gradual erosion. Allowing development on this site would undermine those objectives.

The proposal would introduce additional built development and associated domestic features into what is currently a rural setting. This would have an urbanising effect on the area and would be out of keeping with its countryside character. The proposal would also be clearly visible from New Hey Road, further impacting the rural appearance of the area.

I am also concerned that the development would add to the ribbon-like pattern of development along the roadside. Over time, this type of incremental development can have a significant impact on the openness of the Green Belt and weaken the distinction between the built-up area and the surrounding countryside.

I note that a previous application on a nearby site by the same applicant was refused because no very special circumstances had been demonstrated to outweigh the harm to the Green Belt. In my view, nothing has changed to justify a different conclusion in this case. The proposal remains contrary to Green Belt policy and would set an unwelcome precedent for further development in the area.

Furthermore, the application fails to demonstrate how Biodiversity Net Gain requirements would be achieved. There is no clear evidence within the submitted documents that the proposal would deliver the required biodiversity enhancements, nor is there sufficient information to allow this aspect of the application to be properly assessed.

I am also concerned that the Design and Access Statement is incomplete and potentially misleading. While it refers to previous planning approvals relating to the site, it fails to acknowledge the refusal of an application for residential curtilage associated with the three adjacent properties (Reference: 2020/CLD/93918/W). This is a material planning consideration that is directly relevant to the planning history of the site and should have been disclosed to provide a balanced and accurate assessment of the proposal.

The omission of this refusal gives an incomplete picture of the site's planning history and undermines the conclusions drawn within the supporting documents. The Local Planning Authority should take full account of the previous refusal when determining this application.

For all of the above reasons, I respectfully request that planning permission be refused.