Address: 76, Wakefield Road, Huddersfield, HD8 9NN

About the application

Application number: 2026/91437	
What is the application for?:	Alterations to existing building to form 3 dwellings, demolition of stables and
Address of the site or building:	Blacker Farm, Park Lane, Emley, Huddersfield, HD8 9QS
Postcode:	HD8 9QS

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

Objection to Planning Application 2026/91437 – Blacker Hall Farm, Emley

I wish to formally object to planning application 2026/91437 for the proposed alterations to existing buildings to form three dwellings, demolition of stables, and erection of two additional dwellings at Blacker Hall Farm, Emley.

Blacker Hall Farm is accessed via a long private lane and sits within a peaceful, secluded rural setting. The site is surrounded by woodland, open countryside and a nearby stream, all of which contribute to its distinctive rural character and ecological importance. This area provides a valuable natural habitat for wildlife and forms an important part of the local countryside. It remains visually and functionally isolated from the main settlement pattern of Emley and retains a distinctly agricultural and rural character.

Of particular concern is the confirmed presence of a common pipistrelle bat roost within the farmhouse, as identified in the submitted ecological surveys. This is not simply evidence of bats occasionally passing through the area, but confirmation of an active roost belonging to a legally protected species. The surrounding woodland, stream corridor and dark rural environment provide important commuting and foraging habitat for bats and other nocturnal wildlife.

The Council's own Ecology Unit has acknowledged the ecological sensitivity of the site and specifically highlighted the risk posed by increased external lighting to bat commuting and foraging routes. They have required a detailed external lighting strategy to demonstrate that areas used by bats will not be illuminated. This raises significant concern, as residential development of this scale would inevitably introduce increased artificial lighting from security lights, garden lighting, vehicle headlights and domestic occupation.

While mitigation measures such as bat boxes, lighting controls and habitat enhancements are proposed, these measures cannot fully replace an established bat

enhancements are proposed, these measures cannot fully replace an established bat roost or the value of an existing dark and undisturbed habitat. Once five dwellings are occupied, the long-term impacts of lighting, vehicles, pets, noise and day-to-day domestic activity become difficult, if not impossible, to fully control.

It is also notable that the proposal requires a Habitat Management and Monitoring Plan to be maintained for 30 years in order to mitigate biodiversity impacts. The need for such extensive long-term ecological management demonstrates the sensitivity of this location and raises serious questions about whether residential development is appropriate here at all.

The proposed development would significantly alter the quiet and unspoilt nature of this site. The introduction of five dwellings into this remote farm courtyard would urbanise what is currently a peaceful agricultural setting and erode the character of the surrounding countryside.

The farm is also actively used for keeping horses, and rural spaces that support equestrian activity, agriculture and countryside leisure are becoming increasingly rare. The gradual loss or disruption of such places has a real impact on rural lifestyles, recreation and wellbeing. These environments provide important opportunities for leisure, land management and connection to the countryside, and should be protected from incremental residential encroachment.

This proposal represents unsustainable countryside development in a remote and environmentally sensitive location. There are more appropriate and sustainable locations for housing that would not require development on open farmland or cause harm to protected species, wildlife corridors and established agricultural use.

For these reasons, I strongly object to this proposal and respectfully urge Kirklees Council to refuse planning permission in order to protect the rural character, biodiversity, protected wildlife and recreational value of Blacker Hall Farm.