

Address: 1 Four Row, Penistone Road, Huddersfield, Hd8 8xp

About the application

Application number: 2026/91494	
What is the application for?:	Outline application for erection of residential development, including associate
Address of the site or building:	Land off, Penistone Road, Birdsedge, Huddersfield, HD8 8XP
Postcode:	

User comments

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

I strongly object to the proposed development on arable field for 70 houses on greenbelt land. The building on green belt agricultural land is heavily restricted for a number of reasons and by national planning policy.

1. Fundamental Green Belt Harm

- Urban sprawl and will encourage further developments
- Loss of openness – the development would significantly harm the openness of the area and village. The views over Upper Cumberworth and the surrounding countryside are stunning, and this proposal would damage that open character. It will have an effect on living conditions due to privacy and being overlooked albeit from across the road and increase in noise.

2. Agricultural & Food Impacts

- The land is used for feed for agricultural and the loss of this land will lead to permanent removal of food production which threatens local and national food security.
- Planning policy requires developers to utilise other lands before using green belt.

3. Alternative Locations & Regeneration

- Brownfield First – Local Authorities should prioritise the use of brownfield sites and urban regeneration areas before considering using green belt land. The site is greenbelt land and I am very concerned that this development would ruin the rural community and does not fall within any of the exceptions for appropriate Green Belt development and this proposal is submitted premature and ahead of the completion of the Local Plan Review.

4. Environmental & Infrastructure Concerns

- Biodiversity Net Loss – Farmland supports local ecosystems, hedgerows and wildlife habitats that will be destroyed by development. We often see deer, barn owls, curlews, Buzzards and these animals are familiar with the biodiversity of this area with surrounding woodland and it would have an impact on these animals.
- Increased flood risk – Agricultural land absorbs significant rainfall. Replacing this with roads and a development will increase downstream flooding and runoff.
- Inadequate Infrastructure – The area will have an increase in vehicles leading to increased traffic congestion on the main road and surrounding junctions where there is significant concerns over the safety of residents and car drivers. The bus service is poor with only one bus an hour and does not have good links even though the plans are saying they do. The train station is a forty-minute walk and with bus service only hourly this would make this development reliant on cars. It would have a strain on the local school as it would increase traffic and parking issues on and around the area and streets. The problem of cars parked would be of a detriment to residents and would need greater traffic control. It will have a strain on local services like GP's. Speeding on the main road is an issue, and we constantly have a police van parked to improve this with the added volume of traffic and accessibility for this site it will make the road impossible to get out of the surrounding streets. Danger to life from accidents and poor access. There will be a danger to pedestrians walking on these narrow paths with cars travelling at speed and the increase in volume.

5. Housing development building materials – The proposed materials from the pictures do not compliment and are not in with the keeping of the surrounding houses as the houses in Birdsedge are stone cottages in the main and stone effect houses are not in keeping from the plans, these are too modern.

For the above reasons I strongly believe the proposal is not suitable for a rural area and I urge the planning authority to refuse this application.