

About the application

Application number: 2026/91861	
What is the application for?:	Permission in principle for erection of 9 dwellings
Address of the site or building:	Holmfield Nurseries, Long Lane, Honley, Holmfirth, HD9 6EB
Postcode:	HD9 6EB

User comments

Type of comment: A supporting comment	
Do you wish your comments to be published on the website anonymously?	Yes
I support this application based on the following reasons: 1) The site is brownfield, not greenfield and the land has been in active commercial use for many years, first as a nursery and more recently for processing logs. Objectors argue that horticultural use falls outside the NPPF definition of previously developed land, but this overlooks the presence of established buildings and infrastructure on site resulting from decades of continuous commercial activity. The existence of these structures, however basic, reflects genuine intensive use of the land, not a "created" or artificial appearance of development, as some objectors speculate without evidence. Redeveloping land that already carries this industrial activity is precisely the kind of efficient land use national policy encourages, sparing genuinely undeveloped countryside elsewhere. 2) Even accepting that the site sits within the Green Belt, the harm will be limited. The NPPF does not impose an absolute restriction on development; it requires that harm to openness be weighed against other considerations. A modest scheme of nine dwellings on a site already characterised by buildings and commercial activity represents a limited encroachment, not the "urban sprawl" and "hustle and bustle" that objectors describe. Housing delivery, the reuse of underused land, and the removal of unsightly and semi-derelict structures all count as material benefits capable of outweighing the limited additional harm involved. 3) The fact that detailed layout plans are not yet available is not a flaw in the application; it reflects the fact this is a permission-in-principle stage submission. Matters of precise siting, scale, landscaping, tree retention and elevational treatment are exactly what reserved matters and conditions exist to control. The council's duty under Section 72 of the 1990 Act is discharged through that detailed stage, not compromised by it. Refusing an application in principle because detail has not yet been finalised would be procedurally unsound and contrary to how the planning system is designed to work. 4) Highway safety can be addressed. Concerns about the junction, visibility at the site	

access and pedestrian safety are legitimate matters for the authority to assess — and this is routinely done through conditions such as access improvements, footway provision or traffic management during construction which would take place and actually improve the safety of the area. Also, nine dwellings represents a modest increase in vehicle movements, and objectors' own accounts of the road being used as a "rat run" indicate the traffic problem already exists independently of this scheme; the development is well placed to fund small-scale mitigation that benefits all road users, not just new residents.

5) A small, well-designed development of this kind can make a genuine, proportionate contribution to local housing supply, including through any affordable housing contribution secured via planning obligation, and can support the vitality of local schools and services by bringing new families into the area rather than depleting them.

6) Wildlife and landscape impacts are minimal and manageable. Ecological surveys and landscaping conditions are the established mechanism for protecting trees and species such as bats, as required by current policy. The presence of wildlife on a site is not by itself a reason to refuse development; it is a reason to ensure mitigation is properly secured, which can and should be a condition of any planning permission be accepted.

Given the site's brownfield character, its capacity to deliver much-needed housing, and the ability to address appropriate highway safety concerns, ecological and design concerns, in my opinion the application should be supported and permission granted.