

About the application

Application number: 2026/91969	
What is the application for?:	Erection of 6 dwellings, with associated access, landscaping, infrastructure and
Address of the site or building:	land off, Fenay Lane, Almondbury, Huddersfield, HD5 8UJ
Postcode:	

User comments

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

I object to application 2026/62/91969/W and support the objections already submitted.

The application site is wholly within the Green Belt. The applicant's own documents confirm that the land has no previous planning history, has been used for agricultural grazing for decades, and that early maps show consistent agricultural use over centuries. It is therefore undeveloped agricultural land, not previously developed land.

The applicant's claim that the site is "grey belt" requires rigorous independent assessment. That assessment must focus on the application land and its actual contribution to Green Belt purposes. Criticism of a structure on the separate Thorpe House property cannot establish that this field is grey belt. Its appearance and alleged planning status are distinct from the openness and function of the application site. Moreover, the applicant relies upon that neighbouring structure as visual screening, although its retention is outside the applicant's control.

The Planning Statement confirms that the 0.9-hectare site forms part of a wider agricultural field in the applicant's ownership, while excluding the remainder from this application. Building on this edge would urbanise part of a larger open field and alter the settlement boundary, increasing pressure on the remaining land. Each application must be decided on its merits, but the cumulative erosion of this Green Belt parcel is a proper planning concern.

The proposal also fails to demonstrate an appropriate housing mix or an unmet need for the type of housing proposed. All six dwellings would have four to six bedrooms, integrated double garages and at least four parking spaces. Yet the Council's pre-application response identified a local mix of 30–60% one- or two-bedroom homes, 24–45% three-bedroom homes and only 10–30% homes with four or more bedrooms. This scheme provides 100% large homes. Design preference is not an evidence-based justification for that departure and does not demonstrate the specific unmet need required by NPPF paragraph 155(b).

At approximately 6.7 dwellings per hectare, the scheme is also far below Local Plan Policy LP7's expected minimum density of 35 dwellings per hectare. Sacrificing Green Belt for such low-density development is an inefficient use of land.

Finally, the watercourse along the northern boundary feeds the downstream Fenay Beck system. Given the slope, extensive hardstanding, altered levels and retaining works, the Council should require an independent assessment of downstream and cumulative flood risk, exceedance routes and long-term drainage maintenance.

For these reasons, I ask the Council to refuse the application.