



vivly living

Statement of Community Involvement

Barnsley Road, Upper Cumberworth

December 2025



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Introduction

This Statement of Community Involvement (SCI) has been prepared by Communiti on behalf of the Applicant (Vivly Living) in support of the submission of an outline planning application for up to 123 homes on land at Barnsley Road, Upper Cumberworth in Kirklees.

The proposals are for 'Outline Planning Application for erection of up to 123no. homes including access off Barnsley Road and all other matters reserved'

The National Planning Policy Framework (NPPF) recognises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for everyone.

In preparing the consultation strategy, the relevant provisions of the Localism Act 2011 and Kirklees Council's Statement of Community Involvement (SCI) March 2024 have been considered..

The consultation strategy has sought to ensure that relevant stakeholders and members of the public are given every opportunity to review the plans and provide their feedback. The strategy has included a combination of traditional and modern means of consultation and engagement including a community newsletter, a QR code linked to an online feedback form and availability of a dedicated project telephone line and e-mail address so those without access to a PC can engage with the project team and the plans.

This report sets out a summary of the pre-application consultation that has taken place so far and with whom. The report identifies key themes and issues raised and sets out the Applicant's response to these, including any changes to the design which have resulted as a direct response to consultation with stakeholders and the local community, where appropriate.

The project team is committed to ongoing engagement and will continue to maintain dialogue with relevant stakeholders and members of the local community as appropriate.

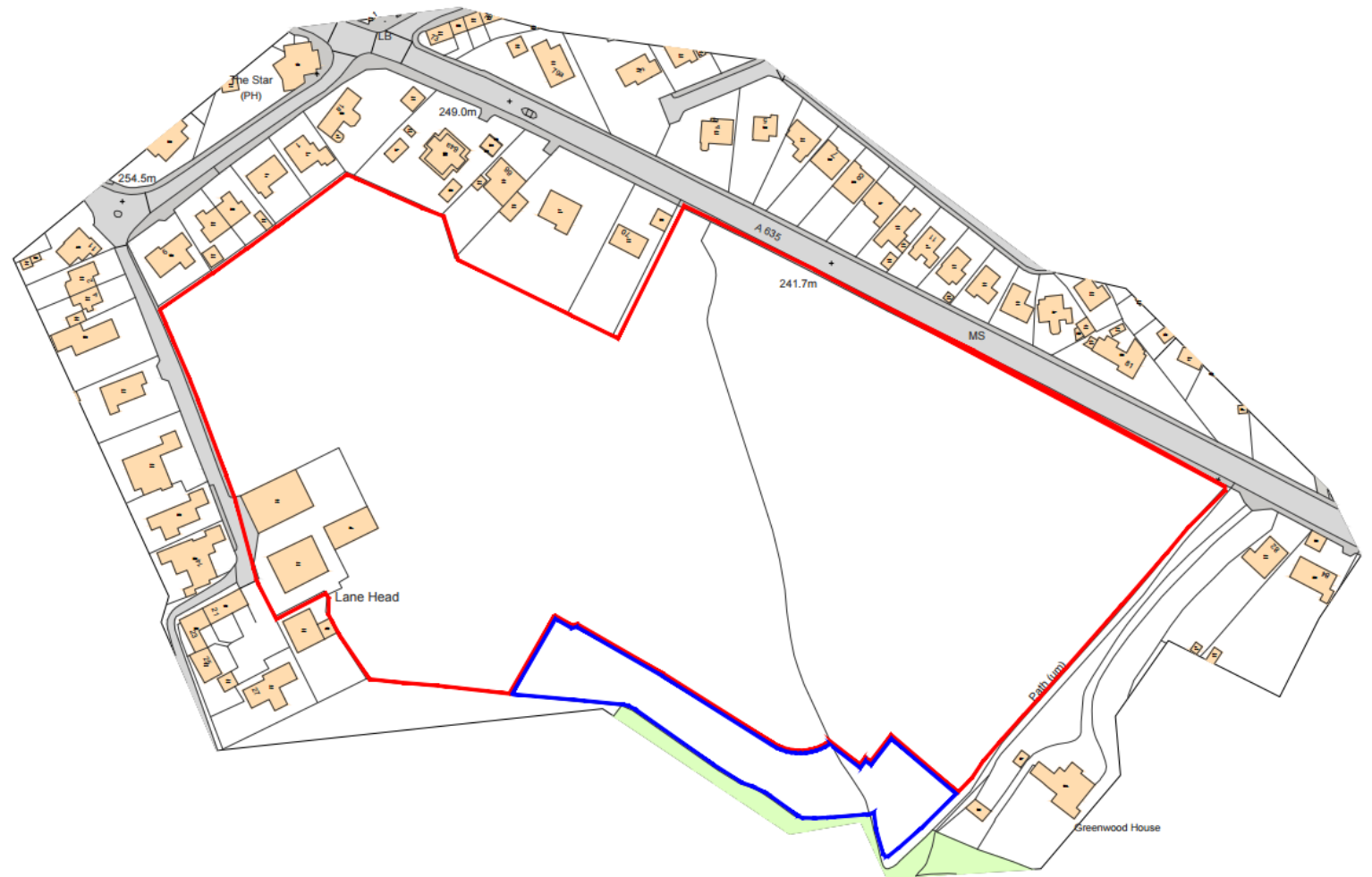


Site Location and Description

Land to the south of Barnsley Road, Upper Cumberworth, HD8 8NN

The site is located at land to the south of Barnsley Road, Upper Cumberworth, HD8 8NN (421003, 408576).

The site is located between 70 and 80 Barnsley Road and covers approximately 5.6 hectares of undeveloped land to the south of the settlement boundary.



Summary of Consultation

The plans were publicised via a community newsletter delivered first class by Royal Mail local delivery teams from 14th August 2025.

Letters were also e-mailed to relevant stakeholders including local ward members and relevant cabinet members from Kirklees Council and Denby Dale Parish Council offering a briefing on the plans on 13th July 2025.

A QR code linked to an online feedback form was provided for members of the public to provide their feedback.

A dedicated telephone number and e-mail address were also provided.

The pre application consultation for the public ran from 14th August to close of business on 1st September 2025 for a period of 18 days.

**Further information on engagement that preceded the formal pre-application consultation including consultation undertaken by a third party on the plans is included overleaf.*

Between 1st September and 1st November, all feedback was considered by the project team as part of the preparation of the planning application.



Consultation Timeline

May – June 2025

Prior to the pre-application consultation beginning, Vivly Living notified and undertook some informal engagement and held a meeting arranged via one of the local ward members with some local residents.

July 2025

Regrettably, following the meeting, an early draft plan—shared without the agreement of Vivly Living and without any official supporting information—was made public by a third party as part of their own consultation. Feedback forms from this consultation were later delivered to Vivly Living's offices.

The feedback provided via this unofficial consultation does not form part of this report, however the applicant has shared the forms with members of the project team and the themes follow much of what has been provided via the formal pre-application undertaken by Communiti on behalf of Vivly Living.

13th July 2025

Correspondence about the proposals and offering a briefing to elected members sent to:

- local ward members for Denby Dale ward, Kirklees Council
- Deputy Leader of the Council, Cabinet Member - Transport and Housing
- Cabinet Member for Finance and Regeneration
- Denby Dale Parish Council



Consultation Timeline Cont'd....

14th August 2025

Delivery of resident newsletter with information about the proposals and how to provide feedback sent via Royal Mail local post delivery teams to 332 addresses across Upper Cumberworth.

14th August 2025

Online meeting held following a request for a meeting with residents living adjacent to the site to discuss mitigation.

14th August to 1st September 2025

Pre-application consultation period for the public ran from 14th August until close of business on 1st September 2025 for a period of 18 days.

1st September 2025

Pre-application consultation ends.

1st September to 1st November 2025

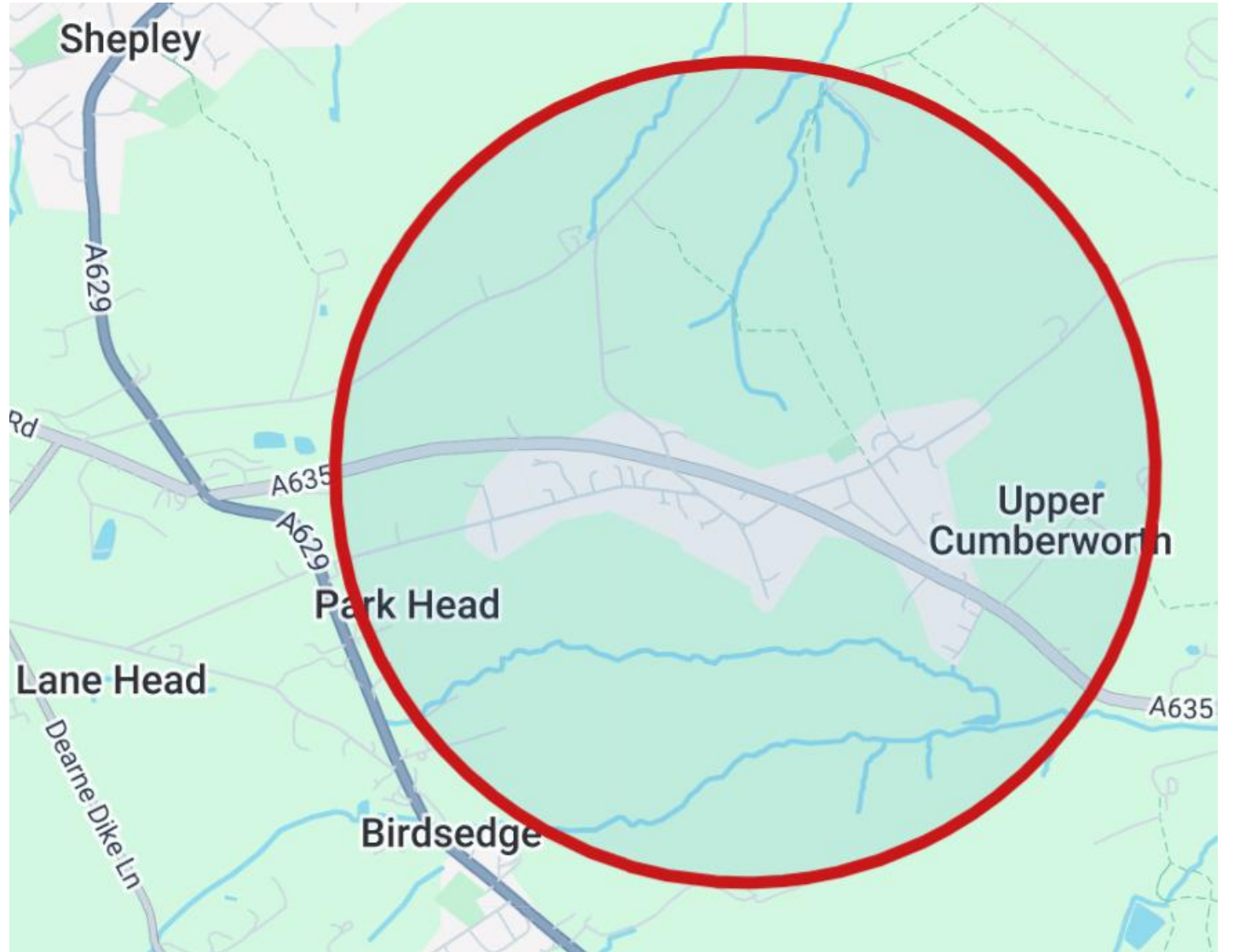
Project team review of feedback.



Distribution Area

332 residences and business addresses received a resident newsletter with information on the plans and how to provide feedback.

The notice was delivered first class by Royal Mail local delivery teams.



Resident Newsletter

vivly living

Have Your Say: Proposed New Homes on Land at Barnsley Road, Upper Cumberworth

Vivly Living, a West Yorkshire-based housebuilder, is inviting local residents to share their views on early proposals for up to 123 new homes in Upper Cumberworth. The plans include a mix of affordable and starter homes, with a focus on delivering high-quality, energy-efficient homes that complement the character of the village.

Vivly's vision is to build thoughtfully designed homes with access to green space – not overcrowded or uniform developments, but places where people and families can truly thrive.

Upper Cumberworth has seen very little new housing in recent decades, despite the growing need – particularly for local people who wish to remain in the village. Vivly believes this site, which scored low in Kirklees Council's recent Green Belt assessment, offers the most suitable and sustainable location for new homes.

The team recognises that some residents have strong views on development in the area. That's why it's important for the whole community to have access to clear, factual information and the opportunity to give feedback directly to the project team.

All comments will be carefully considered before a planning application is submitted to Kirklees Council.

Thank you for taking the time to review the information and provide your feedback.



House Types



Artist Impressions



How to Provide Feedback

Residents are invited to provide feedback on the plans and information contained in this correspondence via e-mail alun@community.uk or telephone **07809140016**.

Residents are also able to provide feedback via an online feedback form: bit.ly/vivlyliving-uc



Scan the QR Code with your mobile device to access the online feedback form.

Members of the public will have until Monday 1st September to provide feedback as part of the pre-application consultation undertaken by Vivly Living.

Key Considerations

Green Belt

There is a demonstrable unmet need for housing in Kirklees. The majority of Kirklees is Green Belt. In order for the Council to meet its housing need some Green Belt will need to be released to accommodate growth. In the Council's Green Belt Review, this area of Green Belt was regarded as low scoring with reference to the purposes of the Green Belt.

Density & Scale

Vivly Living offer beautiful homes built with care and respect – not crammed in boxes lacking character or green spaces. Our vision for the site in Upper Cumberworth is to create attractive, high-quality, energy efficient new homes for All, that will enhance and contribute positively to Upper Cumberworth.

The scheme proposes up to 123 homes on 5.6 hectares of land. The council usually require 35 dwellings per hectare, but the proposed scheme is lower in density reflecting the character of the surrounding residential area.

Ancient Woodland / Trees

The scheme proposed to retain the majority of existing trees on site. Whilst it will be necessary to remove circa three trees. The trees would be replaced with additional tree planting across the site, which would result in a significant net gain in trees across the site.

The ancient woodland is not affected by the proposals. A buffer zone of 15m will be maintained between the new homes and the ancient woodland.

Transport / Highways / Access / Road Safety

The site represents a sustainable location for additional residential development, in a settlement that has good access to a range of facilities and public transport links.

The proposed access will be directly from Barnsley Road. Initial assessments undertaken by the appointed transport consultants demonstrates that the site can be safely accessed.

A full Transport Assessment and Travel Plan will accompany the planning application, which will be considered by the Council's planning and highways officers.

Drainage

A full Flood Risk Assessment and Drainage Strategy is currently being prepared by a specialist flood risk and drainage consultant to accompany the planning application. Initial assessments have indicated that there are no technical reasons why the site cannot accommodate the uses proposed.

Visual Impact

The application will be accompanied by a Landscape and Visual Appraisal which will consider the proposed development and the level of impact on views into the site.

A planning application will be submitted to Kirklees Council once the project team have considered all the pre-application feedback and prepared the final technical reports.

Once an application has been submitted there will be a further opportunity for members of the public to comment on the plans via the Council's planning portal as part of the formal consultation undertaken by the Council on the application.



Stakeholder letter



Councillor Tim Bamford
Denby Dale ward
Kirklees Council
PO Box 1720
HUDDERSFIELD
HD1 9EL

By email: tim.bamford@kirklees.gov.uk

12th July 2025

RE: PROPOSAL FOR NEW HOMES ON LAND AT BARNSELY ROAD, UPPER CUMBERWORTH

Dear Councillor Bamford,

I am writing to offer you a briefing on Vivly Living's proposals for circa 123 new homes including affordable and starter homes on the above site, located in your ward. I have enclosed a redline boundary and location plan for ease of reference.

Vivly Living is a West Yorkshire based housebuilder. We really care about new homes, not just the houses themselves but the new lives, new stories and new neighbourhoods we play a part in. We offer beautiful homes built with care and respect – not crammed in boxes lacking character or green spaces. Our small team knows that choosing a new home is a big decision and we take that very seriously.

We design and build people-centric spaces that make a beautiful, community-focused lifestyle available to more people than ever before. We are committed to delivering high-quality builds in wonderful locations, with real individuality – always bringing a 'bit of Yorkshire' to our developments.

We have a clear vision for the Upper Cumberworth site; **To create attractive, high-quality, energy efficient new homes for All, that will enhance and contribute positively to Upper Cumberworth.**

As you know, the UK Government currently has ambitious plans to deliver 1.5m new homes in England by 2029. Kirklees currently has less than 4 years of housing land supply, less than the national requirement of 5 years.

For decades, Upper Cumberworth has seen very few new homes delivered despite a clear need for high-quality homes in the area including for those who have grown up in the village and wish to bring up their own families there but are unable to do so.

New homes do need to be built somewhere and several potential locations in Upper Cumberworth (most, if not all currently in the greenbelt) are currently under consideration. In a recent greenbelt assessment undertaken by Kirklees Council, our site returned a very low greenbelt score. We believe our site represents the most suitable and sustainable option for new homes.

Vivly Living, Principle House, Tandem Industrial Estate,
Wakefield road, Huddersfield, HD5 0AL

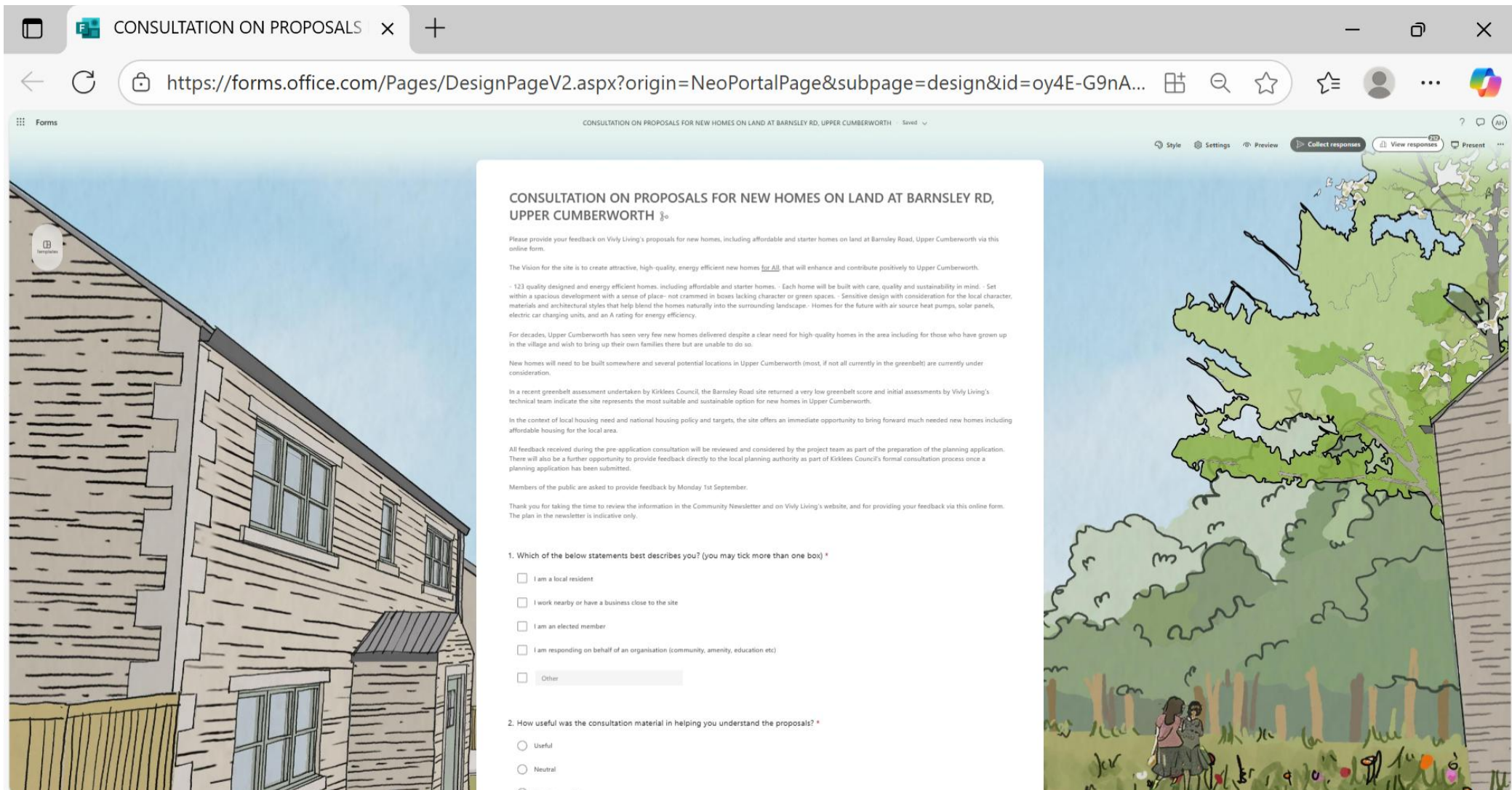
info@vivlyliving.com +44 (0)1484 441315 vivlyliving.com

Homes with heart.

Vivly Living is a trading name of Yorkshire Country Properties. Registered Company in England & Wales. Company No. 124773 VAT No. 41058528



Online feedback form



The screenshot shows a web browser window displaying an online feedback form. The browser's address bar shows the URL: <https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&subpage=design&id=oy4E-G9nA...>

The form title is "CONSULTATION ON PROPOSALS FOR NEW HOMES ON LAND AT BARNSELEY RD, UPPER CUMBERWORTH".

The form content includes:

- A header with the title and a "Save" button.
- A "Forms" sidebar on the left.
- A navigation bar with "Style", "Settings", "Preview", "Collect responses", "View responses", and "Present" buttons.
- An illustration of a two-story house on the left.
- A central text area with the following content:

Please provide your feedback on Vivly Living's proposals for new homes, including affordable and starter homes on land at Barnsley Road, Upper Cumberworth via this online form.

The Vision for the site is to create attractive, high-quality, energy efficient new homes [for All](#) that will enhance and contribute positively to Upper Cumberworth.

 - 123 quality designed and energy efficient homes, including affordable and starter homes.
 - Each home will be built with care, quality and sustainability in mind.
 - Set within a spacious development with a sense of place- not crammed in boxes lacking character or green spaces.
 - Sensitive design with consideration for the local character, materials and architectural styles that help blend the homes naturally into the surrounding landscape.
 - Homes for the future with air source heat pumps, solar panels, electric car charging units, and an A rating for energy efficiency.

For decades, Upper Cumberworth has seen very few new homes delivered despite a clear need for high-quality homes in the area including for those who have grown up in the village and wish to bring up their own families there but are unable to do so.

New homes will need to be built somewhere and several potential locations in Upper Cumberworth (most, if not all currently in the greenbelt) are currently under consideration.

In a recent greenbelt assessment undertaken by Kirklees Council, the Barnsley Road site returned a very low greenbelt score and initial assessments by Vivly Living's technical team indicate the site represents the most suitable and sustainable option for new homes in Upper Cumberworth.

In the context of local housing need and national housing policy and targets, the site offers an immediate opportunity to bring forward much needed new homes including affordable housing for the local area.

All feedback received during the pre-application consultation will be reviewed and considered by the project team as part of the preparation of the planning application. There will also be a further opportunity to provide feedback directly to the local planning authority as part of Kirklees Council's formal consultation process once a planning application has been submitted.

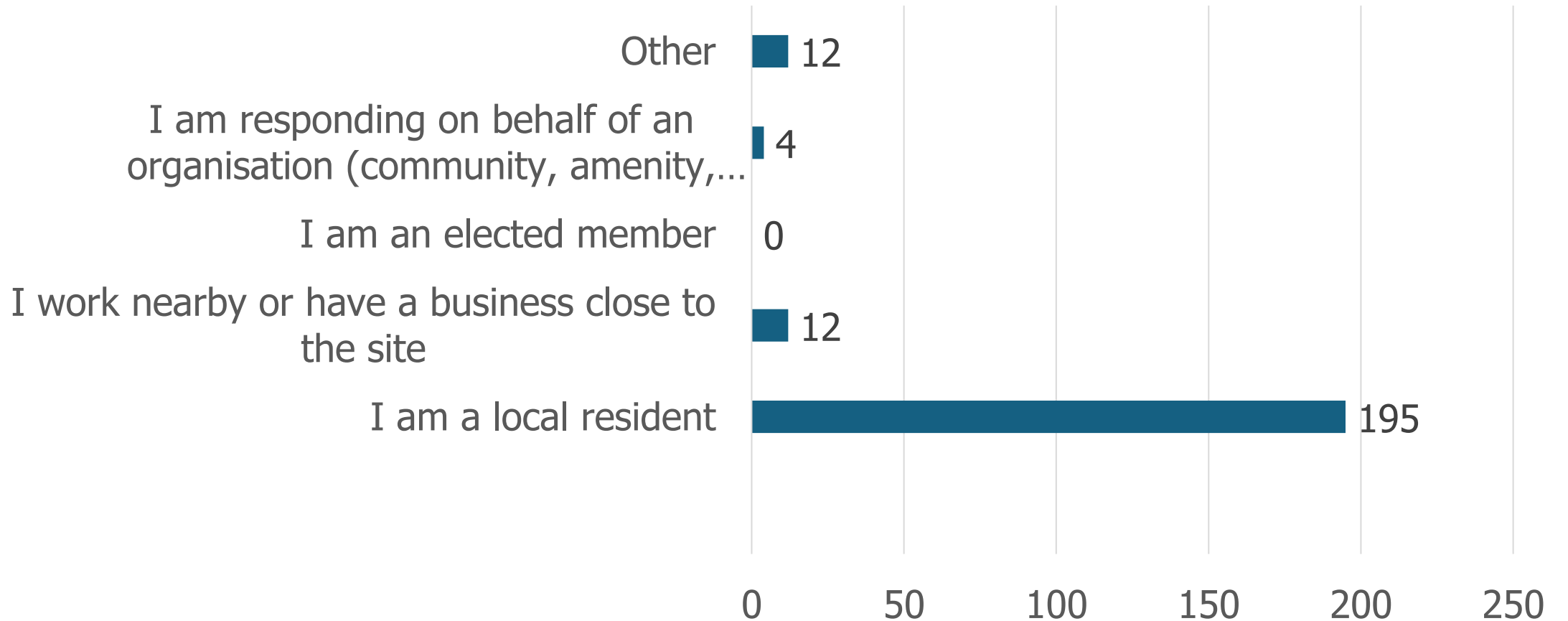
Members of the public are asked to provide feedback by Monday 1st September.

Thank you for taking the time to review the information in the Community Newsletter and on Vivly Living's website, and for providing your feedback via this online form. The plan in the newsletter is indicative only.
- A question: "1. Which of the below statements best describes you? (you may tick more than one box) *"
- Five radio button options:
 - I am a local resident
 - I work nearby or have a business close to the site
 - I am an elected member
 - I am responding on behalf of an organisation (community, amenity, education etc)
 - Other
- A question: "2. How useful was the consultation material in helping you understand the proposals? *"
- Three radio button options:
 - Useful
 - Neutral
 - Not useful
- An illustration of a forest scene with people on the right.



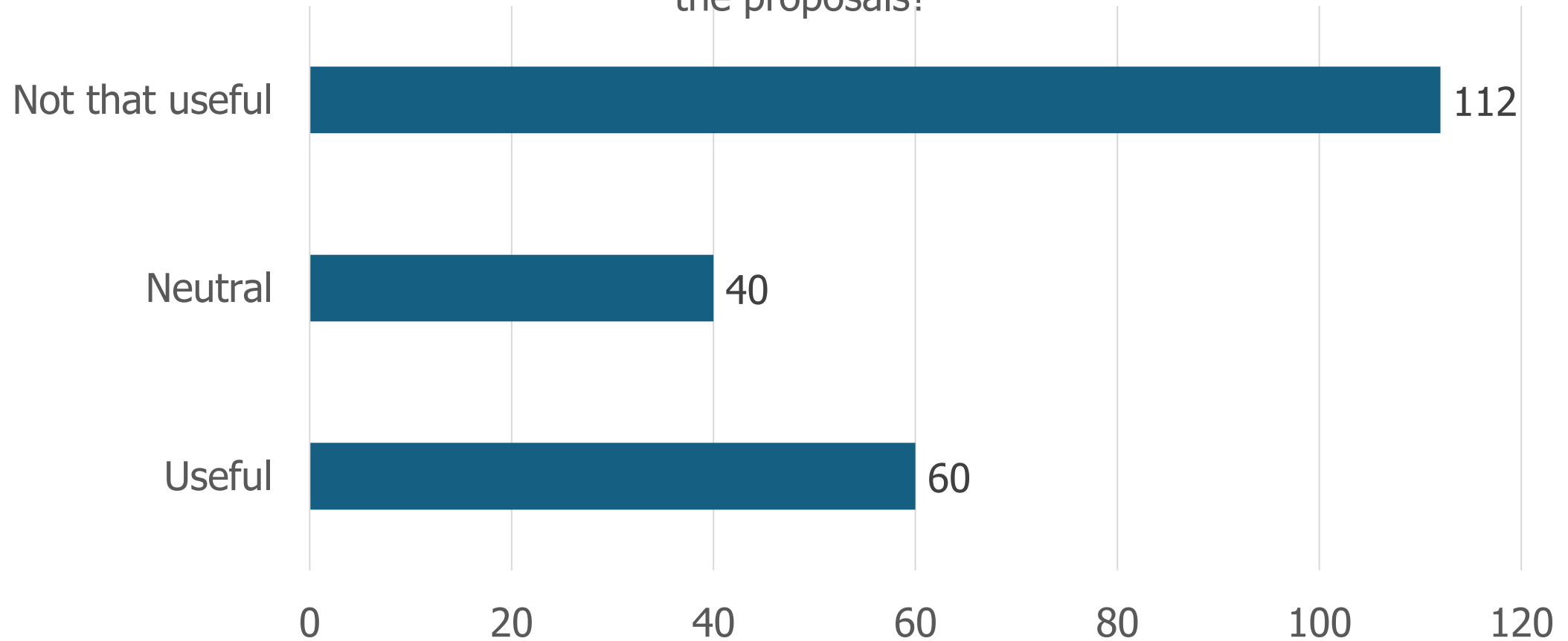
Feedback

1. Which of the below statements best describes you? (you may tick more than one box)



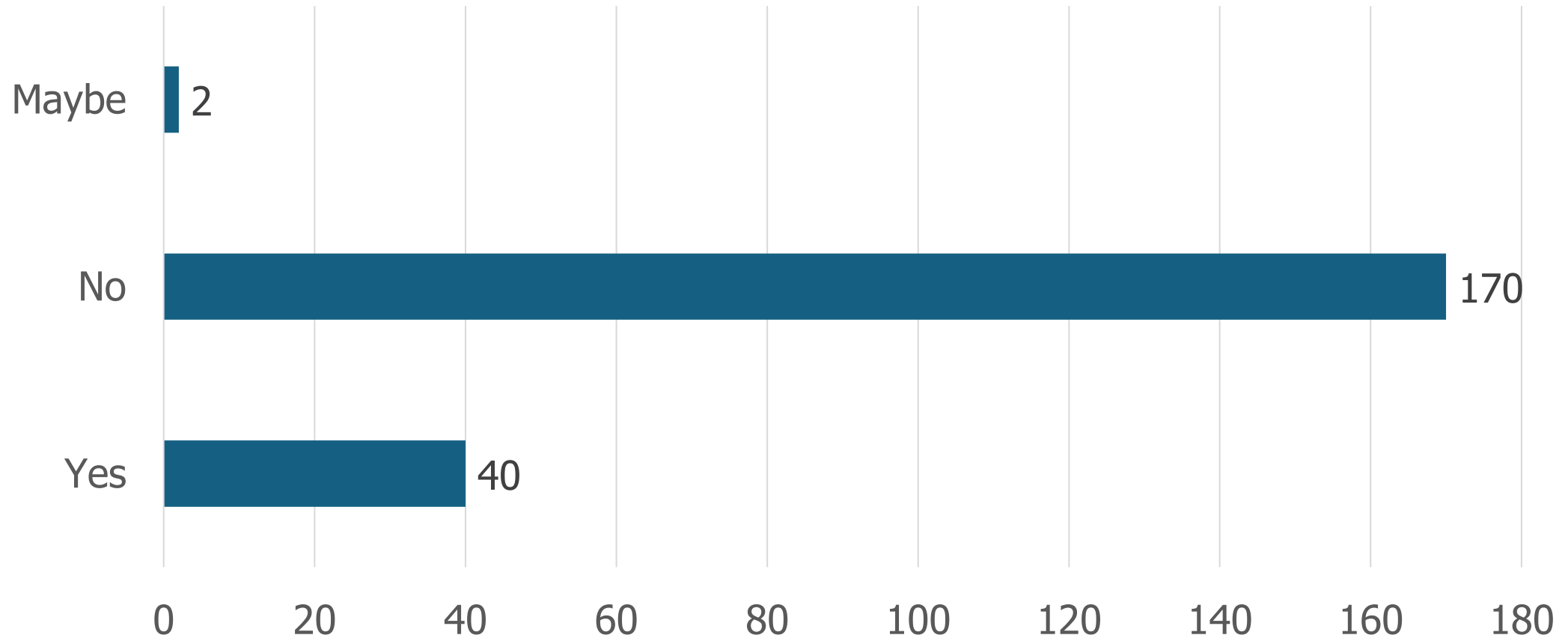
Feedback

2. How useful was the consultation material in helping you understand the proposals?



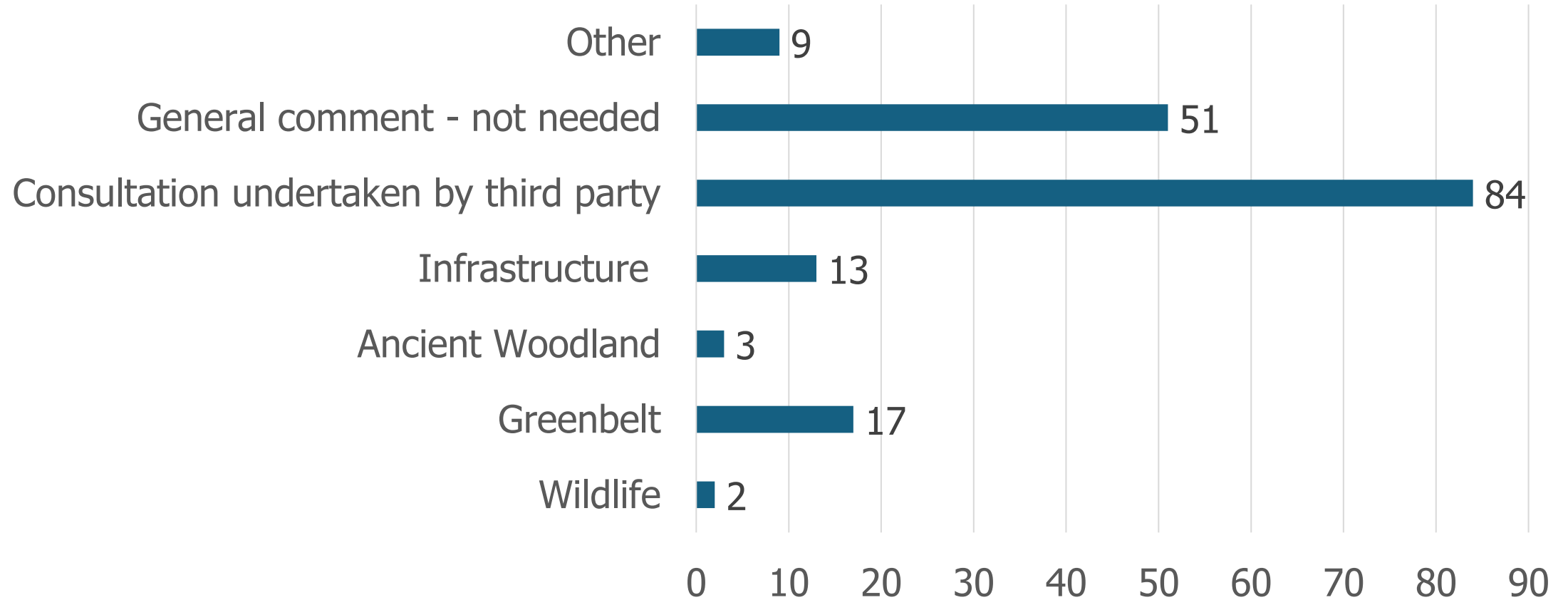
Feedback

3. Do you agree that there is a need for new homes, including affordable and starter homes in Upper Cumberworth?



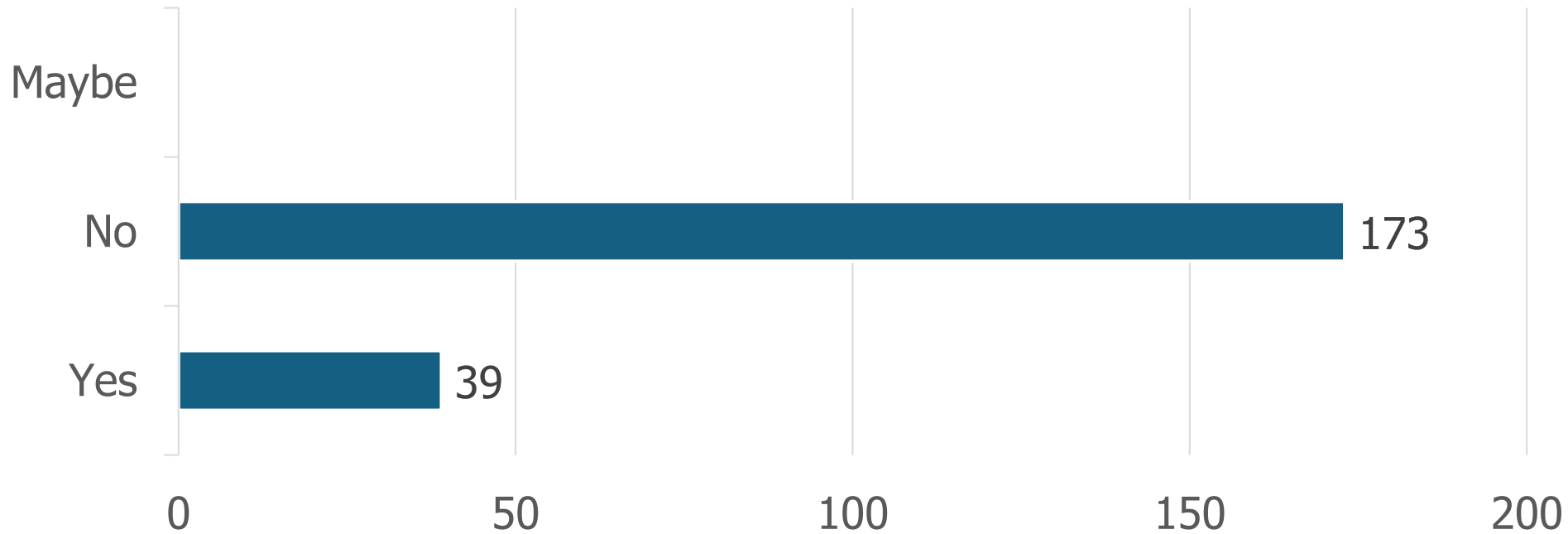
Feedback

4. If you answered no or maybe to question 3, please provide additional comments below.



Feedback

5. Do you support the proposals for the site?

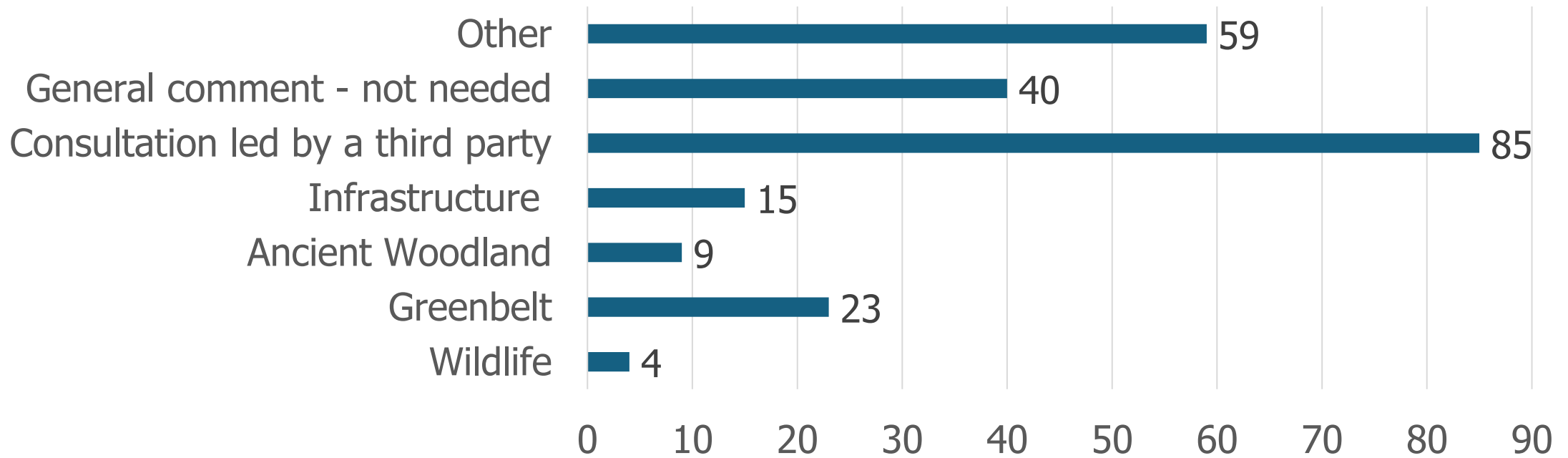


No responses were received in relation to question 6. If you answered 'Maybe' to Question 5, please provide additional comments below including what might encourage you to support the proposals



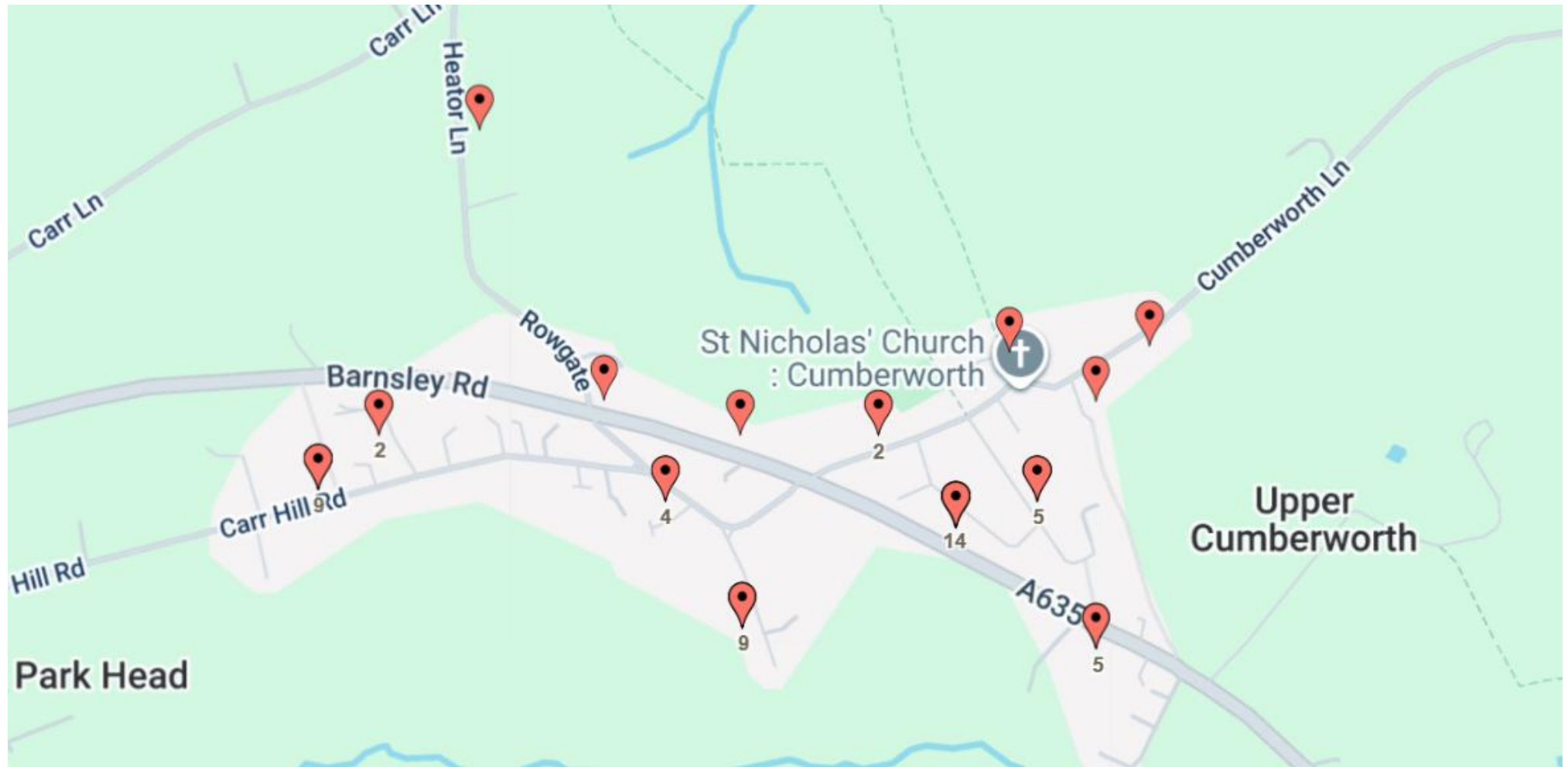
Feedback

7. Please provide all comments relating to your views below on any aspect of the development that you would like the project team to consider.



Feedback

8. Please provide your postcode details below. This is not compulsory but will help us consider emerging feedback in relation to the proximity to the site.



Feedback

8. Please provide your postcode details below. This is not compulsory but will help us consider emerging feedback in relation to the proximity to the site.



Response to feedback

A full response to the pre-application consultation feedback has been provided within the planning application submission, which includes technical reports. However, a summary of each theme raised during the consultation is provided on the following pages of this report.

The need for new homes including affordable and starter homes

In response to Q3, 170 respondents stated that they did not believe there was a need for new homes including affordable and starter homes in Upper Cumberworth. 40 respondents answered 'Yes' with a further 2 respondents answering 'Maybe'.

51 and 40 respondents stated their opposition to and/or their view that new homes were not needed in response to Q4 and Q7 which invited open comments for feedback.

Green Belt

17 and 23 respondents referenced the site's designation as Green Belt and the importance of preserving the Green Belt in response to Q4 and Q7 which invited open comments for feedback.

The availability of brownfield land for housing development elsewhere in Kirklees and these sites being developed rather than Green Belt site was also raised during feedback.

Applicant Response

There is demonstrable unmet need for housing in Kirklees. Kirklees Council currently has less than 4 years housing land supply, less than the national requirement of 5 years. The majority of land within Kirklees is Green Belt and the council will therefore need to release some Green Belt land for development in order to accommodate future growth. The proposed site was regarded as low scoring with reference to the purpose of the Green Belt in the Council's own Green Belt Review. Further information on the justification of Green Belt development is contained within the planning submission.



Response to feedback

Applicant Response Cont'd

The following extract has been taken from the Council's own report (10 March 2025 Housing Growth Report to the Growth and Regeneration Scrutiny Panel)

2.0 Strategic Context

Since coming to power in July 2024, the government has placed a significant emphasis on building new homes. It has made an overall commitment to deliver 1.5 million new homes in the next five years, supported by the reintroduction of mandatory housing targets, reform of the planning system and plans for a number of new towns.

The commitment to housing delivery is reflected at a regional level, with one of the Mayoral pledges being to build 5,000 affordable homes by 2028.

In Kirklees, the current Strategic Housing Market Assessment set out that 1,730 homes a year are needed in the district, of which 1,049 need to be affordable (note that the Strategic Housing Market Assessment is currently in the process of being updated and these figures will likely increase, but these are the existing figures).

A housing waiting list of in excess of 19,000 people/families waiting for a home demonstrates the acute need for housing across Kirklees. To respond to this need, the Housing Growth team is delivering a programme of work.



Response to feedback

Applicant Response

TABLE 28 – AFFORDABLE HOUSING COMPLETIONS

Year	Affordable housing completions
2014/15	180
2015/16	155
2016/17	121
2017/18	100
2018/19	118
2019/20	155
2020/21	89
2021/22	109
2022/23	127
2023/24	256



Response to feedback

Consultation approach and materials

112 respondents answered that they 'did not' find the consultation material useful, with 60 respondents answering that they did and a further 40 respondents answering 'neutral' to this question. Further correspondence was received via email relating to the consultation methodology and that it had excluded some members of the community with specific reference to there being no face to face consultation event.

Applicant Response

The National Planning Policy Framework (NPPF) recognises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for everyone.

In preparing the consultation strategy, the relevant provisions of the Localism Act 2011 and Kirklees Council's Statement of Community Involvement (SCI) March 2024 have been considered..

The consultation strategy has sought to ensure that relevant stakeholders and members of the public are given every opportunity to review the plans and provide their feedback. The strategy has included a combination of traditional and modern means of consultation and engagement including a community newsletter, a QR code linked to an online feedback form and availability of a dedicated project telephone line and e-mail address so those without access to a PC can engage with the project team and the plans.

The Statement of Community Involvement report sets out a summary of the pre-application consultation that has taken place so far and with whom. The report identifies key themes and issues raised and sets out the Applicant's response to these, including any changes to the design which have resulted as a direct response to consultation with stakeholders and the local community, where appropriate.



Response to feedback

Applicant Response Cont'd

Over 332 notices were delivered to local residences and businesses during the pre application consultation with some 212 responses received covering multiple themes. We are satisfied that the approach to pre-application consultation was fit for purpose and provided members of the public the opportunity to provide their feedback.

As stated earlier in the report an unofficial consultation was undertaken by a third party. This regrettably limited the options available to the applicant for other pre-application consultation activities including holding a physical public consultation event.

In addition, prior to the involvement of Communiti, Vivly Living held a face-to-face meeting with representatives of a local resident group. It was unfortunately after this meeting that a third party undertook their own consultation on the proposals using incomplete information and without the consent of Vivly Living to use information shared with them in a closed meeting.

Consultation undertaken by a third party

84 and 85 respondents referenced the consultation undertaken by a third party in response to Q4 and Q7 which invited open comments for feedback.

Applicant Response

The feedback provided via this unofficial consultation does not form part of this report, however the applicant has shared the feedback with members of the project team and the themes follow much of what has been provided via the formal pre-application undertaken by Communiti on behalf of Vivly Living.



Response to feedback

Infrastructure

13 and 15 respondents referenced the impact of the proposed development on local infrastructure including local highways with increased traffic, schools and lack of school places, GP and dentist surgeries as well as local shops in response to Q4 and Q7 which invited open comments for feedback.

Applicant response

A full transport assessment including traffic modelling has been undertaken and submitted together with the planning application and will be available to review on the Council's planning portal once the application has been validated. As part of the planning submission, the transport assessment will be reviewed by the highways team at the Council who will consider the findings of the assessment, the proposed mitigation and advise whether it is acceptable and/or any changes, further work or additional mitigation required.

With regards to the potential impacts on local health services and the availability of school places, statutory consultees including the relevant health bodies and local education authority will be consulted on the application and where appropriate the Council will request S106 contribution requirements from the applicant which could include financial contributions towards local health services and schools.



Response to feedback

Ancient Woodland

3 and 9 respondents referenced concerns they had about the impact of the proposals on the Ancient Woodland including that the buffer zone provided was inadequate in response to Q4 and Q7 which invited open comments for feedback.

Further representation was received from Upper Dearne Woodland which included general opposition due to increased activity and potential drainage issues.

Applicant response

The design has sought to incorporate the existing trees and minimise the requirement for tree removal.

The majority of trees / groups identified for removal are low quality specimens surrounding the existing agricultural sheds and following internal field parcels. Their loss is not considered to present a detrimental impact to the wider character and appearance of the area. The majority of trees identified for removal are of low arboricultural value with the development context (category C retention value).

None of the trees proposed for removal are considered aged or veteran and therefore the principles for refusal within the NPPF would not be considered applicable.



Response to feedback

Wildlife

2 and 4 respondents referenced the impact of the proposed development on wildlife and local habitat in response to Q4 and Q7 which invited open comments for feedback.

Applicant response

During the construction period, the Site and immediate area because of increased activity is likely to be inhospitable to wildlife. However, the impact will be temporary and short-term only.

Other

9 and 59 respondents referenced a variety of themes that have been categorised as 'other' in response to Q4 and Q7 which invited open comments for feedback. These include: flooding and drainage, need for family homes, affordability, size of properties, design, loss of village character, scale of the proposals, positive comments about schools, revamping old empty homes and awaiting submission of application before commenting.

In addition, engagement has taken place with some residents living adjacent to the site about additional screening and planting measures.



Response to feedback

Applicant response

Flooding and Drainage

Flood Risk

The Development sits in flood zone 1 and is not subject to surface water flooding when reviewed on the environmental agency flood maps. In addition, there is no surface water run off draining onto the development site.

Foul & Surface water drainage

Foul - The foul water from the site will discharge into the existing combined sewer crossing the site or the existing combined sewer in Barnsley Road. Due to the site level it is likely that there will be a requirement for a foul water pumping station on site to enable a new connection with a rising main.

Surface Water - The surface water generation from the proposed site will outfall into the offsite watercourse. The discharge rate will be restricted to greenfield runoff rate in accordance with the LLFA requirements. On site attenuation will be required to ensure the discharge rate to the watercourse is not exceeded. The surface water attenuation will be designed to the latest Kirklees, LLFA and other regulatory requirements.



Response to feedback

Applicant response

Need for family homes/size of properties/density/scale of development

Some respondents provided feedback highlighting the need for good quality family housing in Upper Cumberworth. Vivly Living offer homes built with care and respect built to the highest standards. Each Vivly Living home is built with sustainability in mind and include the latest in energy efficient and climate mitigation measures.

There is a mix of housing provided with the proposals including good size family homes.

The Council usually requires a density of 35 dwellings per hectare. The proposed development proposes significantly less than this at a density of 22 dwellings per hectare. Given the density proposed and the need for new homes in the area, the scale of development is entirely appropriate for the site and location.

Affordability of the new homes:

Some respondents questioned whether the new homes would be affordable. The proposals include a mix of homes including provision for affordable and starter homes. The planning application is policy compliant in terms of affordable housing provision

Design/loss of village character

The proposals have been carefully designed to ensure they are in keeping with the local vernacular and sit well within the surroundings. The homes are sensitively designed with consideration for local character, materials and architectural styles.



Response to feedback

Applicant response

Positive comments about the development supporting schools and local shops

No response required.

Suggestion about revamping old empty homes

No response required.

Awaiting submission of application before commenting

No response required.

Screening to adjacent properties due to overlooking concerns

The Masterplan is only indicative at this stage, however following a meeting with adjacent residents the masterplan was changed to ensure increased screening and green buffer between the proposed development site and neighbouring properties.



Feedback (open comments to Q4 and Q7)

Q4 OPEN COMMENTS

The site you are looking at is beautiful greenbelt next to ancient woodland and not appropriate for development.

Totally disagree. Upper Cumberworth is a small rural village. This development ruins that it's a small village surrounded by green belt with limited infrastructure

You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say!

You have my comments on "Our have your say" document submitted in July 2025

You have had them already

You heard the response from Cumberworth on July 25 on OUR have yours forms, delivered to your office, there is no more to say!

You've already had my comments, but I bet you didn't read them!

Already commented

Info in have your say leaflet already completed

Comments already given on the 'have your say' forms

You have already had them

No

Effects from n wildlife and natural heritage ie the woods

This is green belt land that means no houses

Must be proportional

We've already passed our feedback on the 'have your say' forms - our views have not changed at all

I have lived in Upper Cumberworth for 23 years and seen the village increase in numbers because of small build planning applications. This planned application if successful will increase the size of the village by a third. The current infrastructure (Schools, Doctors and Dentists) is already bursting at the seams. 123 new house means at least 123 cars exiting onto an already busy Barnsley road. Getting to and from the M1 at rush hour times is already a long and painful journey.

You will be receiving my strong objection in the planning proposal - as someone who is in an "affordable" home in the community you are set to ruin.



Feedback (open comments to Q4 and Q7)

I have made my remarks posted to you already!!!!

There is no need for any housing in cumberworth. The green belt should stay as green belt.

No means no, no explanation needed.

My comments have been submitted via the 'have your say' forms delivered to your office.

You have already had them

Comments previously submitted to your office in July 2025.

Kirklees is full of empty properties

Already passed views on via 'have your say'

You heard our response from the Cumberworth 'Have Your Say' forms delivered to your office. There is no more to say!

You heard the response from Cumberworth in July 25 on OUR have your say form, delivered to your office, there is no more to say!

We said all we had to say on July 25

Upper Cumberworth does not have the infrastructure by way of access to schools, doctors surgery, dentists, pharmacists, newsagent / off-licence to support a new housing development.

You heard the response from Cumberworth on July 25 on our have your say forms. There is no more to say.

Had them on my have your say form

I have already commented previously on the 'have your say' forms, handed to you!

I absolutely don't agree there is a need for housing estate in upper Cumberworth nor is their room. Where do you propose the children will attend school? As all local ones are already full to capacity. Where will they go and see a doctor when needed? The waiting time to see a doctor is getting longer due to more patients registering, as they have moved to the area into other large housing estates.



Feedback (open comments to Q4 and Q7)

Answered in have your say form
Answered on have your say forms.
I have provided feedback via the Cumberworth Environmental community action group.
Not needed
Already done on the 'have your say' forms delivered to you!
I don't believe this site (Green Belt) is at all appropriate for new housing.
Our answer is NO! Cumberworth has given feedback in July 25 in our have our say forms given to your office
You heard the responses from Cumberworth in July 25 on our 'have your say' forms, delivered to your office, there is no more to say
You heard the response from Cumberworth on July 25 on OUR have your say forms, delivered to your office. Nothing more to say.
Answers previously given
No
Nothing to add to the existing comments from Cumberworth's own "have your say" forms. I believe these were delivered to your HQ already.
My response was included in Cumberworth Community's Have Your Say forms delivered to your offices in July 2025 (27/7/25)
My response was included in Cumberworth Community's Have Your Say forms delivered to your offices in July 2025 (27/07/25)
No
You already have our response (25 July) via our feedback.
You have already had the reponse from Upper Cumberworth residents from the July 25 meeting. Please read (and heed) those.
You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say.
All our views were made clear during the meeting on July 25th
All of our views were made clear on the July 25th meeting. We don't have the infrastructure to support this.
The proposal does not state plans for how to deal with the increased weight of traffic or the lack of amenities. The roads are already difficult to navigate so further traffic in the area will only exacerbate this issue



Feedback (open comments to Q4 and Q7)

You heard the response (NO) from Cumberworth in July 2025 on OUR have your say forms, delivered to your office, there is NO more to say.

You heard the response (NO) from Cumberworth in July 2025 on OUR have your say forms, delivered to your office, there is NO more to say.

You heard the response from Cumberworth in July 2025 on OUR have your say forms, delivered to your office, there is NO more to say.

Do not destroy the countryside. Revamp some of the 1000s of empty houses instead.

Greenbelt farmland should be preserved until truly required

You heard the response from Cumberworth in July 25 on OUR have your save forms, delivered to your office. There is no more to say.

You heard the response from Cumberworth in July 2025 on our have your say form delivered to your office, there is no more to say.

Feedback has already been supplied via our views form supplied to your offices in July 25 via local community group

Just no!

No

See previously returned forms

See previously returned forms

See previously returned forms

Not on greenbelt, we have the tip and the few quarry's including the one just opened, we have 4 building sites already and we don't have the infrastructure for these homes.

Our response has been submitted in the Cumberworth on 25th July on OUR have your say forms, delivered to your office. There is nothing more to add.

Nothing more to add



Feedback (open comments to Q4 and Q7)

No
No
No
No
No
No
No
You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say!
You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say!
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You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say!



Feedback (open comments to Q4 and Q7)

Do not build on our green belt
Developments elsewhere in the area have already increased pressure on local services
The community has spoken on their forms delivered to your office July 2025
The community has given their response on the forms delivered to your office on July 2025
My view is takrn
Education, the surrounding schools are already full or to capacity levels. I am a 13 year old boy that was unable to get into my local village school, cumberworth CE, I there fore travel to Wakefield grammar school. Residents of the new proposed housing estate , existing and entertaining Barnsley road. This road is already an exceptionally busy road, the entrance to the new development is situated on a very fast part of the road, it is also a blind spot when the sun is setting, spring and summer time. The estate would effect the habitat of local wildlife in the extremely close woodland.
You had my views on the "have your say" form
NO
Upper Cumberworth already has a good mix of property covering the price spectrum and allowing first timers to get onto the property ladder.
You heard the response from Cumberworth in July 25, on OUR have your say forms, delivered to your office, there is no more to say!
Been discussed
No No No Go to Shepley and Denby Dale
We do NOT need more houses here
You heard the response from Cumberworth in July 25 on our 'Have your say' forms delivered to your office. There is no more to say.
You have already received my comments in July 2025.



Feedback (open comments to Q4 and Q7)

I have already sent you my concerns via our HAVE YOUR SAY form we handed in at our post office (July 2025)
No comment
No
No
No
No
No
None
You heard the response from Cumberworth in July 25 on our have your say forms, delivered to your office, there is no more to say!
No to building on green belt land!! It's a very clear NO! The community feeling about this is strong and clear.
No to building on our beautiful green belt. We enjoy waking our dog in the woods and fields
Already stated on 'have your say' form
No
No
We want no building on greenbelt land . Read the 300+Have Your Say leaflets . No !!
Houses that are cheaper can't sell
Totally toxic for the village. Residents already have to endure the thousands of vehicles the recycling tip brings through the village and the heavy wagons from the quarry. Hundreds of additional vehicles daily plus their deliveries will increase the already poor air and noise pollution. Barnsley traffic is already horrendous. NO TO ANY HOUSING DEVELOPMENT
It's a small village that does not need development
You already have our have to say forms- please see those with our views.
You have our forms with reasons



Feedback (open comments to Q4 and Q7)

There are houses in the village already that cannot be sold . There is no infrastructure
No8
There is no housing need as there are houses that have been for sale for ages . No to building on the greenbelt
Roads are too busy, poor infrastructure to support 120 houses why so many?
I believe first and foremost that these are not starter homes. I have two children aged 22 and 18, one with a first class degree from a Russell group university and he couldn't even begin to imagine buying one of these homes. These are luxury homes for people with good incomes and do not address the housing crisis in terms of pricing or need.
Already given my reasons previously.
Plenty of homes could be built in nearby area, which have much less environmental impact. This is clearly for profit and not for affordable homes
No I don't agree, it's a small village in green belt that's how want it to stay.
The area is a small quiet village with limited amenities
Already many homes and new building. The area cannot sustain this amount of homes
Already put on have my say form
DEFINITELY NOT ON GREEN BELT ARABLE LAND.
They are not affordable for most buyers.
The town and country planning act of 1947 was established amongst other things to: Prevent urban sprawl and retain landscape amenities. The proposal contradicts both outcomes in that : Firstly it will increase the footprint of the village by about 20%(no village can retain its integrity against such a large increase in size through one homogeneous development) Secondary it will destroy the open landscape vista both from the A635 in Upper Comberworth, south west towards Birdsedge and conversely from Birdsedge towards Upper Comberworth . The proposal is destructive of both the integrity of the Upper Comberworth community and the invaluable landscape amenity provided by this unique and priceless rural greenbelt site



Feedback (open comments to Q4 and Q7)

No
Not needed
No
Please refer to have your say form previously submitted
NO to building on greenbelt land
No
Our views were made clear on the 'Have your say' form
We live here because it's quiet and not packed full of houses like other villages.
See comment forms from village residents
Please see submissions provided on our village's have your say forms
You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say
No
Not on Greenbelt. Never on Greenbelt!
Your houses are tiny, cramped and not affordable! This is pure greed.
Vivly houses are not 'affordable' and not in keeping with Upper Cumberworth.
There may be a need but the housing provided by Vivly living does not meet that need. You are motivated by greed, not a desire to do good. My daughter is in her late 30s, in rented accommodation, and cannot afford one of your 'affordable' houses! She will be better off buying an older, larger property, with a garden (not postage stamp sized), for less money than your 'affordable' boxes.



Feedback (open comments to Q4 and Q7)

Already commented in residents survey in July

Plenty of new housing in neighbouring villages that are not on green belt sites

Nearly doubles size of the village - unsustainable.

You heard the response from Cumberworth in July 2025 on Our have your say forms, that were handed in to your office! There is no more to say.

While the developer promises affordable and starter homes, there is no guarantee these will meet local needs. Developers frequently seek to reduce affordable quotas on "viability" grounds once permission is granted. Housing for local people can and should be delivered in more appropriate, sustainable locations. There is no guarantee that the affordable housing will be available to the local people of Upper Cumberworth.

I understand there may be a general need for housing, but I do not agree that this village is an appropriate location. It is a small, rural community with limited capacity, and any large-scale development would put a serious strain on the area. The green belt exists for a reason — to protect places like this from overdevelopment. Building here would have a permanent and damaging impact on the character of the village, and would raise serious concerns about sustainability and suitability.

There are already cottages and properties on Hollybank and Dearnfield which are affordable homes of varying sizes

The traffic volume is already too high at busy times. Even with the access from the development on to Barnsley Road the volume will increase as a result of so many new homes. Existing residents pay council tax in part to maintain our living standards. A new development with so many new residents will negatively impact the area and general living standards. The proximity to ancient woodland is a further consideration. Wildlife, flora and fauna is already under great stress. It should be nurtured, not have further stresses imposed. Upper Cumberworth will lose its identity as it merges with Denby Dale as a result of a large development.

I don't think you understand what 'affordable' means. Even your tiny, cramped, one roomed 'affordable' houses are out of reach of most youngsters in the area.



Feedback (open comments to Q4 and Q7)

Build elsewhere but not on Greenbelt. What ever support I need to give to prevent this development I will gladly do so.

Disagree on many points. The main one being green belt land close to woodland and distruction of wildlife habitat

i'll save these until an appropriate time

The Vivly homes are not affordable, if they are to be marketed at a similar price to the Shepley development site (I would imagine prices have only gone up since the start of them being built). I am a 34 year old working professional, my husband and I have slightly above average incomes and we have two young children. If we wanted to buy a new build property we would not be able to afford it. Further to this, we would be unhappy with the size of the gardens, being overlooked at all angles and crammed in with other houses. The Shepley developments are lovely houses with nice stone and windows, and in our opinion are much better looking than other new builds. However this comes at a premium, and again, in our opinion are built far too close to each other. We appreciate that this is a nice area to live in, especially for families, but what we actually need is more affordable, low maintenance housing and bungalows for the older generation so that the 3/4 bed semi detached houses that they live in can be freed up for those with younger children. Furthermore the schools in the surrounding area are tiny, with barely any space to extend. My son goes to Birdsedge which only has a small amount of extra capacity, and Shepley first has a waiting list. The parking and logistics of more children at Cumberworth isn't feasible. Although the proposed houses are in walking distance to Cumberworth school the reality is that many parents have to drop off in the car on their way to work. The area is already extremely congested at school times, and the Sovereign junction is a hazard to life. Increasing the housing population in the area will only exacerbate this. I myself have had my car written off only last year because someone ran into me at this junction. How will this be taken in to consideration? I appreciate the need for new housing but this site is not the answer - not financially, not in terms of impact to the local area. It would be such a shame visually to see the disappearance of a lovely field, with beautiful greenery. Surely there are other sites that would be less detrimental?

You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say!

You already have my comments on my Have your say document submitted in July 2025.

You have had hundreds already

I think it's great to give my children an opportunity to be able to live in there local community.



Feedback (open comments to Q4 and Q7)

You heard the response from Cumberworth on July 25 on OUR have yours forms, delivered to your office, there is no more to say!
If you'd read my objection letter...
Appreciate the care taken to ensure this project keeps in with the rural setting already here. Opens up more opportunities for those who want to live closer to family and also the number of people that wish to want to live here and have been searching for a home for a number of years.
Already commented
Answer in early form filled in.
After seven years of hoping and waiting for the opportunity to move into this village, we were finally able to make it our home. Somewhat poignantly, it only became possible because close friends moved abroad. Their departure created an opening that we were fortunate to take, albeit by paying above the market value for the property. Because of the frustration we had without experience, I approve of this proposal.
Already given my comments on the Have Your Say forms.
You have already had them
No
Already done
Done earlier
Too big
As above-views already submitted
As a resident of Upper Cumberworth, I welcome the new housing. It will provide much-needed homes for families and at a more affordable price it will also help support our local community, school and shops. I am happy the development is designed sensitively to fit in with the village's character and still keeps the ancient woodland.
As said above



Feedback (open comments to Q4 and Q7)

I won't put them here for obvious reasons!

I have already said no and my comments were delivered to you last month. I live a little distance away so can't be considered a nimby! I don't live in a £800,000 plus home, I am definitely not anti family mine already live here having renovated one already built! We don't need housing on this scale Thankyou very much!

I strongly disagree with every part of the development proposal. You even contradict yourself saying they are not crammed in boxes when they are. The development certainly affects the ancient woodland - but you say it does not. A 15m buffer?!!! Do not build on that land. Don't even attempt planning permission. Look for a new site somewhere else. That's NOT green belt!!!

No means no.

You have recieved my views on the 'have your say form' delivered to your office.

You have already had them

Comments previously submitted to your office in July 2025

You have had them

Strongly against your proposal and after receiving your vivly living leaflet today and seeing the scale of your proposal it makes me more determined that your plans should not go ahead

You heard our response from the Cumberworth 'Have Your Say' forms delivered to your office. There is no more to say!

You heard the response from Cumberworth in July 25 on OUR have your say form, delivered to your office, there is no more to say!

We said all we had to say on July 25

As above, it's inappropriate for a village of this size, given it's rural location and lack of amenities for residents.

You heard the response from Cumberworth on July 25 on our have your say forms. There is no more to say.

Already had them on have your say form

I have already commented previously on the ' have your say' forms, handed to you!



Feedback (open comments to Q4 and Q7)

ABSOLUTELY NOT My house overlooks the proposed site. One of the reasons we bought our house was because of the views from our upstairs windows. I often sit at my bedroom window and watch the local wildlife run and play in the field of the proposed site. There's no pleasure in looking at a great big housing estate instead. People move here and stay here because of the beautiful surrounding countryside that we can see on our doorstep and putting a large housing estate right in the middle will spoil that for not only the residents who live here but all the wildlife that surround the ancient woodland. Putting in a 15 m buffer zone will do nothing to prevent scaring away the wildlife whilst the building works are being done. I don't believe that upper Cumberworth Has the right infrastructure to support such a large development. As for a Barnsley road entrance/exit, this road is already far too busy and it will only contribute to more crashes and fatalities at the accident black spot that is the sovereign junction.

Answered in have your say form

Already commented on have your say forms.

I have provided feedback via the Cumberworth Environmental community action group. No building on greenbelt, full stop.

No

Build some good family homes for the area to keep the family tradition I remember. Nice little green area for kids to play would be good.

Good houses for growing families I also think some locals are against it and I drink in the local pub, since November I have see 3 new landlords try and make it work. If all these people was in to the community that much the would spend some money in there local community pub and help keep the only meeting place in the village going.

Looking for a bigger home for my growing family. I think this would be a perfect location for us to move to.

Your stone houses look good and think will look good in the village. Hope that the new residents of the village will keep the local amenities going, especially the local pub that's struggling at the moment.

Already have on the 'have your say' forms delivered to you!!!



Feedback (open comments to Q4 and Q7)

No
Our answer is NO!! Cumberworth has given feedback in July 25 in our have our say forms give to your office.
You heard the responses from Cumberworth in July 25 on our 'have your say' forms, delivered to your office, there is no more to say
You heard the response from Cumberworth on July 25 on OUR have your say forms, delivered to your office. Nothing more to say.
Answers previously given
No
Nothing to add to the existing comments from Cumberworth's own "have your say" forms. I believe these were delivered to your HQ already.
My response was included in Cumberworth Community's Have Your Say forms delivered to your offices in July 2025 (27/7/25)
My response was included in Cumberworth Community's Have Your Say forms delivered to your offices in July 2025 (27/07/25)
No
You already have our response (25 July) via our feedback. Your pathetic vandalism of the banners in the village reveals just what a cowboy operation "Vivly living" is
As above
You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say
As above, all our views were made clear on July 25th
All of our views were made clear on the July 25th meeting. We don't have the infrastructure to support this.
There is insufficient infrastructure in place and our green areas should be protected
You heard the response (NO) from Cumberworth in July 2025 on OUR have your say forms, delivered to your office, there is NO more to say.
You heard the response (NO) from Cumberworth in July 2025 on OUR have your say forms, delivered to your office, there is NO more to say.
You heard the response from Cumberworth in July 2025 on OUR have your say forms, delivered to your office, there is NO more to say.
Do not destroy the countryside. Revamp some of the 1000s of empty houses instead. The "communiti" don't want you!!!
Greenbelt farmland should be preserved until truly required



Feedback (open comments to Q4 and Q7)

You heard the response from Cumberworth in July 25 on OUR have your save forms, delivered to your office. There is no more to say.
You heard the response from Cumberworth in July 2025 on our have your say form delivered to your office, there is no more to say.
Feedback has already been supplied via our views form supplied to your offices in July 25 via local community group. Please feel free to read them.
Your childish vandalism of posters shows how pathetic you are
X
See previously returned forms
See previously returned forms
See previously returned forms
This area is a place where people come up from towns to use the garden centre , the Kirklees light railway , the mill in Denby dale, and the many beautiful woods that we have. Build your houses on land that isn't used or wasn't used for farming or livestock,, we need to keep our farmers and our ancient woodland,, we need to keep our identity as a small close knit community that looks after our church and our library in Denby dale. There is already four beauty spots that are being built on, yours on Barnsley road is a travesty because it is so packed in it looks like Lego land houses,, a complete eyesore to what was there with stunning woodland. The very sad thing is I personally quite like your style of house and the stone you use,, but you leave not one tree or plant a tree because you leave very little room on the roads, the first phase in sheply could have been so pretty but greed took that away,, we can all be swayed with all the trimmings of you selling a show home,, brand new furnishings but extra costs for most things from tiles to flooring to lights. If building must continue I would advise that just leaving room between houses,, wildlife corridors and bricks for swifts housemartins swallows owls,, and trees.. our doctors , dentists, schools ,and roads are full. Our roads are full of huge quarry wagons,, naylor meters trucks,, and our farmers need room and space to bring their tractors from farm to farm this time of year in particular harvest time. We are a farming community and a quarry community,, the latter being unfortunate but is needed to give the bricks to build,, maybe wait till the quarry is depleted and then build,, but not on our greenbelt.
Our response has been submitted in the Cumberworth on 25th July on OUR have your say forms, delivered to your office. There is nothing more to add.
Nothing more to add



Feedback (open comments to Q4 and Q7)

No
No
No
No
No
No
No
You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say!
You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say!
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You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say!
You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say!
Do not ruin our green belt
I'll save feedback for the planning application. It's a poorly considered proposal to build on green belt.



Feedback (open comments to Q4 and Q7)

The community has spoken on their forms delivered to your office on July 2025
The community has given their response on the forms delivered to your office on July 2025
The sewers the schools the doctors
.
The ancient woodland provides peaceful walks for humans and animals, the noises from the building work will harm and discomfort the wildlife in these woods. I have seen dears coming around the woods with my own eyes and it would be a real shame to lose such magnificent animals.
You had my views on the "have your say" form
NO
Destruction of the green belt is never a good thing. There are significant brown field sites across Kirklees that should be the first option when considering new developments. Upper Cumberworth has seen development in recent years that has been uncontested because it has been on brown field sites. The number of houses developed has been manageable for the village and local amenities to absorb. Development on the scale Vivly are proposing will add to traffic safety issues on Barnsley Road, pressure on creaking local services and on creaking local utilities. It would fundamentally change the nature of the village community and has no local support. I would also challenge the need for such a development. The Vivly development a mile down the road has a number of unsold properties that have been on the market for several months. I firmly believe that this is the wrong development in the wrong location. The only obvious beneficiaries are the land owners and the directors of Vivly (and associated companies) who will have turned low value green belt into a prime building plot worth in excess of £10m. Whilst the tone of the leaflet is intended to create the impression of a caring company doing the right thing for first time buyers, my experience leads me to conclude that greed is the motivating factor behind this unwanted application.
You heard the response from Cumberworth in July 25, on OUR have your say forms, delivered to your office, there is no more to say!
Future homes. for local people.
Looking for a bigger family home
The village has no facilities already and these house will not improve the area
No development under no conditions I hope these results will be independently verified. The notes from the meeting with residents issued by Vivly were pure fabrication. I fear the same from this sham of a consultation.



Feedback (open comments to Q4 and Q7)

Go buyout cheap, nasty, crowded little boxes elsewhere
You heard the response from Cumberworth in July 25 on our 'Have your say' forms delivered to your office. There is no more to say.
They look to fit in well with the surrounding area
The school is struggling to fill there places this would definatly help. The local pub would definatly benifit
The school is struggling to fill there places
The village needs to move with the times
More local houses are definitely needed
More local home are needed
School places need to be filled some how amd this will help
I think these houses will blend in nicely to the village
Good homes and nothing never been built in Cumberworth for years
People need to understand that more houses are needed
I work at cumberworth first school and this is a brilliant idea for the village
Would be good for village
I'd love to own one of the homes on this site cumberworth is a perfect place to live
You have already received my comments in July 2025.
I have already sent you my concerns via our HAVE YOUR SAY form we handed in at our post office (July 2025)
No comment
No
No
No
No
No



Feedback (open comments to Q4 and Q7)

Not enough homes in this area and I am looking for a nice family home around here. I notice there is not many homes for sale here and would like my future children to grown up here, and go to the local school.
Local pub and store could do with the extra customers in my opinion.
Do not build on greenbelt
You heard the response from Cumberworth in July 25 on our have your say forms, delivered to your office , there is no more to say !
No to building on green belt land. A disgrace! The feelings of our community are strong. No to building on green belt!
No to green belt building!!!!
Already stated on 'have your say' form
No
No
No means No
No I'll make my position clear later
Don't consider building. It's not wanted
Build in the towns and cities, not on green belt. This is valuable farm land also providing a wildlife sanctuary
Looking forward to the build as wanting a house here.
You already our views
As above
No
.no
No
No this will rip the heart out of the village and woodlands



Feedback (open comments to Q4 and Q7)

This is a green belt site. It is adjacent to an ancient woodland and in an area with limited school, transport or health provision. Many people take huge pleasure from the green space and using the woodland and I believe these homes will be a huge detriment to that.
There is need to preserve our greenbelt so our children can enjoy it!
Much better locations in Cumberworth which impact local residents, the havoc this will cause to the woods, waterways will be significant. Zero considerations for local environment
You will be destroying green belt and the ecology that goes with it. It will increase noise and air pollution by a third. The infrastructure is old and a problem as it is. It will increase crime. There are many negative reasons but not one positive one!
Will affect parking schools and doctors
More quality homes needed
School needs more pupils this will help
I grew up in this village and would love to be able to move back
Already too much building. This is affecting roads, schools, doctors, dentists etc
Commented on my have your say form
Definitely no therefore no further comment
I feel businesses will ultimately benefit from this
There are plenty of urban areas that could be utilised, in this time of climate change concern rural areas should remain as is for the good of everyone.
We object to the project in its entirety for the reasons that we've outlined above in question 3 and 4
It is green belt. No we don't want or need your development.
No
No
Cumberworth Community has responded to you through the Have your say forms
The village has already given you feedback
Do not build on green belt land



Feedback (open comments to Q4 and Q7)

Our views have been made clear
Homes are badly needed in this area and this proposal is exactly what is needed. Houses for all.
We need more holes in this area that are affordable for younger people
I just feel this will be beneficial to the local economy and community on many levels
It will be great for the local area
It will enrich the community and benefit local businesses.
As stated above we choose to live here because of the lack of housing and people.
Good for local businesses and the community
Good for the community
No thank you
Please see submissions provided on our village's have your say forms
Upper Cumberworth has never been developed and has become a village that is stuck behind with the times. This development is much needed to allow more people the option of living in this village. Many people need this opportunity and I would personally like to get back to this village. The houses look great.
You heard the response from Cumberworth in July 25 on OUR have your say forms, delivered to your office, there is no more to say
My mum and dad bought our house so we could live in the countryside and see green fields and walk our dog
A development of this magnitude will completely ruin the village. This is a conservation area and Vivly's tiny, crammed boxes will not do anything to enhance the village.
This is Greenbelt and should always remain as Greenbelt.
This is a terrible idea. It is Greenbelt and backs onto Ancient Woodland. The development at Shepley is an eyesore and in no way enhances the village.
Leave the Greenbelt alone. Go build on brownfield sites (oh yes, of course, not as much profit in it for greedy Vivly)
Already commented in residents survey in July
Complete disagree with building on green belt site, that location in particular



Feedback (open comments to Q4 and Q7)

You heard our response in July 2025 on OUR Have Your Say forms delivered to your office. No further comment required.

You heard the response from Cumberworth in July 2025 on Our have your say forms, that were handed in to your office! There is no more to say.

1. Inappropriate Development in the Green Belt The proposed development is on land designated as Green Belt, which the National Planning Policy Framework (NPPF) makes clear should be protected. Development of this nature is considered inappropriate by definition, and can only be justified in "very special circumstances." Meeting housing numbers is not, in itself, a "very special circumstance," particularly when alternative brownfield and non-Green Belt sites exist within Kirklees. 2. Scale and Impact on Village Character The scheme would introduce 123 new houses – a disproportionate and unsustainable increase for a small rural village. Such a large urban estate would fundamentally alter the rural character and historic setting of Upper Cumberworth. The scale of development is not in keeping with the pattern or identity of the settlement. 3. Ancient Woodland and Ecology The site lies immediately adjacent to ancient woodland, which is irreplaceable. A 15m buffer is inadequate; Natural England guidance warns that development near ancient woodland causes harm through lighting, noise, hydrology changes, and increased human activity. Loss of mature trees and disturbance of habitats would damage local biodiversity. Newly planted trees cannot compensate for the destruction of established woodland ecosystems. 4. Highways, Transport and Road Safety The proposed access from Barnsley Road is unsuitable. This road already suffers from congestion and safety issues, particularly at peak times. Public transport provision in Upper Cumberworth is minimal, meaning most residents would rely on private cars – increasing traffic, emissions, and danger to pedestrians. Construction traffic would add further disruption in addition to the agreed allowance of lorries that has already been approved by the council. 5. Drainage and Flood Risk Development on this greenfield site would increase surface water run-off, heightening the risk of flooding both locally and downstream. The site lies within an area already prone to heavy rainfall impacts, which are expected to worsen with climate change. 6. Visual and Landscape Impact The housing estate would cause significant visual harm, replacing open countryside with mass housing. The site contributes to the landscape character of the Barnsley Road corridor, and its loss would be highly visible from public rights of way and the wider countryside. 7. Affordable Housing Claims While the developer promises affordable and starter homes, there is no guarantee these will meet local needs. Developers frequently seek to reduce affordable quotas on "viability" grounds once permission is granted. Housing for local people can and should be delivered in more appropriate, sustainable locations. There is no guarantee that the affordable housing will be available to the local people of Upper Cumberworth.



Feedback (open comments to Q4 and Q7)

No I don't support the proposals

No needed

Upper Cumberworth will lose its village character as it merges with Denby Dale. Existing residents should not have to bear the imposition of more families in the vicinity which will result in much greater use of roads, footpaths and local amenities that were not designed for such expansion that will destroy the rural character. The wait at road junctions, or simply leaving one's own driveway, whether by car or on foot, is often lengthy and will be sure to increase as new homes are occupied.

Can wait for these to be built will be will be putting my my name down for one.

123! An utterly ridiculous amount of houses for this amount of land. Your leaflet states they are not crammed boxes but that is exactly what your sites at Shepley and Denby Dale are. The Shepley houses are practically built on the pavement in your greed for more profit. Please don't try to make it sound like you are doing this to benefit the village. This is pure greed on your part. The ones you have already built are hardly selling so keep off our Greenbelt.



Summary

A significant proportion of respondents expressed the view that additional housing is not needed in Upper Cumberworth and, more broadly, raised concerns about the principle of development on the site. These matters are addressed within the application documents and summarised on pages 20–22 of this report. It is important to note that there is a demonstrable unmet housing need within Kirklees, where the Council currently has a housing land supply of under four years, below the national requirement of five. Given that much of Kirklees is designated Green Belt, some release of Green Belt land will be necessary to accommodate future growth. The proposed site was assessed as low scoring against Green Belt purposes in the Council's own Green Belt Review, and further justification for development in this location is provided within the planning submission.

Regarding consultation, this document outlines the methodology adopted, the feedback received, and the applicant's response. The very high level of engagement indicates that the approach successfully reached a broad audience. Unfortunately, the opportunity for an additional face-to-face event was undermined by the circulation of incomplete and inaccurate information by a third party, which contributed to a challenging environment for constructive discussion. Nevertheless, the applicant remains committed to ongoing engagement with the local community as the proposals evolve.

Although the application is in outline form, the indicative masterplan has been refined following discussions with neighbouring residents to incorporate further screening and planting to help mitigate the development's potential effects on adjacent properties.

With respect to potential impacts on local schools and healthcare provision, statutory consultees—including the local Integrated Care Board (ICB) and the Local Education Authority (LEA)—will review the application and assess implications for existing services and infrastructure. Any required contributions toward local health and education provision will be determined through this process and secured via a Section 106 agreement between the applicant and the Council.



