

About the application

Application number: 2025/93572	
What is the application for?:	Outline application with all matters reserved, bar vehicle access into the site,
Address of the site or building:	Land South of, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input type="checkbox"/> Yes
<p>I wish to object to this application on the following material planning grounds, with reference to the National Planning Policy Framework (NPPF) and the adopted Kirklees Local Plan.</p> <p>The application site lies within designated Green Belt. Residential development of this scale constitutes inappropriate development under national and local policy and is, by definition, harmful. The proposal would result in permanent loss of openness, encroachment into the countryside and erosion of the Green Belt's purpose of preventing urban sprawl and safeguarding the rural setting of Upper Cumberworth. No very special circumstances have been demonstrated that clearly outweigh this harm. The proposal therefore conflicts with Green Belt policy and should be refused.</p> <p>The site is also outside defined settlement boundaries and has not been allocated for housing within the adopted Local Plan.</p> <p>The development conflicts with the plan-led spatial strategy which directs growth to sustainable, allocated locations with appropriate infrastructure.</p> <p>The proposal raises significant highway safety concerns. Barnsley Road is a fast-flowing main route with limited pedestrian infrastructure and already carries substantial through-traffic. It feeds directly into known accident hot-spot junctions at The Sovereign crossroads and Carr Hill Road. Introducing access and vehicle movements associated with 123 dwellings would materially increase traffic, turning movements and risk to road users. The application does not demonstrate sufficient mitigation to ensure highway safety or junction capacity.</p> <p>There are also ongoing and well-documented issues with local utilities. Barnsley Road adjacent to the site has experienced multiple burst water mains and service failures over the last year, leading to repeated disruption, closures and damage to the carriageway. This indicates existing infrastructure is already under strain. The submission provides no robust evidence that water supply and drainage networks have the capacity to accommodate the significant additional demand from 123 homes</p>	

the capacity to accommodate the significant additional demand from 123 homes. Without confirmed upgrades, this presents an unacceptable infrastructure risk.

The development would place further pressure on local services and community facilities, particularly primary healthcare. GP surgeries serving the surrounding villages already operate under considerable strain. An additional development of this size would generate several hundred new residents, increasing demand for appointments and care. The application does not provide clear evidence that healthcare capacity exists or that mitigation or contributions are secured. In the absence of demonstrated infrastructure provision, the development cannot be considered sustainable.

The proposal would also cause harm to landscape character. The site currently forms part of an open rural setting that contributes to the identity and separation of Upper Cumberworth. Replacing this open land with a large housing estate would suburbanise the countryside and significantly diminish the area's character and openness.

Finally, the site lies in close proximity to Upper Dearne Valley Woods, an area of Ancient Woodland. The NPPF affords strong protection to irreplaceable habitats such as Ancient Woodland and states that development resulting in their loss or deterioration should be refused other than in wholly exceptional circumstances. Even where development is nearby rather than directly within woodland, indirect impacts must be considered, including increased recreational pressure, lighting, noise, drainage changes and habitat disturbance. The application does not convincingly demonstrate that these risks have been fully assessed or mitigated. Given the irreplaceable nature of Ancient Woodland, a precautionary approach is required.

Taken together, the proposal represents inappropriate development in the Green Belt, conflicts with adopted Local Plan policy, increases highway safety risks, places additional strain on already failing infrastructure and healthcare provision, harms landscape character, and risks adverse effects on nearby Ancient Woodland. These harms significantly outweigh any stated benefits.

For these reasons, the application should be refused.

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