

Sent: 09 February 2026 16:29
To: DC Admin;
Subject: Fwd: Planning application Upper Cumberworth 2025/60/93572/E

Planning application Upper Cumberworth 2025/60/93572/E

I wish to formally object to the proposed development for the following reasons:

1. Green Belt Conflict

The site is designated green belt land, within the adopted local plan. The proposal constitutes inappropriate development and fails to demonstrate the 'very special circumstances' required under national planning policy to justify development in a green belt.

The development would result in the permanent loss of open countryside and irreversibly harm the rural character of the village. National policy is clear that green belt boundaries should only be altered in exceptional circumstances.

At a recent public meeting, Tracy Brabin, alongside council members and planning officers, stated that development would prioritise brownfield and Greyfield sites before greenfield. It is unclear why this site is now being brought forward only weeks later.

2. Impact on ancient woodland and biodiversity

The proposed development borders ancient woodland, which is afforded the highest level of protection under national planning policy. Ancient woodland is irreplaceable habitat.

The planning application appears to contain no detailed ecological assessment demonstrating.

- Protection of ancient woodland and root protection zones
- Mitigation for habitat loss
- Safeguards for protected species

- Biodiversity net gain calculations

The site currently supports abundant wildlife and long-established natural features. Development would cause irreversible ecological harm and habitat fragmentation.

There is also no clear reference to the TPO or measures to protect mature trees dating back centuries.

3. Highway safety and traffic impact

Carr hill road and Barnsley Road are already heavily used, particularly:

- During school drop off and pick up times
- Saturday mornings
- Peak commuter hours

The addition of 123 houses could introduce over 100 additional cars to an already constrained network.

Specific concerns include:

- The dangerous bend at Carr Hill Road
- Multiple complex junctions
- Existing accident history in the area
- Increased road noise and congestion
- Risk to pedestrians

During the extended construction phase, heavy goods vehicles would further strain infrastructure that is unsuitable for such traffic. This would be compounded by the nearby Quarry development.

The application does not appear to demonstrate sufficient highways improvements to mitigate these impacts.

4. Sewage and drainage

There are ongoing drainage and sewerage issues locally, with roads frequently closed due to works and flooding. The existing infrastructure appears unable to cope with current demand.

The proposal does not provide clear evidence that:

- Foul drainage capacity exists.
- Surface water run off will not impact nearby watercourses.
- Flood risk will not worsen.

Without substantial infrastructure upgrades, this development is likely to exacerbate existing problems.

5. Scale and density.

The scale of this proposal is disproportionate to the size of the village, increasing housing stock by approximately one third. This level of expansion would fundamentally alter the character of the village and is out of keeping with its rural form.

6. Pressure on local services

An additional 123 houses will place further strain on local services. Public transport provision is currently limited, making commuting without a car difficult. Increased car dependency contradicts sustainable development principles.

I am deeply concerned about the sustainability of the village and the long-term impact on community infrastructure.

For the reasons outlined above -including conflict with green belt, harm to ancient woodland, biodiversity loss, highway safety risks – I strongly urge the council to refuse this