

## DC Admin

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**From:**  
**Sent:** 10 February 2026 18:28  
**To:** DC Admin  
**Subject:** Objection: Upper Cumberworth 2025/60/93572/E

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### **(Please keep my name and address anonymous)**

Objection: Upper Cumberworth 2025/60/93572/E

I would like to object to the proposal on multiple grounds.

This application is opposed by hundreds of people in the village and across Yorkshire, and it has come to the attention of newspapers, radio and TV. See links

<https://www.facebook.com/reel/25805611692414451>

<https://www.examinerlive.co.uk/news/west-yorkshire-news/huddersfield-villagers-uproar-over-plans-33341914>

GREEN BELT - The proposed development is on GREEN BELT which was established seventy years ago to protect land and avoid urban sprawl. Kirklees planners have been guilty of allowing villages to lose their boundaries and identities in the nearby conurbation of Claytonwest-Scissett-Skelmanthorpe, where in-fill has meant that the individual villages have merged into one and lost their individual identity. Green Belt needs to be protected. There are lots of Brownfield sites that builders should be utilising instead of the lush arable land which has for years been a food field, producing wheat and other crops. We need to keep producing food where we can and building on land where we can't produce food.

LOCAL PLAN – This field is not in the Kirklees Local Plan as being assigned for possible housing, so planners need to just abide by your own directives and reject this proposal from the outset.

ENVIRONMENT – A Tree Preservation Order is in place to protect two old sycamores, which are over 100 years old. They have been in that field for more than 100 years and even the farmer has ploughed around the trees all this time. The developers want to chop them down to make way for houses. The Sycamore in the middle of the field is an emblem of the village, walkers take photos of it, it's beautiful as it changes through the seasons and it glistens in the sunrise, people recognise they are home

when they see it, children call it the “Broccoli Tree”, deer rest under its branches and bats fly around it in circles and figures of eight. (see photo)

The site also borders onto Ancient Woodland, which dates to before 1600s. It is home to a host of rare flora and fauna. The development is factoring in a 15m border between construction and the woodland, but any development on that site will have an impact on the ancient woodland. WYCA are bringing in a 50-metre limit in March and this will be in line with Woodland Trust advice. Run off during construction will run into the woodland because there is a slope, and damage its natural balance, and the roots for the ancient trees will be affected because they reach beyond 15 meters. There are plans to build an attenuation tank and pump water into the ancient woodland and the brook which feeds it. But the ancient woodland already gets flooded by run off from agricultural land higher up in the Pennines, so this development will just make matters worse.

**FLOODING & WATER** – The 13 acres of land currently soaks up large amounts of rainwater in its soil and porous sandstone geology. But if it is replaced by tarmac, bricks and roofs, that rainwater will need to go somewhere. The current drains are already overwhelmed and water cascades down the road into Denby Dale, causing flooding of roads and homes.

(See photos)

The developers say that SuDS to soakaway the water are no viable because there is a slope to the land, so they plan to build a storage tank instead. But drainage experts from Leeds University and Sheffield University have told me that these attenuation tanks are often unreliable, and that the designs, long-term maintenance and proof that they are working need to be robustly checked because building firms often install these, then deny responsibility for subsequent flooding. It is planned that Yorkshire Water would take over the running of this tank, but Yorkshire Water have told me there is no guarantee that they would adopt the operation and maintenance of the tank. The highways department are concerned about the location of this tank, and that it should not be built underneath roads, and they are seeking assurances about location, design and operation. So something this important, such as the flooding of houses downstream in Denby Dale, is all just based on an assumption.

**SEWAGE** – The development proposes to discharge foul drainage into the combined sewer near to the field. During rains at the moment, this currently surcharges into the ancient woodland, which is a health hazard that Yorkshire Water know about and have been dealing with, as recently as February 8th. So there is no capacity for additional flows from 123 houses. Please see the video

<https://www.facebook.com/784477314374291/videos/1496661001794311/?idorvanity=1273472014130806>

**WATER PRESSURE** – Yorkshire Water have attended to repeated burst water mains issues on Barnsley Road next to the 13-acre site. The water supply is already problematic with 390 homes in the village. If you increase this by another 123 houses, this will cause major problems, when it cannot cope at the moment. Many people in the village have low water pressure (including us). We cannot have a shower if next door is showering or if we have the washing machine on. After 26 years living here, we accept it is the price we pay for rural life. Our pipes are old because our houses are old and have been here for a century. But if 123 houses suddenly want water, we will have no pressure at all.

**TRAFFIC** – The Sovereign Crossroads is a notorious accident blackspot. According to the CrashMap site, there have been 23 crashes in Upper Cumberworth and in the Sovereign Crossroads area in a five-year period. <https://www.crashmap.co.uk/Search>

Even the planning application highlights seven accidents above and below the proposed housing site. So adding 123 houses which will lead to hundreds of extra cars belonging to residents and visitors will only exacerbate the traffic danger and add to the injuries and fatalities. If you increase the village by a third, you will increase traffic by a third.

The narrow road of Cumberworth Lane, from the Post office to the school, gets snarled up during rush hour and the school run. (see photo). Carr Hill Road, in the other direction, is already becoming busy as cars use it as a detour to avoid the tailbacks at the Sovereign Crossroads, and that has also started to see accidents rising. There is no pavement on long stretches of Carr Hill Road so walkers and dog walkers must walk on the roadside. Cars swerve around us, to give us a wide berth. But if the traffic is increased, there will be more two-way traffic and more pedestrians getting hurt.

Kirklees Councillors have shown us a traffic survey which shows that over 175,000 cars passed along Wakefield Road and through the village in a November to January period, with almost a quarter over the speed limit.

The developers have also submitted a Travel Plan as part of the planning application which states that new residents will be urged to reduce car journeys and visitors encouraged to use “sustainable modes of travel”. But this is unrealistic for a village location. Most people will drive to the supermarket, doctors, dentists, work, etc. The bus route to Upper Cumberworth is poorly served (unlike Denby Dale and Skelmanthorpe, who have much more regular services). The “Travel Plan” is just unrealistic nonsense.

**AMENITIES** – The area cannot support such a massive influx of people. The village has a church, small primary school, post office and pub. These will not be able to cope. The doctors’ surgeries and dentists are already overwhelmed with patients and getting appointments for villagers at the moment is nearly impossible. The bus service is infrequent and unreliable (Denby Dale and Skelmanthorpe are much better served than Upper Cumberworth). The railway station is over a mile away and is poorly lit and a very lonely walk. It is unrealistic to suggest that buyers of the new houses would walk there to commute.

**SCHOOL PLACES** – The primary and middle schools cannot cope with the influx of children brought about by 123 houses. These will be largely occupied by families based on bedroom counts. If there are 80 extra children, in a conservative guess, there is nowhere for them to go.

The primary school can take up to 120 pupils and is predicted to have an intake of over a hundred for the foreseeable years. There will be under 20 places available. The school has been expanded twice in recent years and there is no further space for anymore extensions to cope with increased capacity, without losing the playing field at the back. This means children will have to go to primary schools in Denby Dale, Upper Denby, Skelmanthorpe and Birds Edge, which will mean more traffic to and from the site for the school run (morning and afternoon) as parents cannot walk their children such distances.

Meanwhile there are NO PLACES available at the feeder Scissett Middle School. Its capacity is 600 and it’s predicted intake is 600. Again, if children have to go to other schools or private schools, this will lead to more school run traffic, and the potential for more accidents on the blackspot roads in Upper Cumberworth and the Sovereign crossroads.

**CONSERVATION AREA** – Upper Cumberworth has been designated by Kirklees as a Conservation Area for 45 years. The village has gently evolved over the years with a handful of new houses and barn conversions, but it has always retained its distinctive identity and village feel. This proposal for 123 houses will swell the village by a third overnight and change its character forever. As a conservation area we have protection of setting to ensure the view of our famous old church and its tower from the surroundings and not blocked by “insensitive development”. As hundreds of walkers go down Park Lane to stroll through the ancient woodland on footpaths to Upper Denby, High Flatts and Birds Edge, that view would be blocked out. The enormous size of the development is wrong and the location is wrong.

The Archaeology Advisory Service explain how Cumberworth is recorded in the Domesday Book of 1086 and how the site has the potential to contain medieval settlements. We already know archaeologists have discovered an old mill in the ancient woodland.

We moved to this village 26 years ago because of its rural nature, its greenery, its walks, its village life, its village school, our son got married in the village church, he played football for the village football team and cricket for the village cricket team. We are not against change. But by the nature of a Conservation Area that change must be gentle and gradual, and clusters of houses have sprung up in pockets of land here and there, and the village has grown organically, but kept its character and identity. This 123-house development and expansion by a third, would be taking a sledgehammer to the whole fabric of the village and the community, and could create a social schism, with a resentment of the families on the “estate which spoiled Cumberworth”.











