

DC Admin

From:
Sent: 10 February 2026 18:43
To: DC Admin
Subject: Planning application Upper Cumberworth 2025/60/93572/E objection
Attachments: Planning Objection photo evidence.pdf

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I would like to object to planning application Upper Cumberworth 2025/60/93572/E

My details are – 9 Carr Hill Road, Upper Cumberworth, Huddersfield HD8 8NW

My objections are below

1. Green Belt suitability

In respect of the adopted local plan the area in question is designated green belt. It is currently farmed by a tenant farmer and in 2025 yielded 2 crops, the first a cereal crop and secondly animal fodder. This is not low-quality grey belt land, I have lived adjacent to the plot for 40 years and throughout that time the field in question has **always** been used for farming purposes, in the 1980's and early 90's it was home to livestock i.e. sheep and cattle. After those years the field has been a prime agricultural site, growing a variety of crops each year. (See attachment,)

There are fields in the area which only support sheep but this parcel of land is without doubt prime agricultural land and green belt, it should not be classified as the blanket poor quality grey land for the Kirklees area. I appreciate there is a need for housing nationally, however throughout Kirklees there are many brown field sites available for development which according to the local plan should be developed before green belt areas. The proposed development does not fall within any of the exemptions for green belt development.

In addition there are many empty properties within the Kirklees area. I myself have been trying to sell for 18 months now so is the demand really there?

2. Local Infrastructure

A. Schools – schools furnishing the area are

- Cumberworth Primary School – Local, walking possible but poor pavement infrastructure, no cycle lanes, the school is fully subscribed with insufficient places for the number of additional students in the new housing development. Parking problems on minor roads.
- Other Primary school provision may include Birdsedge, Shelley, and neighbouring villages – Accessible via extremely poor public transport/car. Which possess parking problems on main and minor roads, there are insufficient places or facilities for additional students at these schools.
- Scissett Middle School – No cycle path accessible by Public Transport or car, parking problems in Scissett and insufficient facilities/places
- Almondbury High – Public Transport or car
- Shelley College – Public transport or car, extra burden on road infrastructure particularly junctions in the area and roads including Cumberworth Lane. Insufficient places and facilities the college is already stretched with recent developments in the area,

The education facilities are unable to support this significant level of development.

B. Health provision

There are no local services within the village. The nearest GP provisions are Denby Dale, Skelmanthorpe and Shepley. None of which are accessible on foot. There are no appropriate cycleways and the surgeries are only accessible by very sparse public transport or car. These surgeries are already full to capacity a factor acknowledged and evidenced on Shepley Health Centre's own website. A note says "List size – There is a lot of house building going on in the area. We have already seen a big increase in the number of patients registered with the practise..... So this growth could potentially affect how long people have to wait to get an appointment to see us."

It is extremely difficult to obtain a GP appointment and even after an appointment with a GP an appointment for a blood test can take over a month.

Dental – there are no provisions in the village, the nearest are Scissett, Skelmanthorpe, Shepley and Lepton, there are very limited NHS appointments with some of the surgeries only taking private patients. Again transport is either via very poor public transport links or car.

The health care infrastructure including resources and staffing are not able to cope with the additional strain of the proposed development.

c. Employment – This is very limited employment in the village. The proposed development will rely on commuting to nearby towns and cities mainly via private transport due to poor public service links. The increase in commuting of well over 100 vehicles daily from the proposed development raises serious concerns regarding air quality, noise pollution and strain on the road network.

3. Open countryside – Park Lane is a bridleway and the area around it is used recreationally by both local residents and visitors to the district. Visitors include walkers (individuals, and family groups), rambling and walking associations, cyclists, uniformed groups e.g. Rainbows, Beevers, Brownies and Cubs and students from local schools and Cliffe house. There are public footpaths leading from it to the ancient woodland, Birdsedge, Upper Denby and back to the village itself. It is green belt and open country side with views across farmland from High Flatts and Birdsedge to the village of Upper Cumberworth the proposed development is in direct line of this sight line and will seriously affect the open view. The view from Carr Hill Road and Park lane reaches across open farmland and the ancient woodland as far as Upper Denby, over to Barnsley and in fact Pontefract. The proposed development directly affects the openness of the area and creates a sprawl of urbanisation. The view when travelling up Barnsley Road from Denby Dale towards the village is iconic the tree in the centre of the field is famous with people from far and wide. The tree has become known affectionately by various names and this view is loved and respected by many it will be a travesty to lose the openness of the countryside and the famous vista. (See attachment – tree vista)

4. Flora and Fauna - The field and ancient woodland adjoining it are a haven for local and migrant wildlife. I am concerned as to the impact the development will have on this. My property backs onto the proposed development and I regularly see deer in the field, hiding their young in the long crops. Bats regularly fly overhead at dusk both in the garden and over the field. Over the years I have seen foxes in the field, field mice, voles and hedgehogs in the garden. A variety of insects, moths and butterflies in the surrounding area and the garden. The woodland is home to the Hairy Wood Ant. Birdlife includes Greater spotted woodpecker, siskin, tree and house sparrow, starling, greenfinch, goldfinch, variety of doves, pheasants, blackbirds, coal/blue/great/long tailed tits, birds of prey including buzzard, sparrowhawk and goshawk to name but a few. We have had over wintering redwing and geese feeding on the crop stubble after harvest. The disturbance of the potential building, the loss of habitat, the excess drainage run off, air quality, light and noise pollution are all a serious threat to the habitat, diversity and survival of the fauna. (See attachment fauna and light pollution pictures)

5. Artefacts and ancient woodland – I am passionate that the past should be protected for future years. The woodland is classified ancient woodland; there are protection orders on the trees on the building plot and there are artefacts that have been found in the woodland itself. The proposed development will impact the woodland in respect of water runoff, drainage etc.

6. Water and drainage – I have extremely significant concerns regarding the water and sewerage provisions in the area. The current mains water pipework runs under Park Lane, though the boundary edge of the field (the area marked on the plans as playground) and away under Barnsley Road.

Over the years the field has been repeatedly flooded due to burst pipework, Yorkshire Water regularly carry out emergency repairs, digging up the lane and the field on numerous occasions. This flooding has caused damage to the boundary walls of the houses adjoining the field. In addition I am aware of burst mains in Barnsley Road causing flooding and chaos with traffic, the existing pipework and network for both water and sewerage are inadequate and cannot sustain the additional pressure that the supply would be required to meet with the addition of 123 houses.

7. Road Safety. I have lived in the village for 40 years. During this time the area, like all others, has seen a significant increase in vehicular traffic but unlike many other areas there has been no significant improvement in the road structure through and around the village. The village is split by the main A635 Barnsley Road with the village shop/post office and school being on the east side of the village and the local pub being on the west. For residents walking with children to the primary school, students catching buses to Scissett Middle School or Shelley High from Carr Hill Road on the West side they have to negotiate an area with limited pavement and have to cross the busy main road. To facilitate this there is a pedestrian crossing situated at the junction Barnsley Road, Carr Hill Road and Cumberworth lane. The development is also on the west side of the road and will involve an additional crossing to the east for pedestrians. This will be situated on a busy main road section, and the downhill gradient is far from ideal in respect of traffic stopping.

The development also proposes the entrance be on Barnsley Road, again this is a busy road with traffic emerging into the downhill gradient. The entrance to the site will be a short distance away from the entrance to Bromley Farm recycle centre and the new Quarry designated for the area. The emerging traffic will causing additional congestion and strain whilst traffic turning into the site will cause HGV's from the quarry who have just emerged and begun to pick up speed to again lose it on the uphill gradient and create additional dangers for traffic travelling behind,.

The major junctions serving the area are Barnsley Road junction with Cumberworth Lane and Carr Hill Road, Carr hill Road and A616 Penistone Road, Sovereign crossroads. All three junctions are hazardous, and I am aware of many RTC's some fatal, some serious, some not reported at all the junctions.

Carr Hill Road is a narrow road with parked vehicles and the pavement only extends along its partial length. It has become a rat run for traffic avoiding the main Sovereign crossroads and it cannot cope with the significant increase in traffic. The noise and air pollution is an additional factor. The bend at the junction of Carr Hill Road and Park Lane is also a danger zone with traffic travelling from Barnsley Road cutting the corner and straddling the centre line in direct conflict with traffic travelling in the opposite direction. (See attached traffic congestion picture)

Cumberworth Lane also has parked vehicles along the length of the built up area/ It houses the school and post office and parking for customers/school drop off makes it extremely congested. The area around the church has a very tight double bend with very limited pavement for pedestrians. This area is an accident waiting to happen.

The proposed housing development would translate to at least 150 additional private cars. The road network in the village is not designed to cope with and will not sustain the additional traffic without serious modification much of which is impossible due to the layout of the village.

Conclusion

In short, this application is for green belt arable farmland. There is no question that this is where the application should end it does not in any way fit with Kirklees local plan and the infrastructure surrounding the area is unable to support it.

Signed

Objection to planning application Upper Cumberworth 2025/60/93572/E

9 Carr hill Road, Upper Cumberworth HD8 8NW

Attachment of Supporting evidence for objection as per email

1. Land used for agricultural purposes



2020



2025

3, Open views and the iconic vista from Park lane towards Upper Denby and Barnsley



4. Fauna in the area - Deer in the field 2025

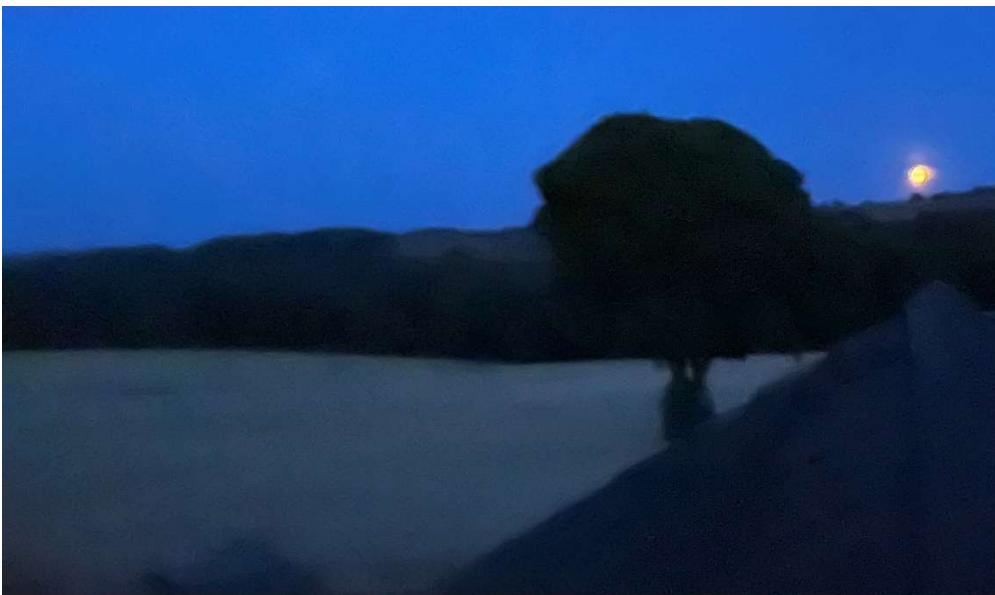


4. Overwintering geese on stubble after harvest 2019



4. Light Pollution

Dusk



4. Night light pollution



7. Carr Hill Road junction Park Lane – Traffic congestion, parking and bend

