

DC Admin

From:
Sent: 11 February 2026 10:00
To: DC Admin
Subject: Planning Objection – Application 2025/93572 (Upper Cumberworth)

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FAO: Ellie Thornhill

Dear Madam,

Re: Planning Application [2025/93572](#) – Upper Cumberworth

I wish to formally object to the above planning application.

Name:

Address: 143 Lane Head Road, Shepley, HD8 8DB

My objection is based on the following planning considerations:

1. Inappropriate Development in the Green Belt

The site lies within green belt and is not allocated for development in the adopted local plan. The proposal does not demonstrate the very special circumstances required to justify inappropriate development and would harm the openness and purpose of green belt, which is fast disappearing from our local areas.

2. Unsustainable Location and Pressure on Local Services

A development of this scale would introduce a significant increase in population, placing additional strain on local schools, healthcare services, and community facilities. The site is poorly located in sustainability terms, with limited access to services and employment by walking or public transport, leading to increased reliance on private vehicles.

3. Harm to Landscape Character and Rural Setting

The proposal would cause substantial harm to the rural landscape, character and valued views that define the identity and setting of Upper Cumberworth. The scale and density of housing would urbanise an open countryside location. This is not required in this area and is not necessary.

4. Impact on Ancient Woodland and Biodiversity

The proximity to ancient woodland is very concerning. Ancient woodland is an irreplaceable habitat that is afforded the highest level of protection in national planning policies. The development risks habitat degradation, disturbance to protected species, and conflict with local biodiversity. This cannot be replaced or repaired once damaged. Once lost it would be lost.

5. Highway Safety and Increased Traffic Risk

The development would significantly increase traffic movements in an area that already experiences highway safety concerns. In particular, additional traffic using the Sovereign crossroads junction on the A635 — an extremely hazardous and fast-moving junction — would increase the risk of accidents. This junction is already difficult and dangerous to navigate, and more traffic would exacerbate existing safety issues.

6. Drainage and Sewer Capacity

There is evidence of existing drainage and sewer capacity issues locally. The scale of development proposed risks worsening these problems; increasing the likelihood of surface water flooding and infrastructure failure. Not to mention increased risk of pollution into the local river that runs through the ancient woodland.

7. Harm to Heritage Assets and Their Setting

The proposal would adversely affect both designated and non-designated heritage assets, including the setting of the Upper Cumberworth Conservation Area and potential archaeological remains.

For the reasons outlined above, I respectfully request that this application be refused.

Thank you for taking the time to consider my comments.

Yours faithfully,

143 Lane Head Road
Shepley
HD8 8DB