

## DC Admin

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**From:**  
**Sent:** 12 February 2026 22:39  
**To:** DC Admin  
**Cc:**  
**Subject:** OBJECTION FOR PLANNING APPLICATION - 2025/60/93572/E

To whom it may concern,

I want to declare my objection to the plans for the proposed development 2025/60/93572/E for many reasons as this will take away from the community, the village and the protected habitat in the vicinity.

The development does not have sufficient cause for an exceptional circumstance for the planning to be proceedable rather it is detrimental for the village, its heritage and will reduce the quality of living standards for the people already living here.

The land is not allocated or suggested for development in the adopted local plan and therefore should not be developed. In the introduction section of the Kirklees local plan - allocations & designations it highlights the reasons why the local plan is important and the why it should be adhered to. The proposed development should be rejected as it is not part of and it does not meet the special circumstance criteria outlined.

There are limited employment opportunities in the area that provide any reason to justify building on this greenbelt as appropriate; by destroying the agricultural land that is greenbelt and tenanted farmed land this would take away from the local area and reduce agricultural jobs. In the local plan it highlights points that developments should not unnecessarily sterilise agricultural land for other uses unless there are very special circumstances. The approval of this proposed development would go against that. This land holds greater value to support and promote security for British farming and its contribution to the food chain.

The proposed development would cause a negative impact on the amount of vehicles using the roads. There is already a lot of concern for highway safety on Barnsley Road and the adjoining routes, it would cause further unnecessary strain on traffic and the local roads. There does not seem to be enough mitigation in the plans for the risks to be outweighed. 123 further dwellings would not only increase traffic but would have a negative impact on the council's initiative to reduce private car use by 60%.

The walk into Denby Dale from Barnsley road is on narrow uneven pavement which on large proportions of the route from the proposed site are only on one side of the road. If the number of pedestrians using this route was to increase it would pose a risk to their safety. This makes it hazardous for pedestrians having to pass each other, usually resulting them needing to step into the road especially dangerous for children, people using prams or those with mobility issues.

There are no cycle lanes in the village and especially in peak times with the amount of vehicles on the road, this would also pose a risk to those commuting by bike.

There are some bus connections through the village, however they are not frequent and to get to most destinations the time is greatly increased or change overs an necessary which reduces its feasibility as a suitable commuting option. Not only this the bus stop closest to the proposed development is on a narrow

section of uneven pavement along the busy main road and would not be safe for large numbers of waiting pedestrians.

All of these safety concerns are only exacerbated by an increased number of people. There is a lack of infrastructure and amenities within the village, this is likely to greatly increase personal vehicle use due to a lack of regular and reliable public transport.

Planning permission has been granted on the opposite side of Barnsley road to the proposed development for an expansion of the quarry ( 2023/91280 ) these plans show up to 120 vehicle movements passing the proposed development each day on both sides of the road in addition to the usual traffic. Along with the queues for the tip that uses the same access road as the quarry. This coupled with the proposed development would cause potential danger to road users. The ratio of flow to capacity figures would worsen due to the quarry extension already, so this approved development and the proposed development show that there would be even greater disruptions and risks to highway safety on Barnsley Road. Looking at the plans the access road into the proposed development does not look wide enough to handle the flow of the traffic on the road and this causes a another concern for highway safety. Along with increased pressures further up the road at the Sovereign junction which is already an accident blackspot.

The site lies in close proximity to ancient woodlands and has trees that are covered by TPOs, some of which are not shown on the plans and their roots and crowns will continue to grow. The risk of damaging the roots and crowns of the trees is great as well as the suitability of the ground when attempting to protect these. In this woodland there are many animals living there that may use the land as nature's pathway and this should not be taken away. The woodland is used, enjoyed and looked after by many in the village and visitors alike and has a great heritage. The proposed development increases the risk to the environment and the animals that live in it. The ecology report shows that there are low/no animals in the area even though the local people know there is and has been in the past.

The village already struggles with concerns regarding utilities especially water, and in the documents from Yorkshire Water in the attached plans there is points to the lack of sufficient existing networks to also handle the proposed development. There are already multiple occasions where there has been leaking water pipes, requiring repairs and Barnsley road digging up (This has been multiple times in the 5 months we have lived in the village). Also many households also suffer with drainage and water pressure issues. Along with large flows of water running off Barnsley Road due to drainage and sewage concerns that already affect the residents of the village - further strain to this will only worsen these issues. The plans show that there is specialist works required in the site due to this and that a plant would be required. The plans for this and the excavation that would be required close to the ancient woodland is a cause of concern. There is already discharge into the ancient woodland from the field during bad weather and the problems in the area where the combined sewer development is on the plan could cause damage to the woodland that is irreversible. This highlights the reason for rejection.

The design and appearance of the site is not compatible with the local area and the character of the village. The excessive number of proposed homes on the site will over power and take away from the historic character of the village. Nor is it in keeping with the conservation area. To increase the size of the village by nearly 33% with a large-scale development poses a risk to irreparable change to its rich agricultural heritage. The homes that are bordering the site and are mostly homes or bungalows with sufficient spacing and gardens, the proposed site does not mirror the neighboring properties and will not blend into its proposed location along with the eradication of greenspace.

The reports show there is high levels of nighttime noise pollution that mean that it may not be possible for windows to be open on a night and even though it does state plans for mitigation to the plots on the proposed site it also shows this issue is going to affect the people whose homes are already in the village opposite the site and this issue is going to be worse due to increase noise pollution from the plots on the

front of the site if the proposal is not rejected this could lead to a diminished quality of life for people living there as this will contribute to a likelihood of sleep disturbances.

There are already difficulties in getting doctors appointments and if the plans were to be accepted this would cause more strain on already struggling services. Tied with other new developments in the area also using the same infrastructure and schools this is likely worsen in coming years.

There are already unsold houses in the village, along with (currently showing available on [onthemarket.com](http://onthemarket.com)) over 60 new build houses still for sale within 3 miles of the proposed site; even houses that are by the same developer as this proposed development and are within less than a 5 minute drive of the proposed development! This only highlights the facts as to why this additional housing is not required or suitable in this location.

The local plan should be followed first along with brownfield development in areas that already have suitable infrastructure and an actual need for housing. For the reasons stated above highlighting the problems that this development would cause on the village and its residents, I urge you to reject the planning application. There is no reason to cause unnecessary harm to the greenbelt land and diminish the quality of life for the current residents of the village for a proposal that does not meet the suitability's set out in the local plan.

I am happy for my address to be published as I do not wish to be anonymous however, please do not share my full name or email address as I do not want this to be shared online.

Thank you

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