

Sent: 13 February 2026 17:50
To: DC Admin
Subject: Planning Application: Upper Cumberworth 2025/60/93572/E

I wish to record my objections to planning application: Upper Cumberworth 2025/60/93572/E and request these be uploaded accordingly to your planning site.

Reasons for Objection:

1 Loss of Green Belt Land

The site is currently designated green belt land and sits as such within the Kirklees Development Plan. Any proposed development here, further damages the purpose and effectiveness of the green belt, with associated loss of productive agricultural land, which is currently housing and feeding sheep.

Paraphrasing from within the Kirklees Development Plan and the National Plan Policy Framework, green belt is there to help “retain and enhance landscapes, visual amenity and biodiversity.” Along with preventing “sprawl, merging and encroachment into the countryside” of areas and helping to retain the “special characteristics of historical locations”.

This proposal flies in the face of these, with no special circumstances to justify the proposal otherwise.

2 Significant growth in traffic volume resulting in increased risk

Given its location, lack of local amenities, and woefully inadequate and infrequent public transport service, there will be significant reliance on motor vehicle usage. The outline plans indicate planning assumptions are used for the numbers of cars/vans associated with each property. This sets a minimum, which if you look around any new development you will see is realistically an underestimate.

The local roads already create an unsafe environment for pedestrians and other road users. Most of the local traffic heading towards Huddersfield/Holmfirth diverts up Carr Hill Road, to the A629, to avoid the give way at the Sovereign Junction. At peak times there is significant queuing at the junctions at either end, but particularly with Pensitone Road. Carr Hill Road does not have footpaths on either side for a significant portion of its length, making it hazardous for pedestrians who walk this road, considering the excess speeds that many vehicles travel at. This development will only increase this risk to life.

Given the location of the development, above the snow line and the elevations on the site, during periods of snow and ice, the new residents will highly likely park their vehicles on Barnsley Road (A635) creating additional risk to other road users.

3 Harm to the Ancient Woodland

The proposed development site is next to designated ancient woodland site. Whilst the plans include a 10m buffer zone, the Woodland Trust recommend “as a precautionary principle, a minimum 50 metre buffer should be maintained between a development and the ancient woodland, including through the construction phase”.

The development clearly poses a threat to the future sustainability of the woodland and all the wildlife and biodiversity it contains. The woodland being home to wide varieties of animals, flowers, birds, and insects, including the rare in the north of England, Red Wood Ant, which plays a significant ecological role in woodland ecosystems.

All this should continue to be protected for future generations; the proposed development poses a real threat to its sustainability.

4 Impact to character and village conservation.

The scale of the proposed development seems way out of proportion for the size of the village, which has seen managed organic growth through increasing housing concentration within existing developed land, and as a result will have a significant impact upon the character of the village and will create harm to the landscape of the area through the destruction of historical rural views and vistas.

It is known that there are historical archaeological artefacts within the woodland and potentially within the development site itself.

5 Public Utility and Services

The village already suffers a range of issues linked to public utility services, which a development of this size will only exacerbate. These include:

- Inadequate drainage systems, prone to movement, breaks and leakage. There is already poor drainage and excess surface water in the area.
- Water supply issues, inadequate water supply pressure and significant leaks (right outside the development site) on numerous occasions amongst others.
- Reliability of the electric infrastructure to support additional development given the current level of reliability.
- Increased strain on school and education resources within the area, especially given the middle school system and other growing developments in the locality.
- Increased strain on local services, e.g. healthcare, which are already struggling to support the current local communities.