

## DC Admin

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**Sent:** 13 February 2026 17:50  
**To:** DC Admin  
**Subject:** Planning objection Application - 2025/60/93572/E  
**Attachments:** STATEMENT OF OBJECTION 130226.pdf; Cumberworth landscape constraints.pdf

As well as my objection I have also attached a landscape and visual constraints plan which demonstrates how un-suitable development in this area is.

Furthermore, I would like to make a comment regarding the location plan (application boundary) this is incorrect and requires some clarification regarding the use of 2 matters

1. The buffer zone, this should be included within the application red line.
2. The parking solution and turning head required at Park Lane.

I look forward to your comments.

## STATEMENT OF OBJECTION

**Application Ref:** 2025/60/93572/E

**Proposal:** Outline application (all matters reserved except access) for up to 123 dwellings

**Site:** Upper Cumberworth

### 1. Executive Summary

This proposal represents inappropriate development within the Green Belt and conflicts with the adopted Development Plan.

The site performs essential ecological, hydrological, landscape and heritage functions. Development would result in:

- Deterioration of irreplaceable Ancient Woodland
- Fragmentation of the Kirklees Wildlife Habitat Network
- Hydrological alteration affecting groundwater-fed woodland springs
- Increased pollution and mechanical drainage risk
- Harm to the setting and long-distance views of St Nicholas' Church
- Erosion of rural landscape character and settlement-edge definition
- Non-compliant layout in respect of parking, separation distances and tree protection

The cumulative harm is substantial, permanent and irreversible.

In the absence of wholly exceptional circumstances, planning permission should be refused.

### 2. Ancient Woodland – Irreplaceable Habitat

The site adjoins Ancient Woodland, defined as land continuously wooded since at least 1600 AD. Such habitat is irreplaceable due to:

- Undisturbed soils
- Long-established mycorrhizal networks
- Complex hydrology
- Historic seed banks

National policy is clear: development resulting in the loss or deterioration of irreplaceable habitats should be refused unless wholly exceptional reasons exist.

The proposal would cause deterioration through indirect pathways, even if no direct land take occurs.

### 3. Hydrological Impacts

The woodland is sustained by multiple springs originating within the application field.

Development would:

- Introduce impermeable surfaces
- Alter infiltration rates
- Formalise drainage to a single discharge point
- Potentially reduce groundwater recharge

No hydrogeological modelling or groundwater monitoring data has been submitted.

Ancient Woodland ecosystems are highly sensitive to changes in moisture regime. Even minor alterations may cause long-term ecological decline.

#### **4. Drainage Infrastructure and Pollution Risk**

The scheme relies upon:

- A foul pumping station
- A sewer network acknowledged to lack capacity
- Surface water discharge to a low-flow, high-sensitivity watercourse

Mechanical failure, power outage or surcharge presents clear pollution risk to woodland and connected habitats.

Ancient Woodland is highly vulnerable to nutrient enrichment and contamination.

Failure-mode modelling has not been undertaken. The drainage strategy is therefore neither robust nor precautionary.

#### **5. Urban Edge Effects and Inadequate Buffers**

The development introduces:

- Lighting spill
- Noise
- Domestic activity
- Pet predation
- Increased footfall

A 15m buffer addresses root protection only to ancient woodland. It does not mitigate hydrological, lighting, acoustic or recreational effects.

Given the identified impact pathways, a minimum 30–50 metre undeveloped ecological buffer to the woodland edge would be required to avoid significant deterioration.

The submitted layout does not provide this.

*Currently there is only 1 house in the whole village that within a 100m distance to the woodland, this house is of high architectural importance and still sits within a 30m distance of the woodland. Every other house within the village sits more than a 100m distance from the ancient woodland.*

#### **6. Habitat Network Fragmentation**

The field currently provides ecological connectivity and transitional habitat within the River Dearne corridor.

Development would:

- Fragment habitat
- Prevent woodland expansion
- Increase disturbance
- Reduce long-term ecological resilience

This conflicts directly with Local Plan policies safeguarding the Wildlife Habitat Network.

## 7. Heritage Setting and Long-Distance Views

The application field forms the agricultural foreground within key views toward **St Nicholas' Church**, a Grade II listed building.

### 7.1 Existing Baseline

Currently:

- The church tower reads as a landmark emerging from open countryside
- The field preserves the rural framing of the village core
- The gap between Lane Head Farm Weavers Cottage and Stephen Woods creates a valued vista

### 7.2 Key Receptors

- Woodland edge
- The Dearne Way footpath
- Elevated viewpoints from Birdsedge and High Flatts

Development would:

- Introduce two-storey suburban massing into the foreground
- Interrupt framed views
- Erode the prominence of the church spire
- Replace rural panorama with urban edge

This constitutes harm to the setting of the listed church and to the character of the Conservation Area.

Even if categorised as “less than substantial,” such harm must carry considerable weight.

## 8. Green Belt Conflict

The site lies within the Green Belt.

Residential development is inappropriate unless falling within specific exceptions. It does not.

The proposal would:

- Reduce openness
- Introduce urbanising features
- Extend the built form into countryside
- Undermine settlement-edge definition

No very special circumstances have been demonstrated.

Substantial weight must therefore be given to Green Belt harm.

## 9. Layout and Design Failures

### 9.1 Parking Standards (Policy LP22)

The illustrative layout demonstrates:

- Insufficient parking provision for certain plots
- Loss of existing parking for Lane Head Farm and Weavers Cottage
- Overreliance on on-street provision

Given the site's rural, car-dependent location, strict compliance with adopted parking standards is essential. The scheme fails to demonstrate this.

### 9.2 Separation Distances and Rural Grain (Policy LP24)

The layout reflects compressed suburban estate form rather than rural edge character.

Issues include:

- Inadequate separation distances
- Reduced garden depths
- Overlooking potential
- Two-storey massing adjacent to predominantly bungalow character

This is inconsistent with the established settlement pattern.

### 9.3 Failure to Adopt Landscape-Led Design

The layout appears yield-driven rather than landscape-led.

A compliant approach would:

1. Establish woodland buffers first (30–50m)
2. Provide minimum 15m undeveloped buffers along all Green Belt boundaries
3. Retain dry stone walls as structuring features
4. Preserve view corridors toward the church
5. Design around protected trees

Instead, development is pushed to field margins, compressing buffers and eroding defensible boundaries.

### 9.4 Green Belt Boundary Buffers

A minimum 15 metre undeveloped buffer should be provided along **all** Green Belt boundaries.

Rear gardens backing directly onto agricultural land are inappropriate and undermine Green Belt function.

No defensible long-term boundary is secured.

### 9.5 Tree Preservation Orders (Policy LP33)

Trees identified for removal due to “layout conflict” indicate flawed design sequencing.

Best practice requires:

- Retention-first design
- No incursion into Root Protection Areas
- Layout modification where conflict arises

Where layout conflicts with TPO trees, the layout must change.

## **10. Cumulative Harm**

The cumulative impact of:

- Woodland deterioration
- Hydrological alteration
- Pollution risk
- Heritage setting erosion
- Green Belt encroachment
- Urban edge effects
- Non-compliant layout

Is substantial and irreversible.

These harms are structural and cannot be addressed through condition alone.

## **11. Conclusion**

The proposal:

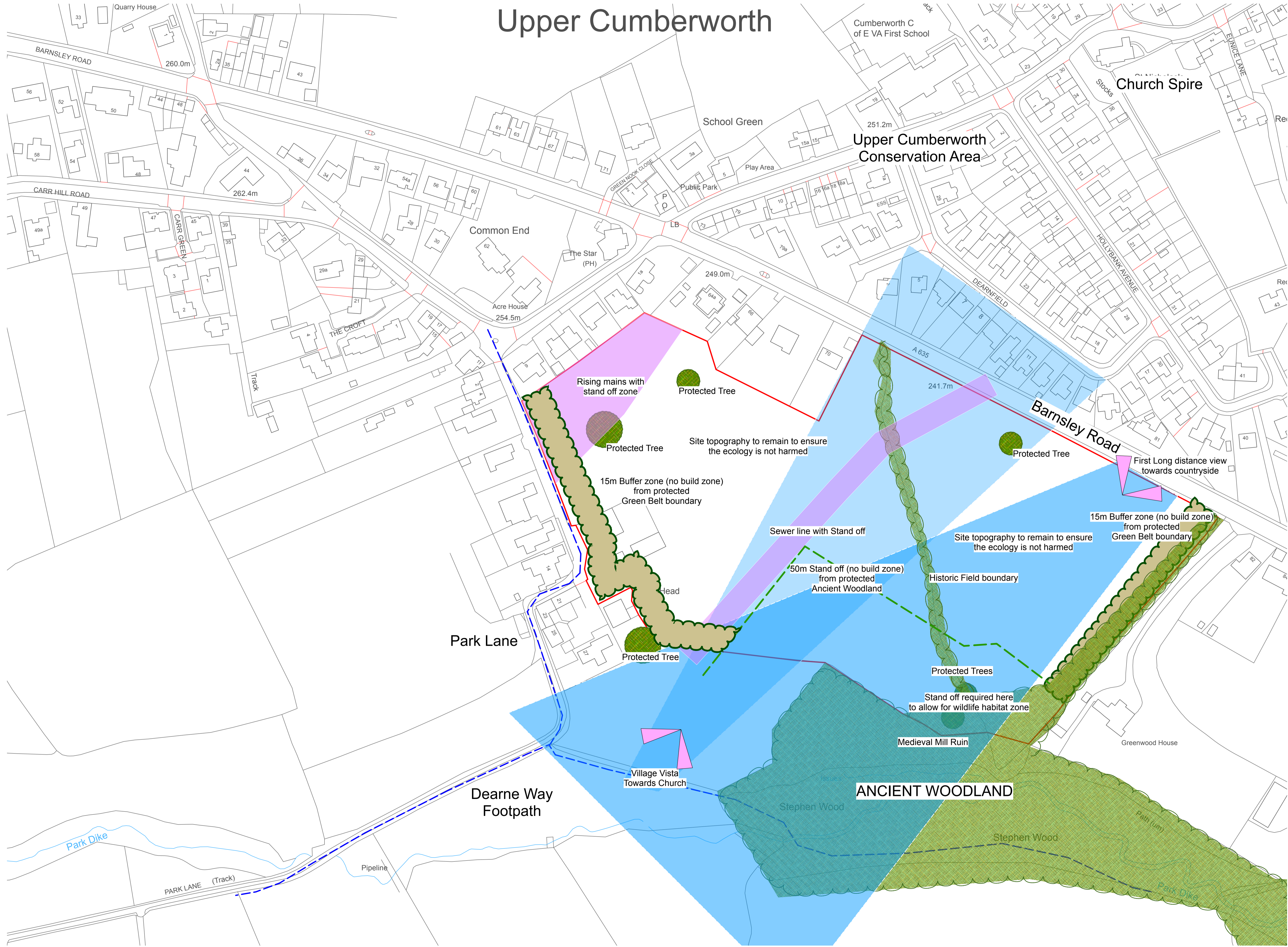
- Conflicts with national policy protecting irreplaceable habitats
- Fails to safeguard the Wildlife Habitat Network
- Harms the setting of St Nicholas' Church
- Constitutes inappropriate development in the Green Belt
- Fails to demonstrate compliant layout and buffer design

No wholly exceptional circumstances have been demonstrated.

NOTE\_ A landscape constraints plan has been attached for clarity and to demonstrate the fields landscape and visual constraints, which fail to have been identified on the application.

Planning permission should therefore be refused.

# Upper Cumberworth



**ANCIENT WOODLAND**

**Upper Cumberworth Conservation Area**

Church Spire

Park Lane

Dearne Way Footpath

Rising mains with stand off zone

Protected Tree

Site topography to remain to ensure the ecology is not harmed

15m Buffer zone (no build zone) from protected Green Belt boundary

Sewer line with Stand off

50m Stand off (no build zone) from protected Ancient Woodland

Site topography to remain to ensure the ecology is not harmed

15m Buffer zone (no build zone) from protected Green Belt boundary

Historic Field boundary

Protected Trees

Stand off required here to allow for wildlife habitat zone

Medieval Mill Ruin

Village Vista Towards Church

Greenwood House

Park Dike

PARK LANE (Track)

Pipeline

Palti (um)

Park Dike

260.0m

262.4m

Common End

Acre House 254.5m

249.0m

241.7m

251.2m

CARR HILL ROAD

CARR GREEN

THE CROFT

The Star (PH)

Public Park

Upper Cumberworth Conservation Area

DEARFIELD

Barnsley Road

HOLLYBANK AVENUE

EUNICE LANE

Cumberworth C of E VA First School

School Green

Play Area

Church Spire

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