

## About the application

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| Application number: 2025/93572   |  |
| What is the application for?:    | Outline application with all matters reserved, bar vehicle access into the site, |
| Address of the site or building: | Land South of, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN           |
| Postcode:                        |  |

## User comments

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|---|-----|
| Type of comment: An objection   |     |
| Do you wish your comments to be published on the website anonymously?   | Yes |
| To Whom It May Concern,   |     |
| <p>I wish to formally object to planning application 2025/93572/E for the following reasons:</p>  |     |
| 1. Environmental impact and woodland conservation   |     |
| <p>I object on the grounds of environmental protection and the detrimental effect this development would have on the surrounding natural landscape, particularly the adjacent ancient woodland. The area supports a rich biodiversity, including birds of prey that depend on the current agricultural land for habitat. The proposed loss of habitat would significantly harm local wildlife and biodiversity.</p>   |     |
| <p>Furthermore, the proposed buffer zone between the woodland and the development layout is inadequate. Current plans suggest a 15 metre buffer, contrary to Natural England and Forestry Commission guidance on ancient woodland, which recommends a minimum of 50 metres. I also draw attention to the Department for Environment's policy paper "Keepers of Time," which underscores national objectives to protect and improve ancient habitats such as Upper Dearne Woods for future generations. The application fails to demonstrate that environmental risks have been fully assessed or effectively mitigated.</p> |     |
| 2. Impact on village character and infrastructure   |     |
| <p>The proposed development would increase the size of the village by approximately 30%, fundamentally altering its character. The additional traffic would increase congestion at the already problematic junction of Carr Hill Road, Cumberworth Lane, and Barnsley Road. Existing pressures from the local school, including limited parking and peak time traffic, would be worsened, raising safety concerns for residents and pupils.</p>   |     |
| 3. Lack of demonstrable local housing need  |     |

There is no evidence of a local need for additional housing. At the time of writing, 658 properties are currently for sale on Rightmove within a five mile radius, with 256 priced at £300,000 or less. Several nearby new developments have unsold homes even after a year on the market, demonstrating a lack of demand. Given the number of available brownfield sites within the wider Kirklees area, development on greenbelt land is unjustified and contrary to both local and national planning policy.

#### 4. Strain on existing utilities and water infrastructure

The local water network already experiences frequent leaks, road damage, and low pressure incidents. Adding 123 houses would exacerbate these problems and place an unsustainable burden on existing utilities. Without confirmed infrastructure upgrades for both Upper and Lower Cumberworth, the proposal presents an unacceptable risk to essential local services.

#### Conclusion

For the reasons outlined above, I respectfully request that planning application 2025/93572 be refused.