



Regarding : Planning application Upper Cumberworth 2025/60/93572/E

I would like to formally object to the above development for the following reasons.

Green Belt Preservation; this land in question is identified as Green Belt in the Kirklees Local Plan. I cannot understand why Kirklees would consider this Green Belt setting ahead of other opportunities in the region. There cannot be an overwhelming reason for a development of this kind that will materially alter the appearance and character of the village and its green space. The only reason I can imagine is the desirability of the village and the potential unit value for the developer will yield as a result.

Traffic & Road Safety : the village currently has a population of around 660 people according to the developer's documents, adding 123 homes with as many as 250 people a 40% increase in the population is bound to affect the character of the village. Local roads are already being used by vehicles which are unsuitable for narrow rural lanes. Carr Hill Road and Cumberworth Lane are regularly used by HGV's avoiding the congested junction at the Sovereign. The Junction of Carr Hill & the A635 has been the site of several recent near-misses and the additional traffic during the build potentially from the inhabitants would only increase this risk.

Protection of Ancient Woodland : the ancient woodland should be afforded the highest protection by the planning authority. The field is well maintained by the farmer and I expect the land gives the wood a great deal of protection against run-off water. I cannot imagine the impact of replacing this green-belt field with tarmac and roofs; and what the run-off and associated pollution might do to the wood and water-courses given there is next to no buffer zone.

Local Utilities : The sewer and water supplies in the village are already clearly under pressure given the number of failures and lengthy repairs that have had to be carried out to the utilities in Barnsley Road are testament.

Ecological concerns : Villagers know this open land is a haven for wildlife. The iconic, stoic isolated trees are an image that every villager recognises. I have a clear view of the field and the regular sound of migrating geese using the field is a reassuring sign that our green space is safe and important to a range of wildlife. I am sure that Vivly has under-represented the impact to biodiversity in their assessment.

The only reason that this development is being considered is the desirable nature of the village and that will be lost with this un-sympathetic development. It looks like the developer is only interested in a high unit price, evidenced by them delaying other development in the area when the market conditions are not ideal. Keep it Green