

Dear Planning Services,

I write to formally add to my objection for the Application Ref: 2025/60/93572/E for the outline development of up to 123 dwellings at Upper Cumberworth (all matters reserved except access).

Having reviewed the submitted layout alongside the annotated plan, I wish to raise the following detailed concerns.

Firstly, the plan clearly shows development parcels encroaching up to, and in places appearing to conflict with, the Green Belt boundary along both the western and eastern edges of the site. This raises serious concerns regarding inappropriate development within the Green Belt and the gradual erosion of its permanence. The quantum of development proposed fundamentally undermines the purpose of safeguarding the countryside from urban sprawl.

The layout also demonstrates insufficient stand-off distances around protected trees. The annotated drawing identifies a "stand-off area surrounding protected trees," yet several plots are positioned extremely close to these areas. Development within root protection zones risks long-term harm through soil compaction, level changes and service installation. This is particularly concerning at outline stage, where the principle of layout density is being established.

Several plots are marked as "too close to boundary." These relationships suggest inadequate separation distances between new dwellings and existing site edges or neighbouring properties. This would likely result in overlooking, loss of privacy, overbearing impacts and a development form that does not respect the established grain of Upper Cumberworth.

The plan identifies a historic field boundary which is intended to remain. However, the indicative layout shows development pressing up against this feature, eroding its landscape setting. Historic field patterns are an important part of the village's agricultural heritage and should be retained with meaningful buffers, not reduced to token remnants within a housing estate.

Multiple areas on the plan are labelled "inappropriate design." The estate-style configuration, cul-de-sac arrangements and density appear suburban in character and out of keeping with the organic, lower-density rural form of Upper Cumberworth. Even at outline stage, the number of dwellings (up to 123) dictates a level of density that is inconsistent with the village context.

The yellow shaded area on the annotated plan identifies important long-distance views that should be retained. The proposed development intrudes into these view corridors, particularly along Barnsley Road (A635). These open views contribute significantly to the rural approach and setting of the village. Their erosion would materially harm visual amenity.

The plan also notes that less than 10% Public Open Space (POS) is currently shown. On a site of this sensitivity, particularly one affecting Green Belt land, a significantly higher proportion of open space (at least 25%) would be expected to respect the green environment. The limited provision indicated is wholly inadequate for a development of this scale.

Highway and servicing concerns are also evident. The annotated plan highlights that a turning point is required on Park Lane to allow farm and refuse vehicles to turn safely. The absence of such provision raises highway safety and operational concerns. In addition, no parking is shown for the existing farmhouse, suggesting inadequate consideration of existing land uses and potential future conflict between residential and agricultural activity.

Part of the development is identified as being within the ancient woodland stand-off zone. National policy requires significant buffers between development and ancient woodland. Any encroachment into this buffer risks ecological harm through changes in hydrology, root disturbance and increased recreational pressure.

The annotated drawing also raises serious concerns regarding the red line boundary. It states that the red line should include the buffer area, as this represents a change of use. Furthermore, the drainage

strategy appears to require a land strip to connect to an off-site watercourse, yet this is not properly reflected within the red line. If land outside the application boundary is required to make the drainage strategy work, then the application is incomplete and its deliverability uncertain.

Finally, the development of built form close to Barnsley Road (A635), combined with proposed pedestrian crossings, would introduce an urbanising effect along a currently open rural frontage. This would significantly alter the character of the gateway into Upper Cumberworth.

In summary, the annotated plan demonstrates clear concerns regarding Green Belt encroachment, inadequate buffers to protected trees and ancient woodland, loss of historic landscape features, insufficient public open space, highway safety issues, drainage uncertainty, and an inappropriate suburban design approach that fails to respect the rural character of Upper Cumberworth.

For these reasons, I respectfully request that Application Ref: 2025/60/93572/E be refused.

