

**Sent:** 16 February 2026 17:31  
**To:**  
**Subject:** Planning application 2025/60/93572/E

### **OBJECTION TO PLANNING APPLICATION No. 2025/93572**

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/93572>

The Vivly housing development for 123 houses in the small and beautiful rural village of Upper Cumberworth is proposed on **GREENBELT**. The land is agricultural, has been farmed for many years and is currently planted. The application should be rejected for this reason.

Kirklees **LOCAL PLAN** for development does not include the proposed land. The application should be rejected for this reason.

Additional vehicle traffic generated by such a proposal will be **DETRIMENTAL TO ROAD SAFETY** on the A635, a stretch of road that is very busy, difficult to cross on foot and where vehicles are often travelling in excess of the speed limit. The local roads are also used by horse riders and are popular for cycling. It is also likely to **INCREASE ROAD CONGESTION AND THE EFFECTS OF VEHICLE EMISSIONS**.

Infrastructure of local water, drainage and sewers is old and already stressed. The water main above the proposed site has burst on a number of occasions and has been subject to "creep" of deterioration when fixed. Sometimes the water pressure is low in the village and when there has been heavy rainfall surface water drains are unable to cope and there has been leakage of foul sewage. The proposed development would **INCREASE STRAIN ON ALREADY STRAINED WATER AND SEWAGE INFRASTRUCTURE**. In addition, I am given to understand by a local retired chartered water and environmental manager that the proposed arrangements for foul sewage on the site might be contrary to industry good practice and could lead to catastrophic leakage at the lowest point of the site, which would drain into Stephen Wood. For these reasons the application should be rejected.

The proposed site abuts Stephen Wood and is very close to Toby Wood. These are very special places, quite magical, and I would urge any Kirklees official asked to consider the proposal to visit the woods and see for themselves. **THE CHARACTER AND VIEWS OF THE LANDSCAPE WOULD BE CHANGED IRREVOCABLY FOR THE WORSE** by such a development. The effect would be far reaching including views from the high land at Denby Delf and between High Flatts and Upper Cumberworth. For this reason the application should be rejected.

Upper Cumberworth is a rural village, the rurality being a reason for many people choosing it as a place to live. Kirklees have in recent years approved developments all along the A629 from Huddersfield creating the effect of a continued urban / suburban sprawl. Approving this proposal would **FURTHER INCREASE URBAN SPRAWL IN A RURAL AREA**. For this reason the application should be rejected.

The designated and highly valued **ANCIENT WOODLAND WOULD BE AT RISK** from this development. The environmental report in the application is superficial and shows scant regard for the protections required for such a habitat. The application should be rejected for this reason.

The **BIODIVERSITY** of the local area would be at extreme risk from the effects of a proposed development of this size and proximity, which is contrary to all national guidance. The application should be rejected for this reason.

Cumberworth has an ancient heritage dating to the Domesday Book. In close proximity to the proposed site are **HERITAGE SITES WHICH WOULD BE AT RISK**. The application should be rejected for this reason.

**DETRIMENTAL IMPACT ON LIMITED AND ALREADY OVERSTRETCHED LOCAL SERVICES** is very likely to occur with 123 additional houses.

The proposal documents read as if AI generated, they are bland, lack objectivity, fact and credible evidence and are therefore largely meaningless.

Within the proposal is only a minute quantity of units that could be termed "starter homes". The proposal would therefore not benefit young people from the village in allowing them to stay. The overall tone of the proposal is not in the interests of the local rural setting, landscape, heritage, road safety, services, heritage, ancient woodland, infrastructure, local plan and greenbelt. Kirklees should reject this application wholeheartedly.