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Sent: 16 February 2026 19:24
To: DC Admin
Subject: Planning Objection Upper Cumberworth 2025/60/93572/E.

I wish to register my objection to the planning application:
Upper Cumberworth 2025/60/93572/E

There are many reasons why this application should not be passed.

In terms of the “Green Belt” this proposed estate/development lies within designated Green Belt, and I do not believe this application is in line with current national and local policy aimed at protecting it. Such a large-scale development would be harmful to the rural nature of the area. Upper Cumberworth is a relatively small village, and this proposal could increase the size of the village and its population by around a quarter, which is a significant increase. Upper Cumberworth does not need expansion. It is a small, and by and large, happy community. Our rural environment is vital and should be protected, not destroyed.

The views and rural aspect across the fields from the Barnsley Road (A635) would be lost forever and replaced with bricks, concrete and tarmac no matter how “sympathetically” any new buildings were constructed. There would be a similar destructive outcome looking the other way, from the direction of Park Lane. I value the rural outlook here which is one of the main reasons we moved here.

The proposed development is close to protected ancient woodland and the fields outside the woodland are a direct extension of habitat for many species including protected species. In the field which is targeted for destruction, I have seen to name a very few species – barn owls hunting, hares which are of course protected under the Wildlife and Countryside Act 1981 and a priority species under the UK Post-2010 Biodiversity Framework, flocks of migratory geese feeding and kestrels which are on the “amber list”. The woods are full of protected wild bluebells in the spring. There are bats, deer in the woods and even if the development does not encroach directly onto there will undoubtedly be harm. This proposed development will bring light pollution, noise, more domestic dogs and cats and increased footfall through the woods – potentially by people not so used to the rural environment. The impact of more cats on the bird and small mammal populations with knock on effects to predatory species such as owls and kestrels must also be taken into account in terms of biodiversity impact. All of these factors will be directly harmful to the biodiversity of the area. I live here because I love the countryside environment and nature. Please help protect it.

In terms of utilities, we are already in the situation where the infrastructure seems to struggle. I am deeply concerned that such a large development of over 120 new buildings would have a seriously negative impact. There have been regular water leaks in recent years. In 2025 we saw the road dug up several times for a recurrent mains water leak near to the A635 junction with Carr Hill Road.

There have been sewer leaks and blockages in the Park Lane area. There appeared to be a recurrence of a sewer/drain leak in a field off Park Lane again last week. Power cuts are not infrequent – in fact we had one, thankfully brief, just before lunchtime on 08/02/2025.

There are few amenities and employment opportunities in the village - so all the occupants of any 120-plus new houses would be forced to drive elsewhere for shopping and work etc., causing more traffic. The nearest shop/mini-market with any appreciable range of goods in Denby Dale is approximately an hour's round trip on foot from the proposed estate entrance – and not a pleasant walk on narrow pavements of a very busy road.

The potential impact on local health services must also be considered. The local GP surgeries are in Denby Dale, Skelmanthorpe or Shepley. We are registered at Shepley surgery and already experience that it can be very difficult to access appointments in a timely manner. If potentially an extra 300 people live in the village how would services cope?

I do not have school age children but note that the nearest secondary school is some miles away at the edge of Skelmanthorpe. This will lead to transport issues and presumably possible capacity issues too.

Traffic is one final and very serious concern. Public transport is limited with few buses and a limited rail service from Denby Dale station. This is 2026, so if this development is approved most households would be expected to bring at least one car. The number of new car journeys created if this development is approved will probably be in the region of 400-500/day. The roads are already congested at and around peak periods. The proximity of this proposed development to the new quarry and the number of HGV movements given in that planning document spells only trouble in my opinion. The "Sovereign Crossroads" are already an accident blackspot and Carr Hill Road is used as a "rat run" with a large number of speeding vehicles and no pavement for much of the length of the road. The pavements in the village, where indeed pavements are provided, are narrow and for example in the vicinity of the bus stop near the Post Office may not cope with any increase in numbers of children waiting for school transport. Roads such as Carr Hill Road and Cumberworth Lane are already unsafe for pedestrians and cyclists due to narrow or absent pavements, sub-optimal lighting and speeding drivers. I was struck on the hand by the wing mirror of a car which did not stop in the dark back in 2024 and thankfully only suffered bruising, but it could have been more serious. More traffic will increase the risks of more injuries or worse, let alone the environmental impact. Finally, the roads which are not in a good state would suffer even more wear.

In summary I believe this application should not be approved as it will bring no positive benefits for the local area. It falls outside current national and local guidance and would lead to adverse impacts on the village's character and atmosphere, the rural outlook, the environment and local biodiversity, local amenities and public and traffic safety.