

From:
Sent: 16 February 2026 20:24
To: DC Admin
Subject: Upper Cumberworth 2025/60/93572/E

28 Springfield Court
WF15 7HA

16/02/2026

Subject: Formal Objection to Proposed Housing Development on green belt land

Dear Sir/Madam,

I write to object to the proposed housing development in Upper Cumberworth.

On reviewing the information and having attended community meetings, I have serious concerns regarding the suitability of this site for residential development on green belt land. My objection is based on the following key grounds and supports concerns of family residing in the close vicinity, whom we visit often.

Upper Cumberworth and its surrounding countryside support a rich and established ecosystem. The proposed development threatens habitats used by protected and declining species, including bats, birds, small mammals, and amphibians. Hedgerows, mature trees, and field margins serve as important wildlife corridors, which would be fragmented or permanently destroyed.

In light of the ongoing biodiversity crisis, development in such sensitive rural environments is inappropriate and contrary to environmental sustainability principles.

There are longstanding concerns regarding drainage capacity in this area. Local infrastructure already struggles during heavy rainfall, with surface water accumulation and drainage overflow affecting nearby roads and properties. Only last week Yorkshire Water were dealing with the aftermath of what is becoming usual winter rainfall. Drainage would be under significant added pressure with the addition of circa 120 properties. Sewage complications is also cause for concern.

Introducing additional hard surfacing and roof runoff would significantly increase water displacement. Without substantial and proven infrastructure upgrades, this new development risks worsening flooding issues and places both new and existing residents at risk.

Upper Cumberworth in line with its size has limited infrastructure. Local services including roads, healthcare, dental provision, and utilities are not designed to accommodate significant population

growth. Securing a timely GP appointment is a challenge currently and the school simply could not cope in its current form with the increased demand of a new development.

The cumulative impact of increased traffic, pressure on schools, and strain on local services has not been adequately addressed. Development increasing housing by 33% is disproportionate to the village's capacity and character.

There are serious concerns regarding potential compromise to nearby ancient woodland. This is an irreplaceable habitat that cannot be recreated once damaged or disturbed. Even development adjacent to such woodland can result in root damage, soil compaction, light pollution, and long-term ecological decline.

National planning policy clearly recognises ancient woodland as a habitat of the highest significance, and development affecting it should be wholly exceptional. This proposal compromises national policy.

The proposed access point onto the main road raises significant safety concerns. This road is already busy, fast-moving, and widely regarded as hazardous. Visibility is limited in places, and additional vehicle movements from a housing estate would increase the risk of serious accidents.

The junction is not suited to a substantial increase in traffic and presents clear risks to motorists, cyclists, and pedestrians. No development should proceed where safe access cannot be guaranteed.

My final point relates to the large sycamore tree in the middle of the development - a beautiful tree which appears to not be practical to retain should Vivly's plans be successful. It would be sacrilege to cut down such a prominent feature of the village.

For the reasons outlined above including ecological harm, drainage inadequacy, infrastructure strain, compromise of ancient woodland, and serious road safety risks, I firmly believe this site is unsuitable for residential development. I would urge councillors and planners to look at the brown belt land available.

I respectfully request that this proposal be reconsidered and refused in the interests of environmental protection, public safety, and the long-term sustainability of Upper Cumberworth.

Yours faithfully,