

12th February 2026

Planning Application 2025/60/69372/E

I am objecting to the above planning application for permission to build 123 houses in Upper Cumberworth. Listed below is a list of salient points you may like to consider before agreeing to this application.

Point 1

This proposed development site is not included in the current Local Development plan therefore this site should not be considered for development.

Point 2

This site will require extensive ground works to conform to Kirklees MBC directive that all new developments have to have a gradient of less than 1:17. To comply to this directive there will have to be major groundworks to achieve this gradient. This will involve the multiple movement of HGVs to either remove soil or bring infill onto site; all this movement of vehicles and the excavation machines, that use diesel fuel to operate, will cause a noise, dust and pollution hazard.

Point3

This proposed development of 123 houses will generate, assuming 3 cars per household, nearly 400 extra cars using an already busy road. The proposed development site access is close to the access road to the Bromley Farm refuse collection site, this is a very busy site which generates a lot of traffic which at times cars can cue back onto the A635.

Point 4

The A 635 junction with the A629 is a dangerous crossroads, all the extra traffic generated by this proposed site will inevitably cause this junction to be even more dangerous and congested. When drivers use Carr Hill Road as a 'rat run' as they will do to beat the congestion at the major crossroads; the limited site lines at this junction with the A629 is a potential for major collisions.

Point 5

The proposed site is all greenbelt, which should be protected, and adjacent to an ancient woodland. This wood is a stronghold of a rare species of Ant; the Wooley Ant, any disturbance will have a detrimental effect on this species once it has gone it is gone for ever. The greenbelt is home to invertebrates and small mammals all of which are prey for Owls, Buzzards, Kestrels and a host of small song birds. Deer also use this wood for shelter these mammals are prone to disturbance. Has Kirklees MBC undertaken a full ecology assessment of this site if not why not.

Point 6

On the outline application there is only a 10 metre buffer zone shown between the site natural watercourses; national guidance for buffer zones is 50 meters, this guidance should be followed.

Point 7

There is a very poor public transport system serving Upper Cumberworth with bus services only every hour. The train service is also irregular with trains from Dendy Dale station a 20 minute walk away ,the car parking at this station is already busy with commuter parking.

Point 8

Historically Cumberworth is known to be an area of Roman occupation. This proposed site should be investigated by professional archaeologists to ascertain if any Roman artifacts are buried on this land.

I request all points raised be considered in assessing whether this application should be granted.