

## About the application

Application number: 2025/93572	
What is the application for?:	Outline application with all matters reserved, bar vehicle access into the site,
Address of the site or building:	Land South of, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN
Postcode:	

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input checked="" type="checkbox"/> Yes
<p>Dear Planning Department,</p> <p>Objection to Planning Application 2025/93572: Residential Development of up to 123 Dwellings, Land South of Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN</p> <p>I am writing to formally object to this application by Vivly Living. I live locally at postcode HD8 8XP and believe this proposal would cause significant harm for the following planning reasons.</p> <p><b>Impact on the Conservation Area</b></p> <p>Upper Cumberworth has been a designated conservation area for over 30 years. The character of the village is defined by its modest scale, rural setting and open countryside surroundings. Introducing 123 dwellings would increase the number of homes in the village by approximately a third, fundamentally altering its character and appearance. A development of this scale is wholly incompatible with the duty to preserve and enhance the conservation area, as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.</p> <p><b>Effect on Trees and the Landscape</b></p> <p>The site contains the locally significant sycamore tree known as the "Broccoli Tree", which has recently been granted a Tree Preservation Order by Kirklees Council. While felling is now prohibited, the construction of 123 homes, associated roads, drainage and utilities around this tree would inevitably compromise its root protection area, alter drainage patterns and fundamentally change its setting within an open agricultural landscape. The wider visual impact on the landscape would be severe, replacing open countryside with suburban housing visible from surrounding public footpaths and vantage points.</p> <p><b>Highway Safety and Traffic</b></p> <p>Barnsley Road is already a concern for pedestrian safety, with existing residents reporting difficulty crossing safely. The addition of potentially 200 or more vehicles from 123 new households would significantly worsen traffic conditions on roads that are not designed for this volume. The surrounding rural lanes lack adequate footpaths and</p>	

designed for this volume. The surrounding rural lanes lack adequate footpaths and have limited visibility, creating serious highway safety risks for pedestrians, cyclists and other road users.

#### Conservation of the Natural Environment

The site supports established wildlife habitats, including bat populations recorded in the area. Development on this scale would result in the permanent loss of greenfield agricultural land and disrupt the ecological connectivity between the site and surrounding countryside. Construction activity, increased lighting and human presence would cause significant disturbance to protected and priority species.

#### Design, Appearance and Layout

A development of 123 homes on this site would appear as an incongruous urban extension to a small rural village. The scale and density are disproportionate to the existing settlement pattern and would erode the clear boundary between the village and open countryside, creating the urban sprawl that Green Belt and conservation area designations are intended to prevent.

#### To conclude:

The harm to the conservation area, to the landscape and its trees, to highway safety, to biodiversity and to the character of Upper Cumberworth significantly and demonstrably outweighs any benefits. I respectfully urge the council to refuse this application and ask that my objection is formally recorded.