



My objections to the proposed development are as follows:

1. Inappropriate and unsustainable location.

This is a greenfield site, designated green belt, which has not been allocated for development on the Kirklees Local Plan. So the local community would not be aware that this land could be built on. Loss of green space such as this would be an unnecessary desecration of green space when brownfield or grey belt remains unused. There is surely no justification for allowing unallocated and unsustainable sites to be developed as NPPF policies still have to be followed even when there is a local housing target shortfall.

Increased Traffic Volume.

A development of this size would lead to a marked increase in traffic using the main roads and B roads (already very busy), whereas the NPPF strongly emphasise the need to reduce use of private transport. This also goes against national policy on climate change. In this semi rural area with infrequent trains (at a station with inadequate parking) private cars will be used for commuting and for short journeys to shops. In Denby Dale, for instance, parking during the day is very difficult and residents are often unable to find a space to park near their own homes. This increase in traffic volume would impact adversely on the community in terms of noise and air pollution, increased difficulty and danger crossing roads. Again the community is losing out.

Harm to the Natural Environment.

The site is outside the village boundary and a development here would encroach into open countryside and create unnecessary sprawl towards the next village. This is contrary to planning policy which discourages the merging of settlements. A development of this size would alter the look of both the village and surrounding landscape. In addition to the loss of landscape, the proximity to ancient woodland needs to be considered. The proposal fails to meet national policy set out in the environmental Act of 2024. It does not seem right to juxtapose a large housing development with ancient woodland, which walkers and local people can enjoy in peace and tranquillity, and again it is the local community who lose out.

Pressure on Infrastructure and Services.

A development of this size could possibly increase the population of Upper Cumberworth by roughly one third. Local infrastructure and services, schools, are already stretched. It's difficult to get a doctor or dentist appointment within two weeks. Roads in the area are badly potholed and congested. Small roads are used as "rat runs" and are increasingly busy. An increase on road, water, drainage and sewerage systems would adversely impact on the local community.

I would like to request that my comments be given due consideration and that this application be refused.