

16 th February 2026

Objection to Planning Application 2025/60/93572/E

Please do not publish my personal details.

The outline planning application referenced above is for 123 new houses to be built on a field on Barnsley Road in Upper Cumberworth and I wish to object against it because it sits directly alongside an ancient woodland which incorporates key heritage and archaeological sites as well as providing woodland/wetland habitat for a range of flora and fauna.

Whilst the application includes provision of a 15m buffer zone to 'protect' the woodland, current research suggests it would be insufficient and result in a significant adverse impact upon the local ecology and bio-diversity.

In addition to this, recent research has shown that only half of new developments deliver on the promises they make in their application with regard to the ecological measures being planned as part of their application to achieve and maintain a 10% increase in biodiversity, secured for 30 years, in line with the Government's Biodiversity Net Gain Policy

<https://theconversation.com/property-developers-installing-as-few-as-half-of-promised-ecological-features-new-report-246391>

The research discovered a lack of effective regulation with no real check system in place once plans have been passed leaving developers free to break ecological planning conditions. A development of this size being built in a countryside village immediately bordering ancient woodland and historical sites of importance without a failsafe system to check that promised measures have been implemented would be irresponsible and irreversible.

The Wildlife Trusts Organisation also published a paper called 'Housing and Nature-How to address the housing crisis and contribute to solutions for the nature crisis'.

Referencing their Appendix 1, a definitive list is provided as guiding principles for government's, combined authorities', local authorities' and developers' approach to building new homes in the context of the climate and nature crises. All ten points are relevant to my objection to this application, the first point most strikingly so '1. Only disrupt nature if necessary: No construction is possible without impact on nature and in many cases, including on brownfield land, the best option for nature is not to build. Therefore, when new homes are built, they must only be built if they address the housing needs of people in the area in which they are being sited.'

https://www.wildlifetrusts.org/sites/default/files/2022-08/Housing_and_Nature_Report_LR.pdf

As other objections have detailed, Upper Cumberworth and the local surrounding area has no shortage of small and medium sized family homes currently for sale, including those within new builds which are still in the process of being completed, the full developments taking years to complete due to the low sales achievements.

Thank you for considering my objection.