

13<sup>th</sup> February 2026

**Please do not publish my personal details.**

**Dear Sirs**

**RE: Planning Application 2025/60/93572/E**

**Outline application with all matters reserved, bar vehicle access into the site, for erection of up to 123 dwellings with associated works including open space, landscaping, drainage infrastructure.**

This application undermines the Kirklees Adopted Plan which protects the character and distinctiveness of local communities in Kirklees. It proposes developing Green Belt Land that provides social, environmental, and economic value where the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.

The impact upon the natural environment and biodiversity from development in such close proximity to ancient woodlands and wetland habitats which are of important nature conservation interest cannot be underestimated or overlooked.

Whilst the council is required to protect designated sites for nature conservation from the detrimental impacts of development it also has a more general duty to protect sites and habitats that contribute to the landscape and character of the area from wanton destruction by unnecessary development.

The Adopted Local Plan acknowledges that people 'will have access to a range of local facilities including services, healthcare and education provision, and adequate infrastructure.'

The proposed development of up to 123 new houses will increase the demands on physical infrastructure such as roads and sewers and social infrastructure such as health and education facilities. In a village that already has significant road congestion, poor pedestrian footpaths, and limited access to social infrastructure (provided in other surrounding villages) the additional burden of the development would be significant, and the proposal makes no contribution to alleviate the increased stress on local provision.

This development if approved will create additional traffic congestion within Upper Cumberworth and surrounding villages affecting the environmental quality by air, noise, odour, and other forms of pollution as well as increasing the risk of accidents to both pedestrians and vehicles.

The direct impact upon the quality of life, the well-being of people and the environment must not be overlooked.

The character of Kirklees is varied and defined by the distinctive local landscape and townscape. Upper Cumberworth and the surrounding area are characterised by the open farmland, woodland and countryside that would be irreversibly lost if this planning proposal were to be granted.

I respectfully ask that that the planning officer refuse this application based upon the above.

M.B. 01/11/2020

2019-2020 Planning Commission

1000 North Main Street

Wilmington, MA

01890

Phone: 978-666-2222

Fax: 978-666-2223

www.wilmingtonma.gov

Please do not put this in person's file.

Dear Sirs,

RE: Planning Application 2019-00017-B

In the application which requests that you set aside the lot for a portion of up to 123' (shading) with associated yard including front lawn, landscaping, driveway and driveway

the applicant is requesting that the Planning Commission consider the lot for a portion of up to 123' (shading) with associated yard including front lawn, landscaping, driveway and driveway

the applicant is requesting that the Planning Commission consider the lot for a portion of up to 123' (shading) with associated yard including front lawn, landscaping, driveway and driveway

the applicant is requesting that the Planning Commission consider the lot for a portion of up to 123' (shading) with associated yard including front lawn, landscaping, driveway and driveway

the applicant is requesting that the Planning Commission consider the lot for a portion of up to 123' (shading) with associated yard including front lawn, landscaping, driveway and driveway

the applicant is requesting that the Planning Commission consider the lot for a portion of up to 123' (shading) with associated yard including front lawn, landscaping, driveway and driveway

the applicant is requesting that the Planning Commission consider the lot for a portion of up to 123' (shading) with associated yard including front lawn, landscaping, driveway and driveway

the applicant is requesting that the Planning Commission consider the lot for a portion of up to 123' (shading) with associated yard including front lawn, landscaping, driveway and driveway

the applicant is requesting that the Planning Commission consider the lot for a portion of up to 123' (shading) with associated yard including front lawn, landscaping, driveway and driveway

the applicant is requesting that the Planning Commission consider the lot for a portion of up to 123' (shading) with associated yard including front lawn, landscaping, driveway and driveway