

## DC Admin

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**From:**  
**Sent:** 22 February 2026 16:31  
**To:** DC Admin  
**Subject:** Upper Cumberworth 2025/60/93572/E

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**Subject:** Objection to Planning Application 2025/60/93572/E – Upper Cumberworth

Dear Sirs,

I write to formally object to planning application **2025/60/93572/E** relating to the proposed residential development in Upper Cumberworth.

My objection is made on the following material planning grounds:

### **Inappropriate Development in the Green Belt**

The site is designated Green Belt within the adopted Local Plan and the proposal does not fall within the limited exceptions for appropriate development in the Green Belt. Residential development of this scale would result in significant loss of openness and encroachment into the countryside, contrary to national Green Belt policy and Local Plan policies. Very special circumstances have not been demonstrated that would clearly outweigh the harm to the Green Belt.

### **Harm to Landscape Character and Visual Amenity**

The site contributes to the rural character and valued landscape setting of Upper Cumberworth. The development would urbanise a currently open area, causing significant and permanent harm to important views and to the village's identity as a rural settlement. Our family relocated to this area as we saw it as an escape from our suburban location where we lived prior to Upper Cumberworth. We have lived here for 7 years and have benefited greatly from a more outdoors life and access to local woodland and open countryside as a family.

This conflicts with policies seeking to protect landscape character and local distinctiveness.

### **Impact on Ancient Woodland and Biodiversity**

The proposal risks harm to ancient woodland, which is recognised in national planning policy as an irreplaceable habitat. Development adjacent to or affecting ancient woodland requires wholly exceptional justification, which has not been demonstrated.

In addition, the proposal would result in habitat loss and disturbance to protected and notable species which the local Cumberworth community play a major part in ensuring thrives, and that the local community then benefit from. Any claimed biodiversity net gain does not outweigh the loss of irreplaceable habitat.

## **Impact on Local Infrastructure and Sustainability**

The development would introduce approximately 123 dwellings, significantly increasing population and traffic levels. The site is poorly located in sustainability terms, with limited access to services, employment, and facilities by walking or public transport.

The local school is only small and would not be able to accommodate such an increase in population which would more than likely be of school age families given the proposed housing. Additional population would increase reliance on private vehicles and generate substantial additional car journeys, contrary to sustainable transport objectives and continue to clog up our already overloaded infrastructure.

## **Highway Safety Concerns**

The proposal would exacerbate existing highway safety concerns, particularly along the A635 and surrounding rural roads. Increased traffic movements, when combined with existing and approved developments (including more recently, quarry traffic), raise serious concerns about congestion and road safety.

Insufficient evidence has been provided to demonstrate that the local highway network can safely accommodate the additional traffic and there have already been several unsuccessful petitions centered around high speed non-local access to Carr Hill Road which is continuously used as a rat run through to the Sovereign junction and which has recently had a fatality at. This proposal would seriously endanger local pedestrians and in particular school age children on their walks to the local 1st school or those catching public transport from the main road.

## **Harm to Heritage Assets and Conservation Area**

The development would harm the setting of designated and non-designated heritage assets, including archaeological remains and the Upper Cumberworth Conservation Area. The proposal fails to preserve or enhance the character and appearance of the Conservation Area as required by statute.

## **Prematurity and Plan-Led System**

Kirklees Council is currently reviewing its Local Plan, with site allocations not expected until 2026/27. Determining this application in advance of that process would undermine the plan-led system and the proper assessment of site allocations through the Call for Sites and Local Plan review process.

The proposal is therefore premature.

For the reasons outlined above, the proposal conflicts with national planning policy and the adopted Local Plan. The harm to the Green Belt, landscape character, biodiversity, highway safety, infrastructure capacity and heritage assets significantly outweighs any limited benefits claimed.

I and other residents of the local community respectfully request that planning permission be refused.

Yours faithfully, [Signature]

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