

The Post Office,
1 Cumberworth Lane,
Upper Cumberworth,
HD8 8NU

Dear sir/madam

Reference Planning application: 2025/60/93572/E

Outline Planning Application for 123 houses off Barnsley Road.

I am writing to OBJECT to the above planning application that has recently been submitted.

As the proprietor of both the Post Office and village shop along with being a resident, for nearly 20 years I have a unique window into the daily life of what it means to live in Upper Cumberworth and the challenges we face as a village. When rumours first began circulating back in June 2025 that a planning application of this scale was likely my initial feeling was one of genuine fear and concern for my fellow villagers.

Objections to the proposed development as proprietor of Upper Cumberworth Post Office:

The addition of 123 houses with the potential of adding 300 new residents to the village will create significant extra traffic along Barnsley Road and the intersections of Carr Hill Road and Cumberworth Lane. This is a complex junction and there have been regular accidents at this junction over the years. The combination of cars, large goods vehicles and buses turning left off Barnsley Road often at speed has worsened. Once on Cumberworth Lane you are then faced with a road that is simply not fit for purpose. The stretch of road up to Cumberworth primary school and into the conservation area of the village is always heavily congested spilling into Dearnefield and Holly Bank and has culminated into a narrow dangerous road with poor visibility creating increased danger for our children not to mention the impact of increased pollution. These issues all set to worsen if this development is allowed to go ahead.

Deliveries to the shop are always tense because of issues on the road, inadequate parking provision and impatient drivers. This has worsened over the last 20 years. Waiting times at the shop will increase and will exacerbate the current poor parking in the village. Inadequate bus services and difficult access to the train station guarantee that residents on the proposed new development will simply jump in their cars and massively add to what is already a stressed road system. Once the increased Quarry runs begin it will be unbearable. Another point to note is the woeful provision of safe bus stops for our children and elderly attempting to get the bus on Barnsley Road. With the potential for even more traffic on the road this is set to become even more treacherous.

I have had a front row view on many of these incidents/accidents from the post office front window that overlooks Barnsley Road / Cumberworth Lane. The potential hazards have significantly increased over the past 20 years.

The proposed additional housing would have a direct impact on the village post office/shop which would struggle to cope with a potential increase of 300 plus extra residents on a one counter office with no allocated parking area. An increase in traffic from customers trying to park near the post office/shop and the additional post office/shop service vehicles will increase the hazards at this junction.

Objections to the proposed development as a resident:

- The water supply issues that already plague Barnsley Road. There is well documented evidence of recent and historic major multiple burst/leaking pipe issues. This suggests aging infrastructure that may need replacing/updating. The increasing volume of heavy haulage vehicles is clearly adding to the pressure. The additional new quarry traffic will only worsen this issue. A further 123 houses and the increased water/waste volumes will increase pressure on a water network that is already struggling to cope. Add into this the increased traffic on Barnsley Road from the new development and the situation will only get worse.
- The additional 123 houses will add pressure on all the neighbouring local amenities. Schools, doctors, dentists are already stretched to capacity with the existing local population. I presume there will be corresponding investment in these local amenities to increase the available capacity.
- The Upper Cumberworth area is poorly served by public transport and so most of the new houses will likely be 1-3 car households. Increasing multiple car households within the new development will likely use the surrounding roads as a permanent place to park, resulting in increased local traffic hazards.
- School run parking at peak times is becoming increasingly dangerous for pedestrians as it overflows on to local residential streets with no managed traffic calming safety measures in place. This situation will worsen with the additional local traffic.
- There are environmental worries for the ancient woodland, with the potential increase in flood risk and footfall. We risk damaging the eco system in a valuable ancient woodland site through overly proximate development.

I respectfully urge the Council to refuse this application.

Post Mistress