

## About the application

Application number: 2025/93572	
What is the application for?:	Outline application with all matters reserved, bar vehicle access into the site,
Address of the site or building:	Land South of, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN
Postcode:	

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I wish to register a strong and comprehensive objection to the proposed development of 123 houses on this greenfield site. The application raises significant concerns across environmental, ecological, infrastructure, public health, design, heritage, legal, and policy grounds. In its current form, the proposal should be refused.</p> <p><b>Impact on Ancient Woodland and Irreplaceable Habitats</b></p> <p>The woodland adjacent to the site is designated ancient woodland, an irreplaceable habitat protected under national planning policy. Ancient woodland supports complex ecosystems that have developed over centuries and cannot be recreated once damaged.</p> <p>The proposed development would cause deterioration of this ancient woodland through:</p> <ul style="list-style-type: none"> <li>• polluted run off entering the woodland during flood events</li> <li>• increased lighting, noise, and human activity</li> <li>• loss of essential buffer zones</li> <li>• fragmentation of habitats relied upon by protected species</li> </ul> <p>The National Planning Policy Framework (NPPF) requires refusal of development that would result in the loss or deterioration of ancient woodland unless wholly exceptional circumstances exist. None exist here.</p> <p><b>Biodiversity and Protected Species</b></p> <p>The site supports a rich and interconnected ecosystem, including:</p> <ul style="list-style-type: none"> <li>• — active and foraging routes</li> <li>• Bats — reliant on mature trees, hedgerows, and dark corridors</li> <li>• Owls and birds of prey — dependent on open fields and woodland edges</li> <li>• Wildflowers and pollinators — supporting invertebrates and wider fauna</li> <li>• General wildlife — using the site as a key ecological corridor</li> </ul> <p>The ecological surveys are insufficient, seasonally limited, and do not demonstrate compliance with the Environment Act 2021 requirement for measurable biodiversity net gain.</p> <p>Flood Risk, Surface Water and Pollution</p>	

#### Flood Risk, Surface water and Pollution

The site already experiences surface water accumulation. The development would significantly increase impermeable surfaces, heightening flood risk both on site and downstream.

There is a serious risk that during flood events, contaminated run off and wastewater will flow directly into the ancient woodland, introducing pollutants, chemicals, oils, and domestic waste. This would cause long term ecological damage and degrade soil and water quality.

The drainage strategy does not adequately address these risks.

#### Landscape, Trees and Rural Character

The proposal would result in the loss of mature trees, hedgerows, and natural landscape features that define the character of the area. These features contribute to biodiversity, visual amenity, and the rural identity of the villages.

The scale and density of the development would fundamentally alter the landscape and erode the distinctiveness of the locality.

#### Design, Appearance and Layout

The proposed layout is overly dense and suburban in character. It does not reflect local architectural vernacular, materials, or scale. The development would appear visually intrusive and out of keeping with the surrounding rural environment.

#### Traffic, Highway Safety, Noise and Air Pollution

A development of 123 homes will generate substantial additional traffic. Even conservatively, this equates to at least 250 cars, each undertaking a minimum of two journeys per day, resulting in 500+ additional daily vehicle movements.

This will:

- worsen congestion on already constrained roads
- increase risks for pedestrians, cyclists, and other road users
- raise noise levels, particularly during peak hours
- worsen local air quality through increased emissions

The transport assessment does not demonstrate that the network can safely or sustainably accommodate this increase.

#### Pressure on Healthcare, Schools and Local Services

There are three GP surgeries in the immediate villages, all already under significant pressure with long waiting times and unmet demand. The development would introduce several hundred additional residents without any evidence that local primary care capacity can absorb this increase.

Similarly, the application does not demonstrate that:

- local schools have capacity
- public transport can support increased demand
- water, sewage, and electricity infrastructure can cope

This represents a clear infrastructure deficit.

#### Public Health, Environmental Quality and Community Wellbeing

The NPPF requires planning decisions to promote healthy, safe and inclusive communities. This proposal conflicts with that requirement in several ways:

- Air quality impacts from hundreds of additional daily vehicle movements
- Noise pollution affecting sleep, stress levels, and wellbeing

- Polluted run off posing risks to soil and water quality
- Reduced access to natural green space, which is linked to poorer physical and mental health
- Construction impacts including dust, vibration, and diesel emissions over an extended period

Taken together, these factors represent a significant public health concern.

#### Sewage and Wastewater Capacity

Local sewage networks already experience pressure during heavy rainfall. Additional foul-water discharge from 123 homes risks overwhelming existing systems, increasing the likelihood of overflows and pollution incidents affecting the ancient woodland and surrounding environment.

#### Cumulative Impact of Multiple Developments

There are at least six other current or approved housing developments in the surrounding villages, collectively providing hundreds of new homes. The cumulative impact on:

- traffic
- healthcare
- schools
- landscape
- biodiversity
- village character

has not been assessed. Planning authorities are legally required to consider cumulative impacts, and failure to do so would be improper.

The villages have a unique and important character that is already under pressure. Further large-scale development would fundamentally alter their identity and environmental quality.

#### Light Pollution

Street lighting, security lighting, and vehicle headlights associated with 123 homes would significantly increase light pollution, disrupting nocturnal wildlife—particularly bats and o