

## 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>Formal Objection to Planning Application – Proposed Development of 123 Dwellings on Greenfield Land</p> <p>I am writing as a local resident to register my strongest and most comprehensive objection to the proposed development of 123 dwellings. This application represents a clear case of unsustainable overdevelopment and is fundamentally incompatible with the Kirklees Local Plan (2019) and the National Planning Policy Framework (NPPF). The proposal fails on multiple material planning grounds, including highway safety, ecological protection, ancient woodland preservation, environmental health, flood risk, infrastructure capacity, landscape character, and legal compliance.</p> <p>For the reasons set out below, the application must be refused.</p> <p>1. Highway Safety and Severe Residual Cumulative Impact (NPPF Para 115, LP21, LP22)</p> <p>1.1 Documented Collision Risk</p> <p>Policy LP21 states that development will not be permitted where it would worsen existing highway safety problems. The A636 Denby Dale Road and surrounding network already present a well documented collision risk, including:</p> <ul style="list-style-type: none"> <li>• A fatal collision in late 2022</li> <li>• A serious multi vehicle crash in October 2025 near Clayton West</li> <li>• Multiple recorded incidents involving speed, poor visibility, and junction conflicts</li> </ul> <p>These are not isolated events—they demonstrate a pattern of high severity collisions on roads that are already operating beyond safe capacity.</p> <p>1.2 Severe Residual Impact Under NPPF Paragraph 115</p> <p>The development will generate 500+ additional daily vehicle movements, based on conservative estimates of 250+ cars making at least two trips per day. On a network with known high speed collision risks, this constitutes a “severe” residual cumulative impact, which the NPPF states is grounds for refusal.</p> <p>1.3 Cumulative Highway Burden Ignored</p> <p>In the last 36 months, the area has absorbed:</p> <ul style="list-style-type: none"> <li>• A 30 home development</li> <li>• A 62 home development at Cliff Hill</li> <li>• Several smaller infill schemes</li> </ul> <p>These 90+ new dwellings have already degraded the functional safety of the narrow</p>	

These 90+ new dwellings have already degraded the functional safety of the narrow, winding lanes serving Denby Dale. The applicant has not assessed cumulative impact, contrary to NPPF requirements and established case law.

#### 1.4 Parking Stress and Village Centre Congestion

Policy LP22 requires that development must not worsen parking stress. Denby Dale village centre is already at capacity, with:

- Widespread pavement parking
- Obstructed footways
- Reduced visibility at junctions
- Safety risks for children, wheelchair users, and prams

Adding 123 new households will significantly worsen this unsafe situation.

### 2. Ecological Harm and Threat to Ancient Woodland (NPPF Para 186c, LP30)

#### 2.1 Ancient Woodland – Irreplaceable Habitat

The site borders Ancient Woodland, which the NPPF identifies as an irreplaceable habitat. Development that causes deterioration must be refused unless “wholly exceptional” circumstances exist. No such circumstances apply.

#### 2.2 Habitat Fragmentation

The site forms a critical ecological corridor for:

- ( foraging routes)
- Bats (multiple species reliant on dark flight paths)
- Owls and raptors (dependent on open hunting grounds)
- Pollinators and wildflower networks

Urbanisation will sever these corridors, contrary to LP30, which requires the protection and enhancement of ecological networks.

#### 2.3 Pollution Threats to Woodland

The development will introduce:

- Light pollution
- Noise pollution
- Chemical pollutants via surface run off
- Domestic waste and hydrocarbons during flood events

These impacts will degrade the woodland edge, soil structure, and species viability.

### 3. Environmental Health, Flood Risk and Pollution (LP27, LP52)

#### 3.1 Increased Flood Risk

The site currently acts as a natural soakaway. Replacing permeable land with hardstanding will:

- Increase surface water run off
- Heighten downstream flood risk
- Overwhelm existing drainage systems

This is contrary to LP27, which requires development to reduce—not increase—flood risk.

#### 3.2 Air Quality Deterioration

The valley topography traps pollutants. The additional vehicle movements will raise levels of:

- Nitrogen dioxide (NO<sub>2</sub>)
- Particulate matter (PM2.5 and PM10)
- Traffic related noise

This breaches LP52, which protects residents from unacceptable pollution levels.

#### 3.3 Contaminated Run off into Ancient Woodland

During heavy rainfall, polluted run off containing oils, chemicals, and domestic waste will flow toward the woodland, causing long term ecological harm.

#### 4. Infrastructure Deficit – Healthcare, Education and Utilities (LP4/)

##### 4.1 Healthcare Capacity

There are three GP surgeries serving the area, all of which are already oversubscribed. Residents routinely report waiting times of several weeks for routine appointments. Adding 300+ new residents without additional healthcare provision is unsustainable.

##### 4.2 School Capacity

Local schools are already at or near capacity. The applicant has provided no evidence of available places or mitigation.

##### 4.3 Utilities Under Strain

Water pressure, sewage capacity, and electricity infrastructure are already stretched. The application fails to demonstrate that essential utilities can support the proposed development.

#### 5. Sewage and Wastewater Capacity

Local sewage networks regularly struggle during heavy rainfall. Additional foul-water discharge from 123 homes risks:

- Overloading the system
- Causing sewage overflows
- Polluting the adjacent Ancient Woodland
- Creating public health hazards

This is a clear breach of environmental protection policies.

#### 6. Cumulative Impact of Multiple Developments

At least six other housing developments have recently been approved or are under construction in the surrounding villages. The cumulative impact on:

- Traffic
- Healthcare
- School capacity
- Landscape character
- Biodiversity
- Village identity

has not been assessed, despite NPPF requirements. The character of Denby Dale is already under pressure; this proposal would fundamentally alter the settlement's scale and rural identity.

#### 7. Landscape Character and V