

## DC Admin

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**From:**  
**Sent:** 08 March 2026 20:32  
**To:** DC Admin  
**Subject:** Upper Cumberworth 2025/60/93572/E objection

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Good evening

Please see below my objection for the housing proposal by Vivly Living.

Personal details included below but I don't wish my name to be published so please post anonymously:

Name:

Address: 20 Hollybank Avenue, Upper Cumberworth. HD88NY

The proposed housing development on the land off Park Lane, Upper Cumberworth goes against the UK Government rules about building on greenbelt land, as well as the associated Local Plan for Kirklees. When consulting these rules, it clearly states that all large housing development plans are classed as 'not appropriate' development on fields such as the one Vivly has chosen, unless they can prove special circumstance. There are also the following factors to consider:

- The land is currently used farmland. It is neither derelict nor contaminated. There are currently sheep in this field grazing on the crops laid last year, proving it is viable farmland and not contaminated.
- This field backs onto ancient woodland and I myself have seen the run off of water from this field when we have a period of wet weather. It runs straight into the stream. Allowing this build would contaminate this water, damaging the eco system beyond repair.
- The local schools can not take in the number of children potentially living in this housing estate. Year 6 in Scissett Middle for example is already oversubscribed with children for this September. So where will these children go? Additional to this there is not the Doctor appointments to go around. It would put untold pressure on the amenities in the local area.
- The local school Cumberworth C&E also host regular nature walks all around that area, including the woods – this would massively disrupt the enrichment the children gain from using this greenbelt area.
- The roads cannot take potentially an extra 300 cars daily, it is already a busy road along Barnsley Road, with the quarry extension that has been granted and the subsequent extra lorry trips we will already have to navigate, to then add all of these additional cars would be a nightmare.
- When you refer to the Local Plan for Kirklees it states that 'allowed development' is very limited with examples including:
  - Agriculture/forestry buildings
  - Outdoor recreation

- Small extensions
- Reuse of existing buildings

None of which apply to Vivly's application meaning it is straight away classed as an inappropriate development.

- The purpose of Green Belt land is to ensure the following:
  - Preventing countryside encroachment, this is directly conflicting with the proposed housing development. The field they have chosen to try and build a housing estate of this size will destroy the countryside around there, ruining its beauty forever.
  - Preventing settlement merging. This development would bring Upper Cumberworth closed to Birds Edge.
  - Protecting the setting of historic rural villages. The ancient woodland would be severely threatened by this development.
  
- Vivly have shown no evidence or proposals to demonstrate how this development meets the legal test for 'very special circumstances'. There is no indication the benefits of this development massively outweigh the preservation of this greenbelt land. The plans amount to an ordinary planning application which shows the benefits are not enough to override the rules about greenbelt land:
  - To approve this site there also needs to be evidence of what the public benefits of this development will be and how significant these will be. There is no indication in the plans to show there will be major improvements to the local infrastructure. We already struggle with the sewer and water facilities around here. It seems every other week the road somewhere around here is being dug up to fix a leaking water pipe. Surely more house means more pressure on the system.
  - There also needs to be evidence of substantial environmental improvements, of which this development totally contradicts. It will destroy habitats not restore them, there will be no visual enhancement of the site, in fact it will massively harm the visual aspect of this beautiful area. There is also no contaminated land in that area that needs rectifying, if anything it will create contamination to the local woods, waterways, and surrounding fields.
  - There are no provisions or facilities being proposed that the community urgently needs.
  - Routine housing need and Developer profit are not indicators of very special circumstances.

Thank you, yours sincerely