

DC Admin

From:
Sent: 09 March 2026 12:59
To: DC Admin
Subject: 2025/60/93572/E - objection - FAO E Thornhill

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Dear Ms Thornhill

I have already objected in relation to the above application; however I have come across some fundamental issues.

I have attached 2 PDF files which state my comments.

Please redact all contact information if placed online.

Thanks

Dear Ms Thornhill,

I am writing to raise further concerns regarding the above planning application, specifically in relation to the access details that have been submitted.

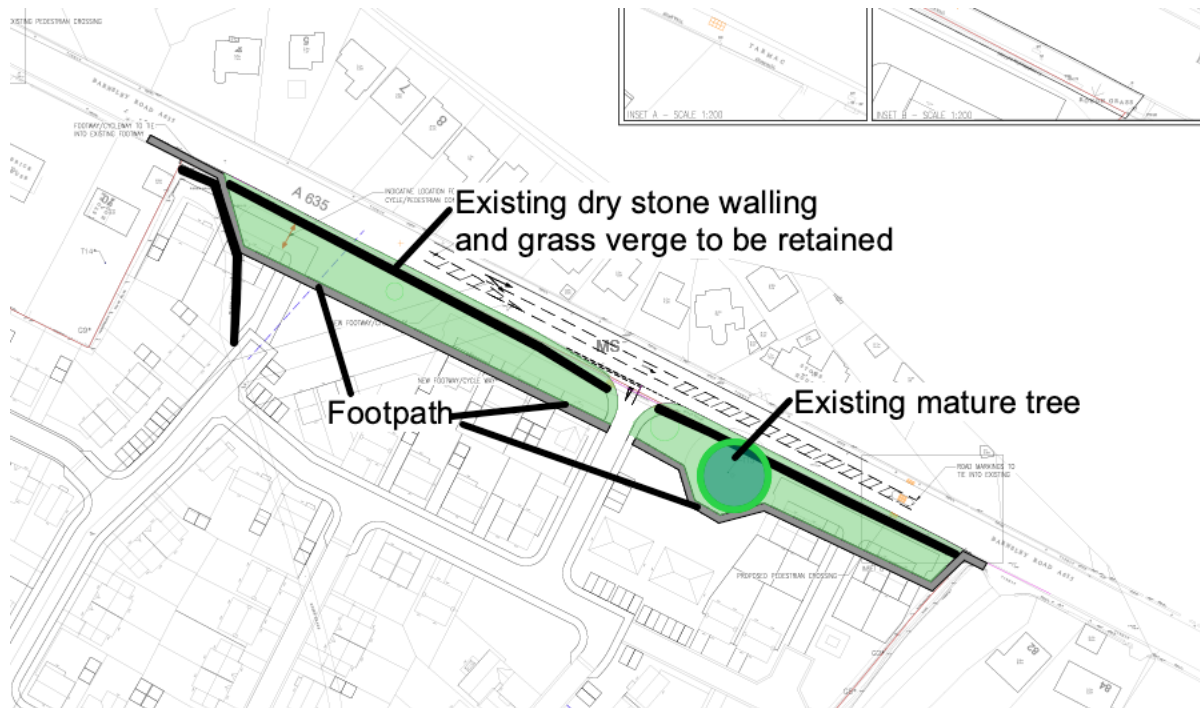
Although I have already lodged an objection to the application, a closer review of the submitted access drawings highlights several discrepancies between what is shown on the plans and the existing site conditions on the ground.

The field currently benefits from grass verges and traditional drystone walling along the boundary with Barnsley Road, both of which contribute significantly to the rural character of the area. In addition, there is an approximate level change of around 1 metre between Barnsley Road and the field itself. These existing features appear to have been disregarded within the submitted access plans.

The drawings appear to indicate that the drystone walling and grass verge would be removed or omitted entirely to facilitate the proposed access. Such an approach would be wholly inappropriate in this location. The retention of the drystone walls and grass verges is essential in order to preserve the established countryside character of the roadside frontage.

Furthermore, the protection and retention of the existing ecological network must be a key consideration, particularly given that the site lies within the Green Belt. The removal of these boundary features would have a detrimental impact on both the visual amenity and ecological value of the site.

For clarity, the extract below demonstrates how the access arrangement should reflect the existing on-site conditions.



I would be grateful if these matters could be carefully considered as part of the assessment of the application.

Dear Ms Thornhill,

I am writing to raise further concerns regarding the above planning application, specifically in relation to the design and access statement and the Park Lane arrangements that has been submitted

I will go through the report page by page by stating my concerns.

Design and Access Statement

Page 4

- States this is a natural extension of Upper Cumberworth – however no justification as to why this is a natural extension.
- The report states the field is grassland, it is not grassland, it is a farmed field with crops.
- There is no mention of the adjoining ancient woodland

Page 6

- The report seems to avoid the wording “ancient” for the woodland

Page 7

- The immediate character is dormer bungalows

Page 8

- Mentions a natural extension of the village – please explain how this represents a natural extension?

Page 10

- Ecology value is incorrect; the site has been highlighted as an area for BNG and woodland expansion

Page 11

- No mention of Green belt and the topography is incorrectly shown

Page 12

- Open views should have a large 15m wide buffer where any development abuts Green belt
- The plans states vehicle access on park lane, where the access is for Barnsley Road only

Page 13

- The plans don't match the layout

Page 14

- Parking is shown to be under providing
- Open space is under provision
- Red line is incorrect

Page 15

- Why is this information in an Outline application?

Page 16

- I have made design comments previously – the layout is not designed within the parameters required and cannot house 123 dwellings. This design must be landscape led not yield led.

Page 17, 18 and 19

- All Stock images found online

Page 20

The translation of the design is not correct.

Park Lane

Park lane currently relies upon a turning head at the farm gate for large vehicles and refuse vehicles and fire trucks for their turning movements. The courtyard at the end of Park is a private courtyard where only the residents of that courtyard can access. The developer would have to seek to provide a full-sized turning head within its own land to accommodate a turning head for large vehicles and not to access the private courtyard. The developer would have to seek to provide a parking solution for the two cottages that are to remain which is not accessed via the private courtyard. Please bear in mind the Park lane access is at its capacity for usage and visibility, therefore careful consideration must be made in this area.