

To who it may concern

I wish to object to the proposed development of 123 houses in UpperCumberworth on the basis that it conflicts with the statutory development plan, which causes harm to the character and function of the area, and fails to meet the requirements of national planning policy.

The proposal sits outside the boundary and is not suitable for housing.

The development would introduce a large visually intrusive extension into the open countryside, eroding the rural setting that defines UpperCumberworth. The scale and massing proposed would fundamentally alter UpperCumberworth form and appearance. It would ruin the beauty of the countryside.

The location is not suitable for transport or accessibility terms. Public transport provision is limited, local services are few, and the development would significantly increase reliance on private vehicles.

Infrastructure capacity is a further concern. Local roads are constrained, steep, and already experience congestion. Schools and healthcare facilities in the area are operating at or near capacity. The applicant has not demonstrated that the impacts can be mitigated or that necessary improvements are deliverable.

Ecological impacts have not been fully assessed. The site forms part of a wider habitat like lovely woods which dog walkers like to walk their dogs.

Drainage concerns also remain unresolved. The area already experiences surface water issues and the development would increase impermeable surfaces.

raising to flood risk for existing properties.

The cumulative effect of these issues is a proposal that represents overdevelopment, is inconsistent with the established character of Upper Cumberworth.

The harm identified here is substantial and insufficiently mitigated.

I therefore respectfully request that the local Planning Authority refuse this application
yours faithfully.