

DC Admin

From:
Sent: 14 March 2026 09:11
To: DC Admin
Subject: Objection to planning - Upper Cumberworth 2025/60/93572/E

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Good morning,

I hope you are well.

My name is _____ and I am writing to object to the aforementioned planning application.
My address is _____ Upper Cumberworth, _____ Please note that I wish my objection to
appear anonymously.

I have several reasons that I wish to object to this proposed development:

- When we bought our home in 2022, we made specific reference to the Local Development Plan in our decision, as this is the first time that my wife and I had owned property in a rural area. Having studied the Kirklees South East plan, we fully understood that the surrounding land - including the plot in question - was not cited as developable land. I cannot understand how developers are seemingly allowed to completely disregard this plan, set out by you, if an opportunity arises? As I understand the plan, this development does not fall under any of the exceptions that would permit anyone to develop Green Belt land. As well as my private interest in this factor, I am also fiercely proud of the community and its beauty, and I stand in direct opposition to the ability to develop Green Belt.

- I have come to understand the machinations of Upper Cumberworth in my 3+ years living here, and I have serious reservations about the village's ability to cope with the increase in demand that this development would bring. Notwithstanding the fact that the local school is tiny, we have encountered repeated issues with local utilities as things currently stand.
 - We directly leave our house on to Barnsley Road (A635), which is already a surprisingly busy route between Huddersfield and Barnsley/Sheffield. Adding more traffic to this route, which is not far from the local junior school, would give me significant safety concerns.
 - Added to this, we have had repeated issues with the water supply right outside our house. On near double-digit occasions in the last three years, we have had significant roadworks outside our property due to apparent burst water mains. Adding more demand to this supply feels untenable.

- As recently as yesterday, we had a power cut in the local area. Having previously lived in Lindley and Brockholes, this is a much more frequent occurrence here. Again, adding more demand to that supply feels like a mistake.
 - The frequency of public transport does not feel appropriate for a vastly increased number of homes in the area. The bus and rail network in the area is what I would expect of a small, remote village, and would not currently support over 200-300 extra residents in Upper Cumberworth.
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- Aside from my strong objections when it comes to the impact on our community, I also have strong issues with the impact that the development would have on our property, and that of our direct neighbours. I have researched the principle of residential amenity in terms of privacy, and I believe the current proposal would have unacceptable impact on us. Our row of properties lie downhill from the proposed development (circa 1.5m), which is clearly an indication that these properties were built and designed with the reality of no residences directly at our boundary. Our house is a Huff Haus, so it is largely a glass construction, with large windows on both floors as opposed to traditional walls. Introducing housing to the perimeter of the land of that and our neighbours would have significant impact on our privacy - I cannot see how it is possible. Having looked at the daylight and sunlight guidance set out in 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice', published by the Building Research Establishment, there is an obvious risk of non-compliance. Our main habitable space could well be blocked access to natural sunlight by this development. There is precedent for this being taken into account regarding planning by other authorities (please see Cambridge Station Road as one example).
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- Finally, in a world where biodiversity net zero targets are set at a national level, allowing developments like this - which will significantly impact our ancient woodland - feels in direct opposition.

I hope this sets out my objections to this development clearly, and I simply ask that this - and the strong concerns of almost every local resident - are taken into account.

Kind regards,