



Objection to Planning Application 2025/60/93572/E

Location: Land South of Barnsley Road, Upper Cumberworth

I write to strongly object to the above outline application for up to 123 dwellings on land south of Barnsley Road, Upper Cumberworth.

This proposal represents a substantial and unjustified incursion into open countryside, causing significant harm to the rural character of the area and conflicting with the spatial strategy of the Kirklees Local Plan. Upper Cumberworth is a small rural settlement, and development of this scale is wholly disproportionate, amounting to estate-style expansion rather than organic village growth.

The site currently forms part of the open landscape that defines the setting of the village. Its development would result in clear urbanisation, eroding the transition between built form and countryside. This is directly contrary to policies that seek to protect landscape character and ensure that development responds sensitively to its surroundings. The proposal would fundamentally alter the identity of Upper Cumberworth from a rural village to a suburban extension.

Highway safety and traffic impact are of particular concern. Barnsley Road is already a busy route, used by commuters and local traffic, and is not designed to accommodate the significant increase in vehicle movements that would arise from a development of this size. The reliance on a single point of access further intensifies these concerns. The proposal fails to demonstrate that safe and suitable access can be achieved, or that severe impacts on the highway network can be avoided, as required by planning policy.

In sustainability terms, the location is fundamentally unsuitable. Upper Cumberworth has limited access to services, employment, and public transport. Future residents would be heavily dependent on private cars for even basic day-to-day needs. This directly conflicts with the principles of sustainable development embedded within the Kirklees Local Plan, which prioritises growth in accessible locations.

The strain on local infrastructure would also be significant and has not been adequately addressed. Local schools, healthcare provision, and drainage systems are already under pressure. The addition of up to 123 dwellings would exacerbate these issues, yet the application provides no clear or robust mitigation strategy.

In addition, while the application is in outline, the indicative scale raises serious concerns regarding residential amenity. The likely density and layout could result in overlooking, noise, and general disturbance to existing residents, particularly those adjoining the site. These impacts must be given proper weight.

Finally, the loss of greenfield land is both unnecessary and harmful. There is no clear justification that this site is required to meet housing need, particularly given the environmental and social harm that would arise. The irreversible loss of this open land cannot be justified.

For all of the above reasons, the proposal is contrary to the development plan and represents unsustainable development. I therefore urge Kirklees Council to refuse this application.