

## DC Admin

---

**From:**  
**Sent:** 04 May 2026 17:30  
**To:** DC Admin  
**Subject:** PLANNING OBJECTION: UPPER CUMBERWORTH 2025/60/93572/E

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

Please see below my objection to the planning proposal Upper Cumberworth 2025/60/93572/E.

Name:  
Address:

I wish for my objection to remain anonymous.

-----

Dear Sir/Madam,

I am writing to formally object to the above planning application.

This proposal concerns the development of land designated as Green Belt, which is not allocated for housing within the Kirklees Local Plan. This land has long been used for agriculture and forms part of the open countryside that defines the character of Upper Cumberworth. Its loss would not only go against established planning policy but would also permanently change the nature of the village and its surroundings.

Upper Cumberworth is valued for its rural setting, and developments of this scale risk eroding that identity. This proposal would extend built form into open countryside, contributing to the gradual spread of urbanisation and reducing the clear separation between settlements. Once this character is lost, it cannot be restored.

There is also deep concern about the impact on the natural environment. The site lies immediately adjacent to ancient woodland, including Stephen Wood, which supports a wide range of wildlife and plant species. These are not easily replaceable habitats. Development so close to these areas risks disturbance, pollution, and long-term ecological decline. The field itself is part of this wider ecosystem and contributes to its biodiversity.

The effect on local roads and safety cannot be overlooked. The A635 and surrounding routes are already heavily trafficked, with known issues around speeding and congestion. Introducing significant additional traffic—both during construction and once occupied—would increase risks for drivers, pedestrians, cyclists, and horse riders. Local roads are narrow and already under strain, particularly at peak times.

Equally concerning is the capacity of local infrastructure. There is clear evidence that existing water, drainage, and sewerage systems are already under pressure. Yorkshire Water has formally objected to this development, stating that the current sewer network does not have the capacity to accommodate it. They have raised concerns about increased flood risk, pollution, and potential impacts on public health. Because the site is not allocated within the Local Plan, no infrastructure upgrades have been planned or funded to support development here.

Yorkshire Water has made it clear that, should the application proceed, no development should begin until a full and approved foul water drainage scheme is in place, including details of phasing and long-term maintenance. They have also stated that surface water must not be discharged into the public sewer network unless all alternative options, such as infiltration or discharge to a watercourse, have been properly ruled out. These requirements underline the seriousness of the risks associated with the proposal.

Local services are already stretched beyond comfortable limits. Schools, healthcare services, and other essential facilities are struggling to meet current demand. A development of this scale would place further strain on services that are already difficult to access.

The location itself is not sustainable. Public transport options are limited, and access to employment, healthcare, and amenities is heavily dependent on private car use. This runs counter to wider sustainability goals and increases pressure on already congested roads.

There are also concerns regarding the housing offer within the proposal. Kirklees Council's Strategic Housing team does not support the current level of affordable housing provision. They have indicated that a significantly higher proportion of affordable homes should be included, with a strong emphasis on social rented housing to meet local need. The current proposal falls short of these expectations and lacks sufficient detail regarding tenure mix and compliance with space standards.

Finally, the scale of the proposal is disproportionate to the size of the village. Increasing the housing stock by such a significant margin would fundamentally alter the nature of the community and place unsustainable pressure on its infrastructure and services.

Taken together, these concerns—relating to planning policy, environmental impact, infrastructure capacity, road safety, sustainability, and housing provision—make clear that this is not an appropriate development for this location.

I respectfully urge that this application be refused.

Yours faithfully,