

## Search application details

Application number: 2025/93572	
What is the application for?:	Outline application with all matters reserved, bar vehicle access into the site,
Address of the site or building:	Land South of, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN
Postcode:	

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>As a resident of Upper Cumberworth I wish to object in the strongest terms to the proposed development of 123 dwellings on green belt land to the South of Barnsley Road.</p> <p>The proposal contravenes both National and Local planning policy as follows:</p> <p>Green Belt - Contrary to NPPF 153 – 154</p> <p>Development is considered inappropriate in the Green Belt and the applicant has not met the 'golden rules' for grey belt as set out in footnote 7 of the NPPF.</p> <p>Settlement size and function - Contrary to LP3</p> <p>Housing stock in Upper Cumberworth has increased organically over recent years however this proposal for 123 houses would increase the population by approximately 1/3rd. There is no demonstrable need for 123 dwellings in Upper Cumberworth.</p> <p>Sustainability - Contrary to LP20</p> <p>The development is not compliant with the Spatial Development Strategy. Public transport services are unreliable and difficult to access on foot. Therefore there is a reliance on the private car. Local services are modest and could not sustain a development of this size.</p> <p>Landscape Character - Contrary to NPF 187 and LP2</p> <p>The previous UDP evaluated and designated the land to the South of Barnsley road as an AREA OF HIGH LANDSCAPE VALUE. Both the NPPF and the Local Plan encourage the protection and enhancement of valued landscapes. This development would obliterate the character of the local landscape.</p> <p>Ancient Woodland and Biodiversity - Contrary to NPPF 100 and LP20</p>	

Ancient woodland and Biodiversity - Contrary to NPPF 193 and LP30

The NPPF advises that development affecting Ancient Woodland should be refused. There is a very high probability that the development would affect the hydrology of the land feeding the stream and scant information had been provided by the applicant in relation to the protection and enhancement of the habitats essential to the wellbeing of species of principle importance. The woodland hosts the only colony of hairy legged wood ant in the whole of Kirklees.

Trees - Contrary to LP23/24

Proposals should retain valuable or important trees where they make a contribution to local amenity and the distinctiveness of a specific location. The applicant clearly has not afforded adequate protection to the arboricultural assets on the site and the trees are a key component of the local landscape.

Local Utilities Infrastructure - Contrary to NPPF 182 and LP28

The applicant should demonstrate that the local utilities infrastructure is capable of meeting the demand imposed by the development and be operationally sustainable for the lifetime of the development. This clearly hasn't been proven and local residents will testify as to the fragility of the water supply network and surcharging of the foul drainage system.

This application clearly fails to demonstrate that the perceived benefit of the proposal outweighs the substantial harm it would do to this extremely sensitive site. Any development here would have a permanent major adverse effect on the openness of the Green Belt.