



Upper Cumberworth is a relatively small village with limited amenities. In just the last 10 years development has taken place or received consent with outline consent for 5 properties in Rowgate/Heator Lane as well as 3 new properties constructed there. 3 houses have been completed behind the Post Office and 4 town houses have replaced business premises on Cumberworth Lane. A new house has been built on Carr Hill Road, two dwellings have replaced one bungalow and three agricultural buildings have been converted to or replaced by residential units. Surely it is preferable for the village to evolve organically in this way rather than be faced with a potential housing estate of over 120 properties?

Under Kirklees Local Plan (KLP) LP3 development should reflect the settlement's size and function. The infrastructure is in no way adequate to cope with such an out of proportion and sudden increase in the number of properties in the village. The use of pumping stations in drainage causes concern as a result of their general unreliability and power outages experienced in this area. The potential contamination into the adjoining ancient woodland and Park Dike/River Dearne must be avoided. Yorkshire Water advise that the sewerage system is not capable of serving the proposed development so compliance with KLP LP4 and 28 is at issue.

It is important that the geodiversity and wildlife of this site be conserved in accordance with 187 and 192 of NPPF and 3.9 of KLP 1 Issue 7 as well as LP30,31,32,33 and 34. In relation to the ancient woodland adjoining the site, the proposed buffer zone shown is inadequate with a 50m zone now advised to avoid pollution etc.

As regards affordability of existing housing in the village: Upper Cumberworth offers a mixture of property types with bungalows, houses, terraced, semi-detached and detached as well as rental properties. Prices start at under £200,000 so affordable homes are available.

KLP LP9 indicates that the council should seek to secure an agreed training or apprenticeship programme with applicants of housing developments which would deliver 60 dwellings or more. Will such a programme be required here?

I would request that this application be refused.