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West Yorkshire  
HD1 9EL

Delves Cottage - The White House  
Slaithwaite  
Huddersfield  
HD7 5FA

1 April 2024

**Planning application number 2023/93742 - objection**

For the attention of Planning & Development

Dear Mathias,

I am writing with reference to the above planning application for the erection of two cottages at Holt Head and write to formally lodge my objection following receipt of your letter dated 28<sup>th</sup> March 2024.

I have a number of concerns about the nature of the application and the potential impact of any such building on the Green Belt area, as follows;

1. Green Belt

The site lies in a Green Belt area, outside of any defined settlement, and in an area defined by open landscape interspersed with sporadic development comprising mainly farmsteads and some large individual buildings including longhouses and the former public house.

The building of two properties would be inappropriate development in the Green Belt, the fundamental aim of which is to prevent urban sprawl by keeping land permanently open.

The National Planning Policy Framework indicates at paragraph 89 that the construction of new buildings should be regarded as inappropriate in the Green Belt unless they fall within certain specified exceptions.

The exception cited in this application is that the site is “in the centre of other housing and in particular the four new dwellings (The White House)”. It should be noted that the ‘new’ dwellings referred to were in fact a conversion of an existing building (the former White House pub).

The site has never previously been developed and has been grazing land for over 75 years. It is still currently used as grazing land for horses.

This development would also not comply with the National Planning Policy Framework (NPPF), which states that “local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking at opportunities to provide access, to provide opportunities for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity”. Building two cottages would not positively enhance the beneficial use of the Green Belt.

The removal of the large holly bush is an additional concern, removing even more biodiversity from the site.

Overall this development would be harmful to the Greenbelt

## 2. Access

Access to the site is off Chain Road, and whilst the plans allow for a pull-in egress, it is not a safe entry or exit given the location near the rise and corner of the bend. The 50mph speed limit is often exceeded by passing motorists, with accidents regularly occurring nearer the junction with Varley Road.

Yours sincerely

Delves Cottage - The White House