

Kirklees Council
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Huddersfield
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HD1 9EL

Whitehouse Cottage
Chain Road
Slaithwaite
Huddersfield
HD7 5AD

19 April 2024

Planning application number 2023/93742 - objection

For the attention of Planning & Development

Dear Mathias,

Following receipt of your letter dated 28th March 2024, I am writing to formally object to the above planning application for the erection of two dwellings cottages at Holt Head.

As a long-term residents of The White House we must say we are surprised that such a proposal is being considered given the refusal of Michael Dann, Silverbond Development Ltd's application for 2 detached dwellings ref. 2013/62/91307/W on the same site was refused in 2014. This after 2 appeals.

The application site lies within the Green Belt on which the Kirklees Local Plan, approved Feb 2019, lays great emphasis (Para 19.2 and 3), and there is nothing in the current application that would serve to render the Inspector's conclusion in 2014 obsolete.

The "very special circumstances" required for any intrusion into the Green Belt as stated in the National Planning Policy Framework (updated 2023) simply do not exist.

The 'special circumstances referred to in the application re 'between 2 existing developments' is not appropriate under planning laws for the green belt. This is not a case of a 'limited infilling in a village' but a completely new development on a completely open piece of land.

I would like to highlight that the reference "four new dwellings" at the Delves Gate site referred to in the current application is inaccurate and misleading. The four dwellings in question, our home Whitehouse Cottage, Dyers, Holly & Delves cottages respectively, were

not new builds but a conversion of an existing structure which was the historic White House pub that has long been established in the local landscape. The development has restored the White House as is a sympathetic conversion with the original building footprint and style of the pub which dates back to the 1700s. To claim that the proposed new development would consolidate this group of new housing is therefore entirely misleading.

The land is currently used as grazing for horse that are used for outdoor pursuits by their owners which we understand is something local authorities are bound to consider as beneficial to local communities.

This proposal would also see the removal of a large holly bush on the site, whilst I appreciate that this may be considered a minor problem it would still reduce the biodiversity in the location.

There is also the consideration of access to the site from Chain Road. The application states that the speed limit on this part of Chain Road is 50mph, it is in fact an open speed limit which is, to our understanding 60mph. It also states that the speed is actually less at this point as the junction with Varley Road is only 'a few metres away'. The junction with Varley Road is at least 200 metres away (the speed limit here is still 60mph). As to the speed being less, after living here for over 10 years and leaving our driveway directly onto Chain Road we can assure you that many vehicles do not slow their speed when they approach us. The proposed development is approx 10 mtrs nearer to the bend coming from the direction of Meltham making it more dangerous to exit onto the road than it is for us.

I submit that the proposed development would in no way serve to further the objectives of the National Planning Policy para 89 which states that "local planning authorities should plan positively to enhance the beneficial use of the Green Belt".

The current proposal would instead promote urban sprawl and undermine the Local Authority's policies establishing clear boundaries between existing and distinct settlements to the benefit of all.

I sincerely hope the Local Planning Authority will once again refuse permission for this encroachment into the Green Belt.

Yours sincerely,

The Owners
Whitehouse Cottage