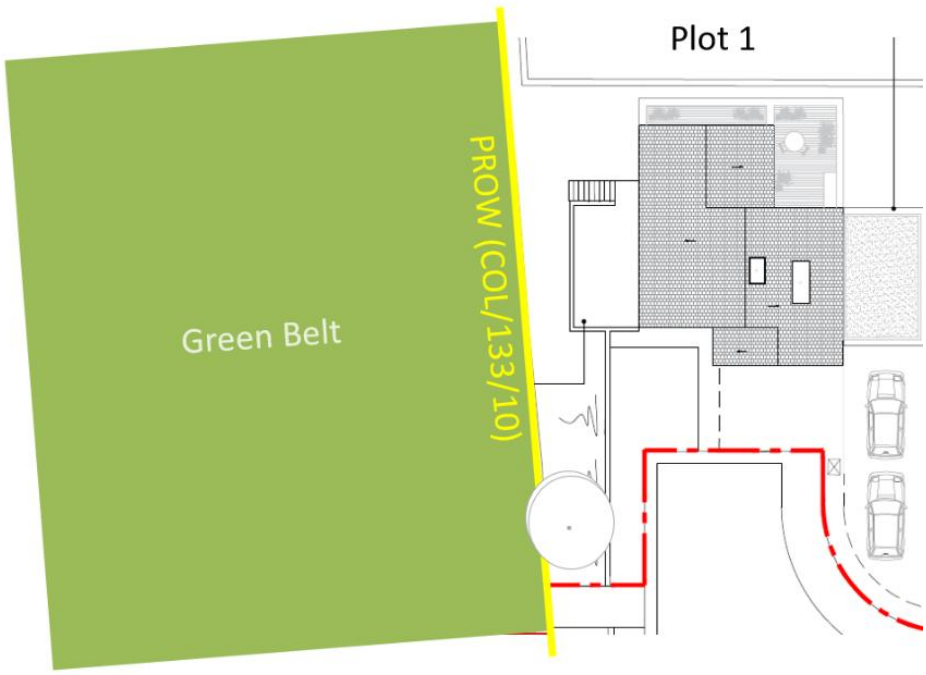
Green belt remains green belt

The proposed design for Plot 1 fails to acknowledge the sensitivity of its setting—immediately adjacent to both designated Green Belt and public right of way COL/133/10. Rather than responding to this context with restraint or landscape integration, The design risks giving the impression that the Green Belt has been subsumed into the dwelling's private outlook.



From within the dwelling, the elevated position may offer far-reaching views that are undoubtedly desirable to the occupant. But from the Green Belt or PROW, the experience is markedly different. There is no soft edge, no transitional landscaping, and no visual containment. The building dominates the scene—its massing, glazing, and architectural assertiveness shows minimal regard for principles of edge-softening and contextual design.

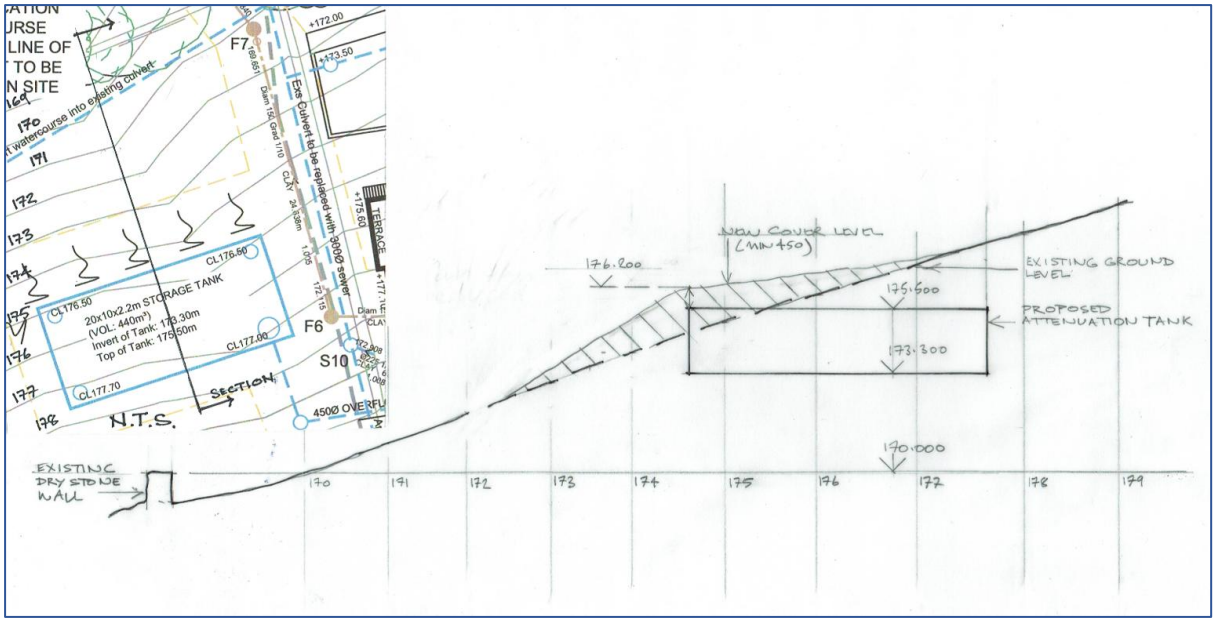
Urbanising the Green Belt in this manner diminishes its value—not just visually, but symbolically. The dwelling becomes a picture-framed portal into private life, standing in stark contrast to the openness and rural character the Green Belt is meant to preserve.

Under **Kirklees Local Plan Policy LP32**, development adjacent to the Green Belt must protect landscape character and visual amenity. The current proposal does not achieve this. Instead, it imposes a hard architectural edge onto a soft landscape corridor, eroding the boundary between built form and protected land.

If permitted, this design risks setting a precedent for perimeter-facing dwellings to assert visual dominance over the Green Belt, undermining both policy and public experience.



To the northwest of the site lies designated Green Belt land where permission has been granted for the installation of an attenuation tank: *see photograph above*. While the tank is required to be buried underground, the natural slope of the land means that part of the structure will protrude above the original field level. This exposed section is to be covered with soil, resulting in a raised landform that cannot be returned to its original state. Planning documents acknowledge that this specific footprint is permitted to remain altered. However, by implication, the remainder of the field—beyond the tank's immediate footprint—**must** be reinstated to its original contours and character: *see image below*.



The regraded soil profile is shown above. Existing ground levels to be returned above, below and around the tank.



The photograph above shows how much soil was dumped on the green belt before the attenuation tank was even started.

The Delegated Officer Report, at paragraph 10.17, describes the tank as, "A subterrain attenuation tank, with minimal prominence above ground level and rare access"

It is foreseeable that the developer may seek to downplay the Green Belt's planning weight by pointing to the altered condition of the attenuation tank area and suggesting that the land is now degraded or of diminished value. Were that to occur, this line of reasoning must be rejected. The current condition of the land is a direct consequence of permitted works, and any degradation is temporary, localised, and developer-induced.

Under **NPPF Paragraph 137**, Green Belt boundaries must be respected and protected from incremental erosion. The **Kirklees Local Plan Policy LP32** further requires that development proposals safeguard landscape character and avoid harm to the openness of the Green Belt. The attenuation tank does not alter the designation of the land, nor does it diminish the policy protections afforded to adjacent areas—including those affected by application 2025/91887.

It would not be consistent with sound planning practice to dismiss objections relating to Green Belt impact on the basis of a condition created by the developer's own activity. The planning authority must assess the revised house design in full recognition of the Green Belt's enduring status and its visual, spatial, and policy significance: fully respecting the Delegate Officer Report



From the entrance to the public right of way off Manchester Road, the depth and volume of soil now visible is striking. Its sheer mass disrupts the natural contours of the landscape and constitutes a clear visual intrusion into the Green Belt. What was once an open, gently sloping field has been replaced by an engineered landform that-temporarily-undermines the character and openness the Green Belt is intended to protect.