



I write to object to the above proposed development on the following grounds

1. This development is proposed for development on an area of land that is identified in the Kirklees Local Plan as Green Belt – as such special considerations apply to it.
2. It is also not a site identified for development in the Kirklees Local Plan 2015
3. It would negatively affect the Openness and Permanence of the Greenbelt in this area of Kirklees
4. It does not meet the criteria as set out in Section 13 Paragraphs 142-160 of the National Planning Framework for development in the Greenbelt
5. Therefore it is inappropriate development in the Greenbelt
6. It would have a significant negative impact on the setting of Upper Cumberworth in the Greenbelt
7. There is no shortage of this type of proposed housing stock in Kirklees
8. There are still significant Brownfield and Grey areas for development within Kirklees
9. It is contrary to Section 19 of the Kirklees Local Plan where
  - a. Para 19.2 - states The essential characteristics of the Green Belt are its openness and permanence. Within the Green Belt there is a presumption against development which would be harmful to the purposes of including land within it. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. – For this development it is not
  - b. Para 19.4 states National planning guidance places great emphasis on the role and purpose of the Green Belt and states that the countryside it protects should be recognised for its intrinsic character and value. This is one of the core principles underpinning the Green Belt policies in the Local Plan. Any proposal for development in the Green Belt should have regard to these core planning principles. – This development does not.
  - c. Para 19.7 states that - Within the Green Belt there is therefore a presumption against development which would be harmful to the purposes of including land within it. This development would be harmful to the purposes of including it in the Green Belt
  - d. Para 19.8 states - It is important that development which is appropriate, or where very special circumstances exist, is not harmful to the visual amenity of the Green ..... and the amenity of neighbours and in all cases that any impact on openness is kept to a minimum.- This development would have a significant impact to visual amenity, the amenity of neighbours and the openness of the this particular Greenbelt in Kirklees and
  - e. Para 9.14 which states: National planning guidance states that new homes should be sustainably located and this will normally be within existing towns and villages. The construction of new dwellings in the Green Belt constitutes inappropriate development and requires very special circumstances to be shown before they can be permitted. – There are no very special circumstances that apply to this development.
10. The development would negatively impact on the bio diversity of the area and
11. It would also remove agricultural land used for food production (the raising of cattle and sheep).
12. Kirklees has a previously refused development in the greenbelt on the above grounds and this decision has been upheld by a ruling from the planning inspectorate - see 2024/91330

For the above reasons I object to this development