



Object to this application on the following grounds;

The proposals are fundamentally contrary to Green Belt policy – Kirklees UDP shows the site as green belt therefore in principle the proposals do not comply;

- Paragraph 143 of the NPPF - the development is inappropriate under the National Planning Policy Framework, as Green Belt land is designated to prevent urban sprawl, protect the countryside, and preserve the character of historic towns. This development clearly contravenes this
- The development is inherently inappropriate - the proposed development fails to meet any of the limited exceptions allowed in the Green Belt i.e. agriculture, outdoor recreation, limited infilling, or affordable housing for local needs
- Very Special Circumstances - the applicant has not demonstrated very special circumstances that clearly outweigh the harm to the Green Belt
- Impact on Openness and Landscape - the development clearly compromises local spatial and visual openness, spoils existing rural vistas and therefore intrinsically damages the character of the area. Keeping a tree or two does not count in this regard
- Environmental and Ecological Harm – despite what the ecological surveys might say, this is an environmental disaster. Yes it's 'only' arable fields but this is an intrinsic part of the local character and all the local fauna and flora will be very much compromised. And the site is very close to a SSI which will undoubtedly be badly affected
- Infrastructure and Services - the local area lacks adequate infrastructure (roads, schools, public transport) to support the proposed development. This will definitely increase congestion, flood risk and put undue pressure on local services
- Alternative Sites - surely alternative brownfield sites exist that would avoid harming the Green Belt integrity. This has not been adequately demonstrated

The new NPPF legislation is not formally in place yet, so the applicant is going to have to rebut all the above points to avoid having the application called in should the LA be minded to approve the proposals