

I am writing to formally object to the Planning Application 2025/60/93572/E, relating to the proposed development of 123 residential units on designated Green Belt land.

In my opinion this application raises serious concerns and clearly conflicts with both the Kirklees Local Plan and the National Planning Policy Framework (NPPF) in relation to the protection of Green Belt.

1. Inappropriate Development in the Green Belt (NPPF Section 13) The NPPF is clear that the construction of new buildings within the Green Belt is, by definition, inappropriate development and should not be approved except in very special circumstances. No such circumstances have been robustly demonstrated within this application. This proposal for 123 housing units represents substantial built form and would fundamentally alter the openness of the Green Belt, which is one of its essential characteristics. This development would therefore cause significant harm, both by reason of inappropriateness and by its impact on openness.

2. Harm to Green Belt Purposes (NPPF Paragraph 143) The development would conflict with the fundamental purposes of Green Belt, including:

- * Safeguarding the countryside from encroachment
- * Preventing urban sprawl
- * Preserving the setting and character of surrounding settlements

A scheme of this scale would clearly erode the separation between built-up areas and undermine the long-term function of the Green Belt.

3. Conflict with Kirklees Local Plan (Green Belt Protection) The Kirklees Local Plan seeks to protect Green Belt land from inappropriate development unless exceptional circumstances exist. Approving a high-density scheme of 123 units on such land would set a damaging precedent and weaken the Council's ability to defend Green Belt boundaries in future cases. 4. Scale, Density and Character (Policies PLP1, DLP1 & DLP2) Even setting aside Green Belt policy, the scale and density of this proposal are excessive and out of keeping with the surrounding area. The development would represent an over-intensive use of the site, failing to respect local character and resulting in harm to visual amenity.

I can only conclude that:

There are No "Very Special Circumstances" The NPPF requires that harm to the Green Belt must be given substantial weight, and permission should only be granted where very special circumstances clearly outweigh that harm. In this case, no such justification has been convincingly made.

The proposal represents an inappropriate development, it causes clear harm to the Green Belt and to the landscape character, which forms part of an open agricultural landscape that contributes to the rural setting and identity of Upper Cumberworth

For these reasons, I strongly request that planning permission be rejected.