

Search application details

Application number: 2025/60/91236/E	
What is the application for?:	Outline application for erection of residential development (one dwelling)
Address of the site or building:	Land off, Stocks Moor Road, Stocks Moor, Huddersfield, HD4 6XQ
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

1. The land is Green Belt. The applicant is attempting to have it designated as Grey Belt in order to further subvert the surrounding remaining Green Belt. I am convinced the intention is then to claim that further development should take place because the land is no longer Green Belt. This is development by stealth.
2. This land is not Grey Belt it has not been developed. It is agricultural Green Belt land. It is, and always has been used for agriculture. Putting a tool storage container on the land does _not_ create Grey Belt as a 'fait accompli'.
3. The proposed development is not adjacent to present buildings: it is adjacent to a well-used footpath.
4. It is not opposite other existing buildings, they are within the 30 mph area of Stocksmoor.
5. The settlement labelled Whitestones further along Stocksmoor Road is tightly delineated. It is an established ancient hamlet, quite distinct from Stocksmoor. This proposal is a considerable way away from Whitestones. It is also a considerable way away from the edge of Stocksmoor at Cross Lane. This demonstrates again the attempt to "nibble away" at Green Belt land in a surreptitious manner, the ultimate aim to sell off/develop the remaining Green Belt-converted-to-Grey Belt land for building in order to amass considerable profit: this proposal is a "testing the water" attempt.
6. The applicant behind the proposal is a building company owner.
7. There have been attempts to build on land opposite this proposal (a little further up towards Thurstonland, but in the same opposite field). Again, if this proposal is allowed, then there will be further requests to build on and erode that Green Belt land.
8. The proposed property is _not_ the type of property that is currently required: it is a large property with multi-car garages, not a starter home for the less wealthy.
9. Stocksmoor has very limited facilities. Employment, shops, medical services, schools etc. all require car travel. This property seems to predict several cars.
10. The access to the proposal is on to an unrestricted road. The current gate there was only permitted as an access for agricultural vehicles and implements. The road is already used as a short-cut/rat run thanks to sat-nav prevalence. We do not need more traffic.
11. The continuing problem of sewage, surface run-off will be aggravated. This is already negatively affecting Thunderbridge where the effluents will end up.
12. The land is currently owned and farmed by the person who now wishes to build on it. The owner is scheming hoping to make huge future profits on the cheap and subverting Planning guidelines.
13. There are no details of the intended building.

The government says housing is required in the UK, but the housing needed is for smaller, cheaper homes in urban centres where there is currently underused redundant office space, Brownfield sites, and a greater opportunity for employment with reduced related travel, not in rural areas where sustainability is already fragile and services are stretched at best and frequently lacking.

This proposal should be rejected out of hand