



Dear sir / Madam

I am writing to formally object to this planning application for the erection of a single dwelling on land at Stocksmoor Road. I request the refusal of this application on the grounds that it constitutes inappropriate development within the Green Belt.

The land in question is designated as Green Belt and is, importantly, prime agricultural land that is regularly farmed. National planning policy, as set out in the National Planning Policy Framework (NPPF), establishes a strong presumption against inappropriate development in the Green Belt. Such development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

In this instance, no exceptional or very special circumstances have been demonstrated by the applicant to justify building on this protected land. The erection of a single dwelling in this open field is completely disproportionate to the scale and character of the site and would demonstrably harm the openness of the Green Belt.

Furthermore, this development would directly undermine the defined boundary between the established settlement of Stocksmoor and the ancient hamlet of Whitestones. Whitestones itself is a historic settlement, with records dating back to 1307, and maintaining its distinct and defined boundary is crucial for preserving its historic character and separation from larger settlements. This proposal would blur this important distinction.

A further significant concern is that the proposed entrance to the property would be directly onto a derestricted road. This raises serious questions about highway safety and the potential for increased traffic in an area not designed for such additional movements.

The applicant's sole justification appears to be a reference to the acknowledged five-year land supply shortage in Kirklees. However, the addition of a single property on Green Belt land would make a negligible contribution to addressing this shortfall and does not outweigh the harm caused to the Green Belt.

Moreover, the applicant's assertion that the land could be classified as "Grey Belt" is fundamentally incorrect. For land to be considered "Grey Belt" and potentially suitable for development, it must have been previously developed. This is clearly not the case here, as the land is currently in active agricultural use and always has been.

This proposed development represents an encroachment into the Green Belt that is not justified by any material considerations. It would set an undesirable precedent, undermine the fundamental purposes of Green Belt designation, erode the historic boundary between Stocksmoor and Whitestones, and also pose highway safety risks. I urge the planning committee to refuse this application.