

**Sent:** 02 June 2025 20:35

**To:** Kerri Simpson <Kerri.Simpson@kirklees.gov.uk>

**Subject:** Re: Planning Application 2025/60/91236/E Land off Stocksmoor Rd, Stocksmoor

Dear Kerri,

Please may you note my opposition and comments re the application as detailed above. I would like to make the following observations:

- The land has always been agricultural and it has never been developed land, although those familiar with the land have been puzzled by a very ugly container that has been dumped and abandoned in the field for over 5 years.
- The application was very difficult to find as the address has been placed in wrong and there are no notices, I only found out about this when at the local public house It is not publicly known about and there has been a half term holiday.
- The application is based on one house , which is large and not in keeping with the very old hamlet of Whitestone's which is further up.
- The application does make some utterance of further development, the approach to one house and seeking a development does seem inappropriate and not what it innocently appears to be. It appears that this is a front for a bigger and wholly inappropriate development.
- The area itself is poorly served with infrastructure the amenities are limited to a dilapidated park . There are no pavements above the area in question to Thurstonland and the bus service is woeful.
- To qualify as grey belt the applicant would have to show the land has been previously developed which it has not.

- In simple terms the applicant has not made any viable argument that the land qualifies to be grey belt under the NPPF guidance and there are NO exceptional circumstances to apply.
- The land would not be suitable to contribute to the 5 years supply of housing needs as it is in the wrong place to do so , unless there was to be substantial investment in the immediate area.

I would respectfully ask that the application be refused , on the grounds it is a wholly inappropriate application,

Regards