

About the application

Application number: 2025/91236	
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
<p>The application is based on the premise that the site is grey belt.</p> <p>Government guidance dated 27 February 2025 provides that “In order to identify grey belt land, authorities should produce a Green Belt assessment, either as part of the review of Green Belt boundaries during the preparation or updating of a local plan, or at another relevant point.”</p> <p>When a Green Belt Review was carried out by Kirklees in 2017 in connection with the preparation of the Local Plan (SD19) the edges of the Green Belt around Stocksmoor (and elsewhere) were examined and it was specifically concluded in relation to the area where the site is located as follows:</p> <p>“Should guard against development west of Field Head that risks encroaching onto properties at Whitestones”</p> <p>See SD 19 Appendix 2a at page 172 and map SD20 Kirklees Rural East.</p> <p>That area was scored as having a strong importance to Green Belt purposes (scoring 3 out of 5).</p> <p>As the site is not previously developed and is making a strong contribution to Green Belt purposes it is contended that it is not grey belt.</p> <p>In any event, even if it is technically grey belt, paragraph 148 of the December 2024 National Planning Policy Framework (NPPF) states:</p> <p>“Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations.”</p> <p>The Government Guidance provides that</p>	

“In assessing their Green Belt, it will in most cases be necessary for authorities to divide their Green Belt into separate assessment areas for the purpose of identifying grey belt... assessment areas should be sufficiently granular to enable the assessment of their variable contribution to Green Belt purposes”

In other words an overall assessment should consider the relative merits (“variable contribution”) of all potential development sites when designating grey belt land for development and should prioritise approvals for sites making the lowest contribution to Green Belt purposes.

Finally, I note that Government guidance (February 2025) makes it clear that even if land is grey belt:

“it does not automatically follow that it should be allocated for development, released from the Green Belt or for development proposals to be approved in all circumstances. The contribution Green Belt land makes to Green Belt purposes is one consideration in making decisions about Green Belt land. Such decisions should also be informed by an overall application of the relevant policies”

Having regard to the Green Belt Review of 2017 and policy considerations in general, this site should be well down the list of Green Belt locations considered suitable for development and, as none of the “special circumstances” required for development in the Green Belt apply, I submit that the application should be refused.

If it were not, applications would be approved on a chaotic “first come first served” basis that could leave brownfield sites undeveloped and random isolated developments all over the Green Belt.