
Sent: 22 March 2026 18:23

To: Elenya Jackson <Elenya.Jackson@kirklees.gov.uk>

Subject: planning application 2026/90654. Objection

- My wife and myself wish to object to this planning application. We live at Oakwood Far Banks Honley HD9 6NW
- The applicant claims that this site is "brownfield". This is plainly incorrect. It is open grazing land with no evidence of meaningful development. We have lived next to this site for over 30 years and there has never been any structure ,temporary or permanent upon it. The land has been used for grazing for this entire time and still is today.
- This is an important area of Green Belt. Woodhead Road is a well defined boundary that stops the westward spread of Brockholes. There is already sporadic development in this area which impacts openness. Further development here would be a further intrusion, that would undermine the fundamental purpose of the Green Belt in this locality.
- Notably, this proposal would undermine the Green Belt function of checking the unrestricted sprawl of Brockholes to the West- this remaining area of open land is critical for Purpose a) of NPPF paragraph 143. This is also a defining point for whether this site could be considered to be Grey Belt. As the site contributes strongly to Purpose a), this site does not meet the definition of Grey Belt, and thus this exception could not be relied upon in determining this application.
- This site is a small undeveloped gap in the immediate locality which contributes to a perception of openness in this area. Development here would also undermine this "essential characteristic" of the Green Belt.
- The location is also not considered to meet the test of being in a sustainable location. The applicant does not present any meaningful analysis of accessibility, but does suggest the New Mill village centre is close. New Mill is a local centre some 3.5km away. The site is actually closer to Brockholes local centre and Honley District centre, where some essential services and facilities can be accessed. However, these are modest and regular travel to larger centres and supermarkets would be needed.
- It is claimed that the site can access busses on Woodhead Road, to which it has no direct access. A small ginnel does provide pedestrian access through to Woodhead road, where there is an hourly bus to Huddersfield. There is no footway on the eastern side of Banks Road, so a future resident wishing to catch the bus would need to walk on the carriageway to the ginnel. This is unlikely to be safe, given the national speed limit on this road. A future resident would need to cross the road to use the footpath, and then cross back over some 50m later. This would not be conducive to regular use, and it is

suggested that a future resident would be inclined to either risk walking on the carriageway, or to simply drive.

- Whilst this site is fairly typical of the area, there is no safe access to frequent public transport opportunities that would satisfy the requirements of NPPF 110 and NPPF 115. This is not considered to be a "sustainable location" as meant by NPPF 155c).
- On the basis that the site contributes to preventing urban sprawl and is not in a sustainable location, this site should not be considered to be Grey Belt.
- Therefore, "very special circumstances" need to be demonstrated. Whilst there is a need for more housing in Kirklees, the benefit derived from a single home would not be adequate to outweigh the harm caused to this important area of Green Belt.
- There is also a concern about safe access being achieved on a national speed limit road and where the site slopes steeply away from the road. A transport statement or technical note is needed to demonstrate that, in principle, safe access can be achieved with suitable visibility, gradients and junction geometry.
- To date no planning notices have been placed in the vicinity of the site
- Please acknowledge receipt of this objection