

About the application

Application number: 2020/93358	
What is the application for?:	Erection of 52 dwellings
Address of the site or building:	Land east of, Abbey Road, Shepley, Huddersfield, HD8 8FG
Postcode:	HD9 3JH

User comments

Type of comment: An objection
Comment on Planning proposal 2020/93358; Abbey Road, Shepley Reaction from local residents We like 1) the general concept, as new housing is needed, 2) that there are some smaller properties, 3) the good mix of sizes and styles, 4) the areas of open space, 5) the through walkways, to encourage walking access. Concerns 1) there is insufficient parking, especially for a) Visitors b) Households with adult children (a growing trend) which may have 3 or 4 cars. c) smaller / starter homes Road and pavement widths are insufficient to accommodate extra vehicles. The development may meet a minimum standard, but does not reflect reality. Unless the starter homes are priced to be affordable on a single local salary, we must assume some will be bought by couples who, due to the rural location, may have two cars, works vans etc, but with only one parking slot available. Surplus vehicles will be forced to park either, i) on the proposed estate road. This is narrow and twisting; has narrow pavements, and has no verges and will thus become dangerous. ii) around the open area grass, destroying the open aspect, and creating danger and congestion at the junction, especially for pedestrians, or iii) on Abbey Road, which will become dangerous from the effective reduction in width past parked vehicles, and the loss of sight lines into the new junction. iv) Some of the starter homes face onto Abbey Road, so encourage parking outside their frontage rather than use the designated place at the back. This risks recreating the existing situation further south on Abbey Road, where due to cars parked outside the Victorian terrace the remaining carriageway is restricted

...the parked vehicles the remaining carriageway is reduced, making the road dangerous, particularly for cyclists. The pavement is also congested, especially when many cars park close-in, or indeed park on the pavement.

2) It is also concerning that there is little scope for downsizing families, with only two bungalows (which appear to premium properties). The smaller houses here do not appear to be attractive enough to entice people to downsize from larger 3-4 bed houses in the area.

3) All the through-paths must become pedestrian rights of way; i.e. the top loop road is not considered to be private, and restrict access.

Conclusion

We would hope the plan is returned, to create more space for the reality of parking, via increasing road widths or providing additional slots etc, to prevent the additional vehicles dangerously constricting the estate entrance or general traffic on Abbey Road, which would be particularly hazardous for cyclists and pedestrians.

If this forces a reduction in the number of dwellings, it should not be the smaller ones that get cut.

Additional issue

A similar issue (to 1.c.iii above) will probably occur at the starter homes in Phase 1, where visitors will be tempted to park on the narrow end section of The Knowle. This is already hazardous due to continuous use by HGVs supplying the two factories (which we heartily support).

This will also be the natural pedestrian route from both new developments to the school. Displacing extra parked cars into this area could be a recipe for accidents. Double yellow lines may be required.