About the application

Application number: 2024/91202	
What is the application for?:	Erection of seven dwellings with associated access and external works
Address of the site or building:	Land off, Marsh Lane, Shepley, Huddersfield, HD8 8AS
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I have a strong objection to this development for the following reasons:
It is in complete conflict with pre-application submitted to Kirklees council in April 2023, not least the properties are disproportionate in size and density to the development plot, being both cramped and over developed, with very little amenity space for occupants and affording noise, light and vehicle (26 cars) pollution to neighbouring properties and therefore does not “respect or enhance the local character”, nor does it provide adequate privacy, making no attempt to avoid “overlooking” and is completely lacking in the practicalities of both dwelling and visitor parking.
The Application and supporting documents/plans lack certain aspects of existing detail, for example missing trees and distance from exiting dwellings, including a missing dwelling (see approved planning and built Applications 2022/91929 and 2021/90583).
The Transport Statement talks of eight homes and the Applicant being Thornton Homes, can we please clarify both the number of dwellings and the Applicant?
A large area of the site is cereal crops (not “waste land” or someone’s rear garden), with the development in my opinion, conflicting with Kirklees ESG Sustainability strategies such as item SA1.1 of the Climate Change Action Plan for Kirklees (CM3552.2 September 2022 - V1.0) which states to “use the planning process to promote land for food production”.
Vehicle & Pedestrian Safety – I would question how both emergency and waste collection vehicles can turn or safely enter and exit the site in addition, to the occupiers and visitors, with a 1.5m high dry-stone wall and gate post impeding all visibility to the right of exit. Marsh Lane has a speed limit of 30mph, however, there is a distinct lack of speed limit compliance with traffic calming measures often being discussed by local counsellors, though yet to no avail. With minimal off-road parking for surrounding exisiting dwellings and no pedestrian walkway opposite the exit/entry of the development, this stretch of Marsh Lane is already an accident waiting to happen, which will be exacerbated by the proposed development.
The supporting documents lack detail on how sewage and soakaway water will be managed, with 7/8 “substantial” family homes adding to the existing issues of sewage management down Marsh Ln towards the centre of the village of Shepley and flooding cellars in the traditional dwellings on Marsh Lane.
The ecological survey is a “snapshot” in time with ground nesting birds (pheasants) frequenting often and ruminants such as deer, seeking safe refuge and food.
The village of Shepley has seen numerous “sizable” residential developments in recent years, which places an enormous strain on local services and infrastructure such as schools (there is already a waiting list at Shepley First School for some cohorts), doctors and dentists. Please no more houses until these services and accompanying infrastructure have been addressed.