

Address: 2 Whitestones Huddersfield HD4 6XQ

### About the application

Application number: 2024/91242	
What is the application for?:	Erection of residential development (up to 50 dwellings) with associated access,
Address of the site or building:	Land north east of, Shepley Road, Stocksmoor, Huddersfield, HD4 6XW
Postcode:	LS23 7BA

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>This build of approx 50 houses would impact detrimentally on the conservation of the natural environment.</p> <p>LVIA 2.3 requires assesment of specific views on the general visual amenity experienced by people &amp; as a resouce in its own right THIS development would be a MAJOR infringement of the LVIA.</p> <p>the NPPF Dec 2023 3.1 emphasises the need for well designed places promoting healthy SAFE communities &amp; Conserving &amp; Enhancing the natural environment!. Again this developement gives none of the above and would have a detremental impact on the natural environment for the RURAL village of Stocksmoor and its very close neighbour Shepley. The NPPF also refers to 210 Defra publication "The Noise Policy statement for England", *Avoid significant &amp; adverse noise on quality of life *Mitigate &amp; minimise adverse efects &amp; Where possible contribute to health &amp; quality of life! This build would increase noise, create adverse impacts on the health &amp; quality of life for residents,visitors accessing the local area for healthy activity, ie walking and the local wildlife currently living in the rural field &amp; wooded area next to the site.</p> <p>The Bio diversity study dated 26/02/24 &amp; commissioned by NEWETT, does not hold much weight as at the time of the study most mamals would have been hibernating OR at best less active &amp; much flora fauna would have have been in its dormant stage. The proposed site forms part of both *The Enhanced green infrastructure &amp; * The wildlife network. This includes both the site the wood &amp; railway embankment any such building works on the scale shown would undoubtably change &amp; probably destroy much of this designated wildlife area. The fencing of gardens on site would stop free movement of wildlife thus destroying the area now designated. As of FEB 2024 there is a legal requirement to increase the bio diversity of any site the introduction of 50 homes the hard landscaping associated with such plus the traffic &amp; noise generated would make this impossible.</p> <p>NPPF 3.2 LANDSCAPES key objectives include PROTECTING &amp; enhancing valued landscapes &amp; minimising impacts on &amp; providing NET GAINS for boidiversity</p> <p>Paragraph 180 states that the PLANNING POLICY &amp; DECSIONS SHOULD PROTECT " the intrinsic character &amp; beauty of the countryside 3.4 Allocate land with the least environmental or amenity value 3.10 Protect &amp; enhance biodiversity &amp; ecological</p>	

environmental or amenity value! 3.12 Protect & enhance biodiversity & ecological links connecting to the Kirkless wildlife network ( which this most certainly does)

Other concerns

\*Foul sewerage into existing drains, these are old & probably inadequate. The site is steep how would the water be connected uphill ?

\* Water run off! As just above & to the railway side of this site the once reservoir causes water to pool in this area already causing boggy areas the building of this development would impact on the current run off, of water down the field to the stream at the bottom leaving water pooling and causing possible flooding to existing & the new development. The existing drains on Shepley Rd & down Station road cannot cope with torrential rain we are all experiencing now so adding a further 50 house into current system would be disastrous.

\*Access to site whilst technically on Shepley Road at the point of entry,would actually be on a dangerous bend,narrow road with bad sight lines, going down steeply to Stones wood, this is no more than a single track lane with bends before & after either a steep decent or steep incline with few passing places. It is not fit for the traffic currently using.

\*The village currently has no amenities such as Shops Drs School etc so travel by car at key times would increase traffic to a unacceptable level for the road infrastructure. The bus & train service are limited and NOT as suggested by NEWETT as hourly.

\* Residential Travel plan as stated by Newett homes. To SUGGEST THAT they have or could influence the purchasers of these homes in, a/ working from home b/ Home delivery for shopping & that minimal traffic will be leaving site at key times ie mornings / teatime is pure fantasy. School & work being just two.

\* Lithos report This site is within 250 meters of former quarry (1800s) & reservoir, water once used by railways, hence the boggy ground noted. The potential for gas to be present because of these two factors. It is a MSA site !. Site suitable for present use ( agricultural ) the proposed change will require intrusive investigation!. Likely presence of hard rock from a shallow depth, excavation of hard rock in any deep excavations such as those required for drainage etc a breaker will be required and possibly BLASTING.

\* Overhead telecom utility presents potential development constraint unless can be re allocated. These are all stated facts in the report

\*\*\* This site is quite obviously not adequate for the proposed homes nor can the facilities it currently supplies be substituted for the existing village, other residents from nearby, local walkers and School children who use this area frequently, when visiting Cliffe House on residential visits to enable young persons to connect with green areas and the local wildlife, flora & fauna, not available to those from larger urbanisations, to come and safely enjoy the healthy benefits of being in the local countryside. These plans fall short on many points stated in the local planning policy and I would urge you to , please refuse this application