

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?	Yes
<p>I strongly object to the proposed development for the following reasons:</p> <ol style="list-style-type: none">1. The developer wrote to me in late May inviting me to submit comments on the proposed development via their website. Where are these comments? How will they be incorporated into the planning decision process? Have they been made available to Kirklees Council? I am concerned many residents will not have their views taken into account if they assume any comments made via the developers website will be considered, and are then not made available.2. The proposed development adds to a significant number of new/proposed and large housing developments in the local area. Taken together these will place significant burden on already overstretched local services, including access to GP/healthcare services and education at all stages. Has a strategic development assessment been undertaken by the Council, and where is the resource to address this increased need? What are the plans for new school places, GP services etc.? Such development will only add to the acute capacity shortfall already experienced by local communities.3. Specifically regarding this development of up to 50 new homes - this will add significantly to the housing stock in Stocksmoor village. Yes, it is still a village! I estimate approximately 60-70% increase in the number of dwellings. This will ruin the rural amenity of the village, as well as adding to the above mentioned burden on local services. It is not sustainable development.4. Stocksmoor is served by limited public transport services (one train to Huddersfield and one train to Sheffield per hour) and a local bus service of similar frequency. Residents therefore strongly rely upon private transport i.e. cars to get in/out of the village. The development will add significantly to the number of cars and vehicle movements in the village. The Council is supposed to have declared a climate emergency, including a 63% reduction in carbon emission by 2025, and 100% reduction by 2050. How can such a development contribute towards this target? Such a development does not contribute to sustainable development and is contrary to local environmental policy.5. The location of the development is on greenbelt land which is already an area of natural habitat including ancient Stocks Woods and which will obviously be permanently ruined if the development proceeds.6. The access to the development is via a narrow road (Shepley Road) Shepley Road	

6. The access to the development is via a narrow road (Shepley Road). Shepley Road towards Shepley is a difficult single track road to navigate and, with few passing places, routinely gets blocked by conflicting traffic. This will only increase under the proposed development, as will vehicle movements through Stocksmoor itself.

Footpaths along Shepley Road towards Shepley are non-existent and is a risk to pedestrians. Similarly equestrian pursuits in/around the village will be put at safety risk.

7. Shepley Road is often impassable during the winter. It is not cleared of snow or gritted. Cars become stranded. This includes the section of Shepley Road between Station Road and the sharp right hand bend on which access is proposed. Residents of the new development will simply park their vehicles along Shepley Road and into the village when this happens, making access to existing properties difficult and impacting visual amenity.

8. Previous planning application 2009/62/93597/E2 proposed a change of use for the access point of the proposed development, and was refused on the basis of it being "considered that the proposed material change of use of agricultural grazing land to car parking and associated engineering operations are inappropriate development in the green belt which would be

harmful to its openness and conflict with the purposes of including land within it. In the absence of any very special circumstances to justify inappropriate development the proposal is therefore contrary to Planning Policy 2: Green Belts." There is therefore precedent for refusal of planning permission of the proposed development.