Address: 89 Hall Ing Lane Holmfirth HD9 6QR

**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 |

I strongly object to the proposed development off Shepley Road, Stocksmoor for the following reasons:

1. Safeguarded Land - The land is allocated as “Safeguarded Land” and therefore should be protected from future development. There is insufficient justification for changing the use of this land, which clearly has productive agricultural use, being a good size, free draining, and sheltered.
2. Wildlife - The north edge of the field, while bordering the train line, is also lined with a number of trees which will be a natural habitat for a wide range of wildlife, which will be detrimentally affected by the development, not to mention the site borders the woodland to the east side. Again, the development has the potential to have a huge impact on the wildlife that call the woodland and rough grass bordering their home. Even just the noise from the site development and the subsequent homes being there will have a negative effect.
3. Traffic – The road through Stone Wood from Stocksmoor to Shepley is already used by many locals and those being guided by a Sat Nav. Simply put, it is unable to take any more traffic that it already deals with. 50 houses risks putting, potentially, another c. 100 cars on the road in that area. The roads cannot take it. There are often delays when multiple cars traveling in opposite directions are unable to pass safely. I have personally seen a number of incidents in recent years to the increase in traffic taking the route. In addition, the proposed entry point to the new site is on a blind corner. It will not be safe to turn out of the development and be able to see cars coming round the corner. Road widening and cutting down more trees would be a further unnecessary impact on nature, and is not an acceptable solution.
4. The village / community - Recent development in the centre of Stocksmoor hugely increased the number of houses in the village and this “dilution” of community would be further impacted by a 50-house development, which is far too many houses to be built in a small village like Stocksmoor. The character risks being taken away by the number of modern developments, but the scale of this one is significant, and therefore it’s effects would be significant.
5. Schools – My eldest daughter currently attends Thurstonland First School, and my

5. Schools – currently attends Thurstonland First School, is due to attend the school in a few years' time. The school is not equipped to deal with the potential influx of new attendees in the coming years from the populous of this potential new development. Not only this, but it puts at risk places at the school for local residents who are already expecting their child to attend the school, such as would be the fourth generation of the family to attend the school.
6. Local services – With many people working from home post-Covid, can the local phone / broadband network deal provide the extra bandwidth needed to accommodate the extra 50 homes and the people who live there working from home, gaming, and streaming TV shows? This may sound like a small issue, but those people who already live in the area and have come to expect a certain level of service3 can be adversely affected by a significant increase in those logging on and using the internet in the area. This is in addition to the impact of more water being consumes from the pipes that service the area, more waste entering the (I assume, not upgraded) local sewerage system, and the extra "pull" on the electricity cables and gas pipes.
7. Local properties – People in the local area have specifically bought their properties as they border open countryside. This field has no right to be developed and is not noted in the local plan as having development potential. The people in said neighbouring properties do however have a right to continue their uninterrupted enjoyment of the views and quiet environment in which they chose to buy their homes. Developing this site would not be fair, or within the ethos of the local plan, which many of these people may have referenced prior to making the decision to purchase their properties. The effect on the enjoyment of their homes would be significant and detrimental in both the short and the long term, going from having privacy and views, to being overlooked and losing their views completely.
8. Design – The design of the properties themselves and the layout of the site is not in keeping with the character of a small Yorkshire village like Stocksmoor. From the plans, the houses appear to be generic and unattractive, constructed of brick, with tile roofs. A village like Stocksmoor deserves to have Stone House, with Stone slated roof tiles, in keeping with the original properties, not the badly designed mistakes of the 60s and 70s which previous planning decisions have already affected the character of the village with. With regards to the layout of the development, the gardens appear to be very small, having an even further impact on wildlife, with little space for local animals and birds to spend their time.

On the whole, there are far too many more reasons to decline this proposal than there are to approve it. Kirklees cannot, in all good conscience, allow developments like this to go ahead when there are so many ex-industrial and brown-field sites, in addition to disused buildings, which would better serve future development while limiting the impact on nature and other residents. I have grown up in the Thurstonland and Stocksmoor areas, and have also lived nearby for the majority of my adult life. Small, well considered and in-keeping, developments in these villages can have a positive impact, but this is not one of them. The local plan was put in place for a reason, and this site was not included.