

Address: 28A Cross Lane Huddersfield HD4 6XH

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 object to the proposed development for a number of reasons.

From a general point of view, I think the development is too big and not in-keeping with the rest of the village. The development will increase the size of the village by a third and the building density of the site is approximately 10x the rest of the village and does not reflect the character of Stocksmoor.

One of the strongest points of objection comes from the Transport Impact Assessment. Stocksmoor is a small village with narrow roads serving it. The statements on the public transport provision are incorrect and there are a lot of assumptions about the behaviour of the new residents. Stone Wood Lane is a narrow track with limited passing opportunities, but is the closest route to schools, shop, doctors, dentists and journeys via the M1 – it is not accurate to suggest that the new residents wont favour taking this route vs going the longer way round via Birks Hill and Dam Hill, which itself is a narrow road with single track bridge. A survey of existing residents suggest the overwhelming majority frequently travel via Stone Wood Lane and frequently meet other vehicles and have conflict. There are provisions for over 100 cars at the new development site, which will only exacerbate the problems with this route. Page 50 of the Planning Statement is the most damning – “Stone Wood Lane is unsuitable for any further intensification” and “HDM cannot support the proposed residential development at this site”.

The environmental impact is also significant but is downplayed in the Planning Statement. The area has significant biodiversity and the open fields serve the woodland habitat, and locals frequently spot owls, deer, badgers, bats and more. The hydrology of the site is also key and there is evidence of clay towards the back of the houses on Station Road. During cloudbursts and heavy rain Station Road frequently experiences lots of water run-off with one of the houses needing flood defences. The train station is also badly affected and this will only get worse with development in that area.

The site does not promote any economic or sustainable development – there are no shops or services in Stocksmoor that will benefit from the new residents in the long term. The only short term benefits are to the developers themselves. Additionally, there is already pressure on local GPs, schools and dentists, meaning that new residents will have to travel further afield and as such not build those community networks such as if their children go to the same school, for example.

I appreciate the need for new housing but do not feel this development is sensitive to the location it's in and will not provide the type of housing accessible for low-income or first-time buyers in the local area.

I object this proposal.