Address: Blake House Farm Roche Barn Marsh Hall Lane Huddersfield HD4 6XA

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

We wish to make you aware of a number of strong objections we have with regard to the proposed development of 50 additional properties on open space to the north east of Shepley Road, application number 2024/62/91242/E.

As a resident of Thurstonland who , as well as registered patients of the Shepley Health Centre, we are of the view that the proposed development will have a serious impact on our standard of living.

Our specific objections are as follows:

Detrimental impact upon residential amenities

District Wide Local Plan, Policy 4.19:
Proposals for development should be of good design and respect the amenities of neighbouring residents.

District Wide Local Plan, Policy 6.2:
Residential development will be permitted except ii) where it would demonstrably harm amenities enjoyed by local residents.

District Wide Local Plan, Policy 6.49:
The means of access should be both safe and convenient, and should not adversely affect the amenities of any existing residential property.

District Wide Local Plan, Policy 6.8:
New developments will be expected to (iii) provide a pleasant and safe residential

New developments will be expected to (iii) provide a pleasant and safe residential environment.

We believe the proposed development is a direct contravention of these policies. It does not respect local context or, in particular, the street pattern, and would compromise highway safety by generating more traffic on a road that doesn't have enough capacity.

Road access would cause safety issues, not only for other cars, but also for pedestrians and cyclists. Access to Shepley Road and the new proposed development would be extremely limited. The proposal would demonstrably harm the amenities enjoyed by local residents, in particular the right to enjoy a safe residential environment.

We believe the proposal to contravene this guidance as it is to the detriment of the quality, character and amenity value of the area, as outlined in the points above.

In conclusion we would also like to request that, should the application be approved, the council consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of the works more bearable. The proposed site of development is very small and contained, with no road frontage, so we would ask that consideration be made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours.

We would be grateful if the council would take our objections into consideration when deciding this application.

Sincerely,