

Address: 4 Station Road Huddersfield HD4 6XN

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>4 Station Road Stocksmoor Huddersfield HD4 6XN 18/06/2024</p> <p>Planning Department Kirklees Council Civic Centre 3 Market Street Huddersfield HD1 2TG</p> <p>Subject: Strong objection to Planning Application for the Construction of 50 New Homes by Newett Homes in Stocksmoor, Application Reference 2024/62/91242/E</p> <p>Dear Sir/Madam, I am writing to formally object to the planning application submitted by Newett Homes for the construction of 50 new houses in Stocksmoor.</p> <p>Impact on Local Infrastructure</p> <p>The proposed development would place an unsustainable burden on the local infrastructure, which is already under significant strain. Stocksmoor's roads, particularly those leading to and from the proposed site, are narrow and unable to handle increased traffic. This could lead to congestion, increased risk of accidents, and general deterioration of road conditions.</p> <p>Highways and Traffic Concerns</p>	

I strongly agree with Kirklees Councils Pre-Application enquiry response statement (2023/21443) 18th March 2024:-

The development will generate a significant level of additional traffic along Stone Wood Lane, which leads to Shepley circa 1km to the east, with this route being attractive to development users due to the amenities available in Shepley (school, shops, medical facilities etc) and for onward journeys to the south. However, this road has a number of physical constraints, which include it being single track width for long sections, having restricted forward visibility, lack of adequate passing places, and The development will generate a significant level of additional traffic along no pedestrian provision etc. The road also forms part of National Cycle Network (NCN) Route 627 (Kirkburton to Millhouse Green).

In light of the above, it is considered that Stone Wood Lane is unsuitable for any further intensification in use from the development; and it does not appear possible to deliver any significant improvements to the road within the highway boundary to address the existing deficiencies (e.g. additional passing places are likely to require third party land acquisition). As such, HDM cannot support the proposed residential development at this site.

As the statement clearly states HDM cannot support the proposed residential development, to make it work Stone Wood Lane would have to be made wider or passing places made neither of which are likely to happen. Stone Wood Lane is the main route that villagers and many other road users from neighbouring villages use to get to Shepley, Penistone, Sheffield and the M1 south bound. With the addition of new housing developments in Farnley Tyas, New Mill, Brockholes and Storthes Hall the traffic through Stocksmoor will only intensify. Newett Homes proposal to mitigate the extra traffic using a traffic marshal is laughable. I see this as a short-term answer to a long-term problem and does not stop drivers from all the other new developments in surrounding areas using this short cut and creating more traffic nuisance.

Environmental Concerns

Stocksmoor is renowned for its natural beauty and biodiversity. The construction of 50 new homes would inevitably lead to the destruction of green spaces, loss of wildlife habitats, and increased pollution. The local ecosystem, which includes several protected species, would be severely disrupted and ruin the feel of Stocksmoor and the site itself, which I and many others consider to be a site of outstanding natural beauty and not suitable for such a development.

The site is a haven for wildlife coming to hunt or forage from the woods at the bottom of the site. I know this as my garden backs on to the site and I often observe owls, buzzards, kestrels, foxes, deer, bats, pheasants, finches and many other species active in the field.

As a member of the RSPB and the National Trust, wildlife habitat is very important to me, hence why I live in a rural setting so I can observe such wildlife in its natural setting. The loss of this would be greatly missed by me and all the wildlife that make this area its home.

Strain on Public Services

Local schools, medical facilities, and other public services are currently operating at or near full capacity. The addition of 50 new homes could result in overcrowding in schools, longer waiting times for medical services, and inadequate provision of other essential services. This would adversely affect the quality of life for current residents.

Flood Risk

The proposed development site is in an area that is prone to flooding. Building additional homes would increase the risk of flooding not only on the new site but also in surrounding areas. This could lead to property damage and pose significant safety risks to residents. I know this first hand as we have just completed the construction of an extension to our home. When digging our footings we came across an underground stream running under our back garden. We have had to take several costly measures to mitigate this causing further problems in the future.

Character of the Village

Stocksmoor is a small, close-knit village with a unique character and charm. The construction of such many new homes would alter the village's character and could lead to a loss of community spirit. The scale of the development is inappropriate for a village of this size and would fundamentally change its nature.

Conclusion

In conclusion, the proposed development by Newett Homes would have a detrimental impact on Stocksmoor's infrastructure, environment, public services, and community character. The proposals unfortunately have all the hallmarks of an ill-conceived and opportunistic response to the absence of an up-to-date Local Plan and a corresponding shortage of housing land.

I urge the planning committee to reject this application and preserve the integrity and quality of life in Stocksmoor.

Thank you for considering my objections.

Sincerely,