

About the application

Application number: 2024/62/91242/E	
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?	<input type="checkbox"/> Yes
As a resident of Stocksmoor I am objecting to the proposed development for a number of reason:	
<p>1. This is a site of outstanding natural beauty and a development of up to 50 houses on the land is far too big, especially when it increases the size of the village by 30%.</p> <p>2. The houses will not reflect the character of the village. The majority of the houses in Stocksmoor are built of natural stone, with many close to the site being of individual design.</p> <p>3. The Highways Department NO NOT SUPPORT the proposed development, recognising that it will generate a significant level of traffic along Stone Wood Lane which leads to Shepley. It is single track for long sections, with restricted visibility, and a lack of adequate passing places and no pedestrian provision. Their concerns over highway safety should be a major concern when considering this planning application.</p> <p>4. Newton Homes' argument that 82% of road users would choose the least direct route to access amenities at Shepley and beyond is flawed. They are not taking into account the many none resident drivers who use Stone Wood Lane as a 'rat run' - a road that over the years has seen numerous accidents.</p> <p>5. There is no bus service between Stocksmoor and Shepley where the nearest local shops and Medical Centre are located.</p> <p>6. Looking at the site layout there appears to be a lack of space to park at least 100 cars there, most families these days having at least 2 cars per household. Because a house has a garage it is rarely used as such - it effectively becomes a 'storage room'. If used for that purpose roadside parking will result.</p> <p>7. The proposal is for a rural development but the houses are of generic design and unimaginative, using artificial products. They are repetitive and boxy and contribute nothing to the character of the village.</p>	

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8. No serious consideration seems to have been given to the wildlife and landscape. The site is home to a number of owl species, pheasants, foxes, reptiles and badgers. How will this wildlife be protected?

9 It is inevitable that the development will put a lot of pressure on the very small schools in the area, which I understand are already at their capacity. The medical centre at Shepley is also in a similar situation.

10. I appreciate that there is a need for more new housing within Kirklees but it should not be at the expense of spoiling the character of a rural village set in a beautiful part of Kirklees which brings tourists into the area.

11. To summarise: The proposed development is far too big for our small village. Before agreeing to any development of this site there should be a full review of the existing infrastructure of, and around, the village - water, sewerage, drainage systems, schools, local amenities, medical and transport services. But most importantly the concerns of the Highways Department should not be ignored. You cannot grow a village by 30% without considering all these factors and taking appropriate action where necessary. I would also question if the development adheres to the National Planning Policy of securing good design and conserving and enhancing the natural environment and open countryside. I can't see that it does.

For all these reasons I strongly object to the development proposals under consideration.