

Address: 36 Cross Lane Huddersfield HD4 6XH

### Search application details

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?	No
<p>A large development like this will increase the village by 30%. It will add 2 or 3 cars per household and increase the high dependency on car use. Parents will be obliged to run their children (twice a day) to out of area schools in Shepley, Shelley and Brockholes.</p> <p>The Transport Impact Assessment does not mention the high degree of cyclists and horse riders that use Stone Wood Road. Large heavy duty tractors, pulling very large containers, use this route. It is an agricultural area. This assessment wrongly implies Stocksmoor residents do not use Shepley Road/Stone Wood Road to take the most direct route to Shepley Surgery, the tip at Bromley Farm or the nearest, largest convenience store (Shepley Co-Op). What arrant nonsense!</p> <p>Kirklees Transport should ban this due to the dangers caused a) the exit point for 100 cars on a blind,narrow bend and b) most importantly, Shepley Road and Stone Wood Road are single track roads with high walls and virtually no passing places. On their site visit, I challenge the Planning Committee to approach the site, in their bus, from Shepley village.</p> <p>Transport issues alone should scupper this outrageous proposal.</p> <p>Economic issues : there are no jobs in Stocksmoor. The train is once an hour and the bus every two hours.</p> <p>The developer`s Planning Statement states that this development will generate income for Kirklees by the Community Infrastructure levy, Housing bonus, Council tax and Pre-application advice. This is not a material consideration of the planning process.</p> <p>The Transport Impact Assessment and Green Travel Plan suggest that the Planning Committee bases its decision to mitigate substantial safety risks on behavioural factors which cannot be controlled or quantified. This is not an acceptable basis upon which to make a decision that is fundamentally unsound and SHOULD result in this application being rejected on safety grounds at the very least.</p>	

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There is precedent for refusal of planning permission of the proposed development. A previous planning application, 2009/62/93597/E2 proposed a change of use for the access point of the proposed development, and was refused on the basis of it being "considered that the proposed material change of use of agricultural grazing land to car parking is inappropriate development. In the absence of any very special circumstances to justify inappropriate development the proposal is therefore contrary to Planning Policy."

The proposed materials to be used in the construction of the dwellings are not in keeping with existing houses. The proposed generic artificial stone and slate roofs will degrade the entire appearance of the village. Newett Homes appear to build shoddy houses that are not in keeping with the surrounding area.

I am deeply concerned that Newett Homes have not done their research correctly and there is a lot of text in the document that mentions other areas. They appear to have cut and pasted documentation that is not relevant.

I urge the Planning Committee to reject this ridiculous application.