DCAdmin

From:
Sent: 22 June 2024 12:46
To: DCAdmin
Subject: Planning Application number : 2024/62/91242/E

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Re: Planning Application 2024/62/91242/E

Land north east of Shepley Road, Stocksmoor, Huddersfield HD4 6XW

I object to this planning application on the following grounds:

The developer Newett Homes is acting in an opportunistic manner by taking advantage of Kirklees failure to demonstrate a five-year housing plan. This land was greenbelt land until being redesignated as safeguarded land in 2019 and should remain so whilst the Local Plan is under review. This land should remain unbuilt for the lifetime of the local development plan which I believe is 2031.

Newett Homes carried out no meaningful consultation with the local community other than a postcard delivered around 10th May after submitting their full application on the 30th April – a total disregard for the residents hugely affected by this proposal. To reward them with an approval after such contempt would be shameful – they do not care at all what the local community feel but just see it as an opportunity to make huge profits from the sale of 4 and 5 bedroom houses.

Favour should only be given it is a 'sustainable development'. Whilst Newett Homes are claiming it is, this cannot be classed as a sustainable development. Social benefits are limited to the 10 affordable houses, the rest are not, and the public space is a small area near the entrance. Stocksmoor does not need a public space – we have wonderful public spaces already with fields and woodlands on our door step. Newett Homes will not be giving us any social benefit.

There are virtually zero economic benefits as no jobs will be created for the local community – to suggest the construction phase will result in jobs for the community is disingenuous as they are a

national company who will use their established contractors. There are no shops for the new residents to spend money in, just one pub which is not always open, so where are the economic benefits to the community and Kirklees? Council tax from 50 houses will be received in any case if this development was in a more suitable location within Kirklees.

Environmentally, this is a disaster with huge impact on the local wildlife which reside in and near this field, deer, badgers, owls, kestrels, and the potential impact on ancient woodland. It will be years before the impact on the ancient woodland will be felt and such impact should not be risked.

To summarise, very limited social benefits, no economic benefits and a negative impact on the environment means this cannot possibly be classed as a sustainable development and as such should not be allowed to proceed at all but certainly within the lifetime of the Local Plan (2031).

This development does not promote sustainable transport at all. New residents will have to use cars to get anywhere as the shops, schools, GP practice are in Shepley through a mainly single-track lane (Stone Wood Lane) with limited passing spaces – it is not safe to walk children along this route. Public transport is very limited, one bus every two to three hours going to Huddersfield, not the local amenities, and an unreliable train service just once per hour. To suggest this is a sustainable location for access by non-car modes of transport such as walking and public transport is again disingenuous

Their Noise Assessment does not take into account The National Framework at Paragraph 185 which states that new developments are appropriate in terms of location taking into account likely effects of noise pollution on quality of life. Residents in the house nearest to the railway line will not be able to open their windows at night due to the noise generated by passenger trains and freight trains that use this line at night, all contrary to PPG4.

50 houses represents a 30% increase in the size of Stocksmoor and is completely out of character with the rest of the village – it is a separate mini estate not integrated at all. 50 houses means c100 extra cars on an already busy local road network. As implied above the road to Shepley (Stone Wood Lane) is a largely single track road with limited passing spaces and constant congestion. 85% of current Stocksmoor residents use this route to access Shepley and beyond . To suggest only 3.8% of journeys from this proposed new development will be via Stone Wood Lane is completely absurd – the new residents will mirror the behaviour of existing residents and use this route to access Shepley. They will not go the long way round via Penistone road, like the developer is suggesting. This road is on their doorstep, why would they not use it? All routes out of Stocksmoor are difficult and many are via single track roads so an increase in traffic will have a significant impact on the local highway network. Highways have said they cannot support this proposal at this location which must tell you that this is not the right location for this development and to grant approval against the advice of Highways would be reckless.

The proposed access to the site is on a dangerous bend, coming up Stone Wood Lane from Shepley you cannot see the entrance until you round the bend. This is a national speed limit road and cars can easily reach speeds of around 40mph so to have an entrance on such a bend is preposterous!

From a personal point of view, this development will have a significant adverse impact on us. We currently have open views across to the woods, enjoying the sunrise across the field. Whilst we are not entitled to a view our outlook will be severely impacted. The proposal includes houses directly next to our garden and will clearly obscure the sunrise, result in an increase in noise and light pollution, and a detrimental effect on our wellbeing.

If this application is approved there will be considerable issues to address during the lengthy construction phase which need to be considered. The access to the site will have to be via Shepley Road which is a small residential street – it cannot be via Stone Wood lane. Shepley Road will struggle to cope with the volume and size of vehicles that will be accessing the site on a daily basis for a considerable period of time. Shepley Road is not gritted in winter and consequently residents park cars on the road at times of snow/ ice and will lead to congestion.

In summary whilst we need housing across Kirklees, Stocksmoor is simply an inappropriate location for a development of this size. There are so many issues with this proposal and the application should be refused and a more suitable site within Kirklees found.

5 Shepley Road, Stocksmoor