

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 checked="" type="checkbox"/> Yes
<p>As a resident of Stocksmoor, I am writing to formally object to the planning application for the proposed development at Shepley Road, Stocksmoor. My objections are based on the following grounds:</p> <p>1. Impact on Residential Amenity</p> <p>The proposed development will significantly affect the quality of life for residents in the vicinity. Specifically:</p> <p>Noise and Disturbance - The increased traffic and activity during and after construction will lead to unacceptable levels of noise and disturbance, affecting the current quaint village feel, currently enjoyed by residents.</p> <p>Overlooking and Loss of Privacy - The proposed height and positioning of the buildings will result in overlooking into neighboring properties, specifically those of Station Road, leading to a severe loss of privacy.</p> <p>2. Traffic Issues</p> <p>The proposed development will exacerbate existing traffic issues in the area, specifically in relation to Shepley Road</p> <p>Increased Traffic - The development will result in a substantial increase in traffic (100+ parking spaces are in the application suggesting at least this amount of vehicles) which the current road infrastructure in the village is not equipped to handle. The village already has lots of horse riders, walkers, cyclists who will all be at increased risks. Living on Fulstone Road, I am all aware of the speed vehicles drive through the village and have been witness to multiple accidents in the last couple of years. The increased risk of accidents, specifically at the cross road junction of Fulstone Road/Station Road/Cross Lane/Shepley Road, will only be exacerbated.</p> <p>Step Wood Lane - The Highway Department currently do not support the proposed</p>	

Stone wood Lane - The Highways Department currently do not support the proposed development, recognising that it will generate a significant level of traffic along Stone Wood Lane

which leads to Shepley. Being a regular user of this road, to attend medical appointments at the local GP in Shepley, convenience shops at the Co-op in Shepley (as no village store in Stocksmoor) and to visit family members in Cumberworth and Skelmanthorpe, I am all too aware of how hazardous this road is. It is, for the vast majority, a single track road, with only a couple of passing points in its entire length, leading to on many occasions dangerous reversing on blind corners, downhill. I've been witness to many bumps/scrapes/accidents along this road. The road is also used by horse riders, cyclists, pedestrians and the potential number of additional vehicle users on this road will almost certainly increase the chance of a deadly accident. The Planning Report suggests a high percentage of road users from the development would opt to the alternative route down Birks Lane through Thunderbridge to Penistone Road. This suggestion is flawed and a dangerous assumption. This alternative route to Penistone Road is again narrow, windy roads, already not suitable for the number of vehicles, never mind an increased number of vehicles. Being someone who frequents the Woodman Inn, I am all aware of the risks that are already apparent here. The wedding venue is situated across the road, along with accommodation for guests, meaning at all times of the day, morning to night, guests cross the road and treat the road as a pedestrian walkway. Again, increasing the number of vehicles and suggesting this an alternative route is extremely dangerous and increasing the chance of a deadly accident occurring.

Environmental Concerns

The proposed development poses several environmental risks, including:

Loss of Green Space - The construction will lead to the loss of valuable green space that is essential for the local ecosystem and community well-being. The development will create additional light pollution which will impact on the biodiversity of the adjacent woodland.

Rural Landscape Quality - The proposed development will have an adverse impact on the rural landscape quality and directly on the local biodiversity. The landscape assessment includes an wider area than just Stocksmoor and the immediate site, which leads to a dilution of the value to which residents place on the site and reduces the severity of impact the development will have. Just because an area is not in a national park or other protected status does not mean it's important or has scenic value. The greenbelt around the village is important , it is beautiful and valued by the village as an amenity .

Impact on Wildlife - Removing more green space will certainly impact various animals in the area who will use the area for hunting, etc.

Design and Character

The proposed development is not in keeping with the character and appearance of the surrounding area.

Sheer size of the development - The village has circa 170 dwellings. The planning application to develop a further circa 50 dwellings will lead to nearly a 30% increase in the size of the village.

-Inappropriate Scale and Design - The scale and design of the proposed buildings are out of character with the existing properties and will negatively impact the visual amenity of the area. The proposal makes no contribution to the character of the village. They are repetitive and there is insufficient variation in the types or detailing. Artificial stone/slate are specified which are not local building materials, such as Yorkshire stone/slate widely used in the village on dwellings.

Conclusion

In conclusion, I believe that the proposed development will have a detrimental impact on the local community and environment. I urge the council to reject this planning application on the grounds outlined above.

Thank you for considering my objections.