

DCAdmin

From:
Sent: 24 June 2024 20:40
To: DCAdmin
Cc:
Subject: Objection to Planning Application 2024/62/91242/E
Attachments: image0.jpeg; image1.jpeg

Categories:

Objection to Planning Application 2024/62/91242/E

Dear sirs / madams

I am writing to add my formal objection to the above application for the construction of a housing development on Shepley Road, Stocksmoor (Application 2024/62/91242/E).

I am a resident of the village (address below) and a business owner of a company located at the same address.

Not Nimbyism – Stocksmead context

I outline my concerns in detail below, but allow me to first set the context that I am not opposed to all development in the area. We do need more houses, and they have to go somewhere, but developers and local authorities are duty bound to ensure new plans are well thought through, safe, do not harm the local area, and ensure they deliver the benefits which they claim they will.

I did not oppose the Stocksmead development, off Cross Lane in Stocksmoor a few years ago – it was, at least, on a piece of land that could genuinely be described as uncared for, and provided attractive housing on a site which emptied into a two way street, with good visibility in each direction. But in hindsight, apart from bringing in some nice new neighbours (who are very welcome), did it deliver real benefits for the village?

- Did we get extra school capacity?
- Did we get increased GP or healthcare coverage?
- Are our local amenities enhanced by the construction of Stocksmead?
- Or did the developer just walk away with the cash without contributing at all?

We certainly have more flooding since, as a field that used to be a sponge to run off rainwater from the fields has been concreted over to build Stocksmead, and now heavy rainfall results in the underground beck being overwhelmed and excess rain is forced along the footpath onto Fulstone Road (or through our garden) and flows down Station Road sometimes causing havoc to properties there and downstream in Thunderbridge.

This objection isn't about Stocksmoor but you will note that concerns have been raised that 2024/62/91242/E will further add to the downstream flooding issues, so you do have the opportunity to learn from the mistakes of the past and reach a different decision this time around. Will you?

Road Safety Concerns – Shepley Road/ Stone Wood Lane

My main objection with regard to 2024/62/91242/E is one of Road Safety – from which perspective the plans seem to be very poorly thought through.

I'm not raising any objection that the new houses will spoil my view.

However, my downhill view of Shepley Road will be very much spoiled if it suddenly contains the mangled wreckage of a car accident, or the bloody mess of a dog and its walker, a hiker, a crushed cyclist, an overturned horse or a child that has been run over because an already dangerous stretch of road is made more unsafe by some abysmally poor planning.

Shepley Road leading to Stone Wood Lane is a designated part of the Transpennine Trail – hikers, cyclists and local walkers are literally encouraged by blue signs to use this road as their route (see photo).

The road has no footpath along most of its route – including in the vicinity of the proposed access point for the development.

That access point is on a blind bend at a transition from 60mph limit to 30mph zone. Sadly, there are already too many drivers taking this road too quickly. More houses = more drivers = more risk, especially if a significant proportion are turning into, or out of the new junction on the blind bend.

Shepley Road leading to Stone Wood Lane is “Unsuitable for heavy vehicles” and signposted as such from both ends. (see picture). Regrettably this sign appears to be invisible to an unhealthy proportion of HGV drivers already, who simply ignore it. Many incidents occur of delivery drivers and trucks attempting single track road and meeting vehicles coming the other way. This is now, before the development.

Houses being built means more HGV's during the construction phase – how will they get to the site if they are to obey the road sign that is there to protect them, and other roadusers including those pedestrians and cyclists following the signmarked Transpennine Way?

Houses being built means more delivery trucks, removal trucks etc on a daily basis. The road is completely unsuitable for such a large increase in traffic, especially those vehicles that the road is far too narrow for.

Road Safety Concerns – Shepley Road to Stocksmoor Crossroads

The development will increase traffic substantially in both directions. Any driver heading to Shepley, Penistone or beyond from Stocksmoor, would use Shepley Road / Stone Wood Lane – they would do so because it is shorter, and because the alternative route via Dam Hill (as well as being longer) is just as narrow.

Increasing traffic significantly through Stocksmoor crossroads is also a bad idea.

The crossroads (Shepley Road, Fulstone Road, Cross Lane, Station Road) is already an accident blackspot. We are aware of at least significant 3 accidents in the last year alone (at least 5 vehicles were rendered undrivable over those 3 collisions).

One such accident in January 2024 was with such speed that one of the vehicles span out of control and destroyed a section of dry-stone garden wall, shearing a 4ft stone pillar at the end of the public footpath clean in two. I shudder to think what would have happened if a person was in between the car and the wall at the time.

The new development won't make people drive like idiots, but since many already do, so the bigger the population of cars, the proportionally bigger the population of idiots. Stocksmoor crossroads does not need more traffic running through it, and an extra 50 houses on a stretch of road that currently only has about a dozen houses is a massive increase in risk.

Other factors

There are of course lots of other reasons for opposing this development, and I'm sure others will do justice to them in their objections.

I won't go on about the destruction of the green belt, although it is patently a morally vacuous thing to do when better sites are available.

I won't labour the point on the wildlife habitats and hunting grounds that will be destroyed: the deer, the owls, the kestrels, the rodents, the bees, even the mink that inhabit the river bank at the bottom of the field. Although it must take a special kind of person to want to carve all that up to lay bricks instead.

I won't even make a case for the rich and diverse flora that make up the fields and meadows in the surrounding area: the wild orchids, the columbines, yarrow, heath bedstraw, common selfheal, birds foot trefoil, mouse-ear hawkweed, sun spurge, hairy willowherb and the cuckoo pint to name a few.

Maybe no one will notice when they are gone. Maybe only the bees will notice, and who needs bees anyway?

All of these other factors should be enough by themselves to reject this pitiful application. But in case they are not, please just consider road safety, consider the impact of this development on traffic in the area, and its impact on the safety of other road users.

Please reject this application.

Thank you for taking the time to consider my objections. Please treat my submission as anonymous

Kind regards

Photo 1 of 2



Photo 2 of 2

