

Address: 164 Marsh Lane Huddersfield HD8 8AX

About the application

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| Application number: 2024/91242 | |
| 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

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| Type of comment: An objection | |
| Do you wish your comments to be published on the website anonymously? | No |
| Objection To Planning Application - 2024/62/91242/E | |
| <p>****PLEASE check your Emails as I have emailed over a report with attached Appendices showing evidence of the information I have mentioned about the traffic obstacles.****</p> <p>Firstly, I am deeply concerned about whether my local council has made the planning application plans available in hardcopy for residents who lack access to computers, particularly the elderly in Stocksmoor. This issue of accessibility may have prevented many from submitting their comments on this significant development proposal.</p> <p>The Flood Risk Assessment (ID 1044705) underscores potential issues with drainage system blockages that could lead to flooding. While the assessment acknowledges the need for a suitable maintenance regime and the appointment of a management company, details on these crucial aspects remain unclear. It is essential to clarify how these plans will mitigate the risk of flooding and manage surface water runoff affecting the natural water course post-development.</p> <p>According to Yorkshire Water, the absence of a nearby public sewer capable of accommodating surface water discharge due to capacity limitations raises serious concerns.</p> <p>Foul water discharge into Shepley Road, south of the site, further complicates matters. Has the developer adequately addressed the legal requirements concerning what can and cannot be discharged into public sewers under Section 111 of the Water Industry Act 1991?</p> <p>Given that Newett Homes has already secured approval for building over 60 dwellings (2022/NMA/94050/W), one must question whether there are any viable opportunities for other developers at the Stocksmoor site. The concentration of developments under a single developer raises concerns about diversity and competition in the local housing</p> | |

a single developer raises concerns about diversity and competition in the local housing market.

The Transport Assessment (ID 1039982) outlines plans for the construction of 50 dwellings, including specifications for affordable housing. However, the criteria used to determine affordability, especially considering the predominantly part-time contracts of the local workforce, remain ambiguous. It is crucial to establish clear and equitable affordability measures that align with the community's socio-economic profile.

The AMA Traffic Report (Section 5.3.3) suggests that only 3.8% of traffic would utilize Shepley Road via Stones Wood, a figure I (and the community) dispute based on the necessary travel routes to nearby essential amenities such as Shepley's doctors, pharmacy, and shops. This discrepancy calls into question the adequacy of the traffic assessment methodology and its alignment with local traffic patterns and needs. (See Appendix E for examples)

Additionally, the report overlooks significant obstacles along alternative routes as recommended as the alternative to Stones Wood, such as narrow bridges and steep hills on Dam Hill, which pose safety risks and increase travel times to Shepley First School and other amenities. The AMA Transport Report's failure to account for these critical local conditions undermines its reliability for informing planning decisions.

Moreover, the AMA Transport Report (Section 3.2) highlights the limited capacity of local bus and train services, with only 3 bicycle spaces available on trains to Huddersfield. This inadequacy severely limits sustainable travel options proposed by the development. It raises significant doubts about the feasibility of encouraging non-car modes of transport, especially given the challenging topography and infrastructure constraints in Stocksmoor.

In conclusion, the planning application should be rigorously reviewed and potentially rejected due to the lack of accurate contextualization in traffic assessments and the failure to address critical infrastructure and accessibility concerns in Stocksmoor. The community's concerns regarding sewer capacity, affordable housing criteria, and traffic implications must be addressed comprehensively to ensure sustainable and equitable development in the area.

The evidence from the Highways consultation needs to be recalculated to reflect the specific nature of the context of Stocksmoor and Stones Wood. Using references to nationally held trends and traffic data and applying them to this context shows a lack of accuracy. Therefore, the evidence here backs up the numerous other objections made by other residents stating how detrimental more traffic would be to the safety of road users in this area.

I am not a professional in these fields (pardon the pun) but as I have lived in the area my entire life I believe my thoughts and concerns should be appreciated as to provide more contextual accuracy to the proposed plans.