

DCAdmin

From:
Sent: 25 June 2024 12:11
To: DCAdmin
Subject: Planning Application # 2024/62/91242/E — Objections

Categories:

To Kirklees Planning Office

I wish to state my objections to this development in Stocksmoor

Referring to:
National Planning Policy Framework - GOV.UK (www.gov.uk)

which states:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure

This site is not the right type — it was Green Belt until a few years ago. Then it was designated ‘Safeguarded Land’ and supposed to be retained until at least 2031. It is not in the right place — it is at the edge of a hamlet, on a single track road with eastwards, ksteep, winding slopes, blind bends, collapsing hidden walls, no passing places, no footpath, no lights, each side of a valley, and westwards coming into the village near a crossroads which have already proved fatal, have had two accidents in the last quarter, and where sight lines are terrible, making it difficult and dangerous to cross despite the Stop sign.

ALL roads into Stocksmoor involve very steep hills, narrow often single track), blind-bend satnav ratrun congested roads, usually with no footpath.

The development will NOT add any innovation or improve productivity: it is residential only, no centre of employment, providing nothing to the existing settlement.

We have increasing numbers of walkers, cyclists and horse riders coming through Stocksmoor. 120 more cars (as designated in the proposal) will merely make the hamlet more dangerous and noisy. These transport modes are for leisure only: they are not practical for shopping — hills, remember.

Sewage is already a problem for Thunderbridge (down the pipe from Stocksmoor). More will make it intolerable there. 50~100 more toilets will create havoc.

Surface water already overloads the system down Station Rd creating floods near Station House and geysers down Birks Lane. Reducing the absorption area will worsen this. Running it into Stone Wood Dike will destroy the unique ecosystem there.

The electricity supply is barely adequate. We have frequent power outs. 50 more houses + car chargers will make it worse.

There is almost no infrastructure in the hamlet beyond a railway station (built there because it was the nearest feasible place to a source of cargo, Thurstonland, not because Stocksmoor needed a railway station). Trains are infrequent, often cancelled or late, and serve only Huddersfield and Sheffield — not where there are e.g. emergency health services such as dentist, doctor, or pharmacy.

Buses are NOT hourly and do not go to the nearest villages of Shepley, Kirkburton or Holmfirth — where there are such services as above.

There is no shop in Stocksmoor. The nearest one (Shepley) is on a narrow road usually reduced to one lane by parked cars.

The proposed development will add no useful infrastructure.

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being

The proposal will swarm the hamlet, increasing the number of houses by 30%. The proposed houses are more cramped than the rest of the hamlet. The houses will not be cheap the number of Affordable Dwellings is limited. They are differentiated from the more expensive properties in several ways and will create/re-reinforce a class system. The design does not incorporate any identifiable local feature. Several are 2.5 stories high when most homes in Stocksmoor are bungalows, cottages or two stories. The country needs affordable homes near places of employment. There is NO source of employment in Stocksmoor.

We have a pub, but it's future is uncertain, it is not particularly popular. The Village hall is just adequate for present numbers. Any more would be a problem.

The natural beauty of the hamlet would be destroyed, Station Rd properties would be dominated and have their views blighted by the proposed houses.

Access to shops involves several of the following: difficult junctions, two sides of a triangle, difficulty parking, high prices. Stocksmoor is not a cheap place to live.

c) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposed 50 houses, 120 cars would not protect or enhance the environment. They would destroy the hunting area for Stone Wood owls, foxes, badgers and other wildlife. The site has been a meadow for many years, providing wild flowers and a haven for foragers from the wood. The large wood needs a large buffer zone to maintain its biodiversity. Houses, parking places access drives remove that zone.

Construction WILL result in spillages and run-off going down into Stone Wood Dike, damaging the balance of that water course. Run-off from gardens where fertilisers, insecticides, herbicides and other management chemicals WILL be used will end up in the same place.

The problem of increased sewage and grey waste water has already been pointed out.

Residents will have to travel by car to work, shop, go to school, partake in leisure activities, sports etc. There are no facilities in Stocksmoor. This is not moving to a low/zero carbon economy.

Conclusion:

This application must be refused.

Yours

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