

Address: Norton Terrace 11 Stocks Moor Road Huddersfield HD46XJ

About the application

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

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>I am writing to formally object to the planning application 2024/91242 for the proposed erection of 50 dwellings on land north east of Shepley Road, Stocksmoor, Huddersfield. This objection is made on behalf of the local residents who are deeply concerned about the impact of this development on our village. Below are the detailed grounds for our objection:</p> <p>Environmental and Biodiversity Concerns</p> <p>The proposed development does not adequately address the requirements set out in the National Planning Policy Framework (NPPF) Paragraph 180 and the Natural Environment and Rural Communities Act 2006, which mandate the protection and enhancement of biodiversity and valued landscapes. The area near Stone Wood Dike is at risk of surface water discharge, potentially affecting local ecosystems . Furthermore, the development must demonstrate a biodiversity net gain of at least 10%, as required by the Environment Act 2021.</p> <p>Strain on Local Infrastructure</p> <p>Yorkshire Water's consultation response highlights significant concerns about drainage and sewage management, with stringent conditions required to prevent overloading the public sewer network . The local infrastructure, including roads, water supply, and waste management systems, is not equipped to handle the additional burden that 50 new dwellings would bring. This contravenes Kirklees Local Plan Policy LP24, which ensures developments provide adequate facilities and maintain local character.</p> <p>Community Character and Safety</p> <p>Stocksmoor is a small village with a unique character, and the proposed development would fundamentally alter its nature. Increased traffic from 50 new houses poses a danger to children who play on the streets, compromising the safety and tranquility of the area. This concern aligns with the Highways Act 1980, which ensures the safety</p>	

the area. This concern aligns with the Highways Act 1980, which ensures the safety and efficiency of the existing highway network.

Waste Management Issues

The current proposal fails to adequately address waste storage and collection logistics, leading to potential public health issues and environmental degradation. According to the consultation response from KC Waste Strategy, the proposal needs significant adjustments to meet the policy requirements of LP24 part d(vi) and LP43 in the Kirklees Local Plan .

Affordable Housing and Social Inclusion

The proposed distribution of affordable housing is not well integrated within the development, leading to potential social exclusion. This does not comply with the Affordable Housing and Housing Mix SPD, which aims to ensure affordable homes are evenly distributed and indistinguishable from market housing .

Conclusion

In conclusion, the proposed development of 50 houses on Shepley Road is not suitable for our village. The environmental risks, strain on infrastructure, disruption to community character and safety, waste management issues, and potential social exclusion all provide strong grounds for rejecting this application. I urge the council to consider these points carefully and to reject planning application 2024/91242 to preserve the integrity and character of Stocksmoor.

Thank you for considering this objection.