

DCAdmin

From:
Sent: 26 June 2024 08:10
To: DCAdmin
Subject: Proposed Residential Development - Application # 2024/62/91242/E

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Proposed Residential Development
Application # 2024/62/91242/E
Shepley Rd, Stocksmoor.

Dear Planning Officer

I wish to lodge an objection to the proposed development above.

The negatives of the case for the development outweigh any advantages, making the development unsustainable.

Stocksmoor has had several stages of development over the years, but 50 houses in one estate is far too many.

The site was Green Belt until a few years ago. It was then changed to Safeguarded Land which was supposed to be considered again in the 2030s. There is a suspicion the developer is trying to pre-empt the Local Plan 2 Review. There has been no consultation with local people. The plan is contrary to Policy LP6.

The infrastructure of Stocksmoor is minimal: there are no shops, all roads leading into the settlement are narrow, steep, winding up and down hills, have blind corners, are unlit, and have damaged, slippery or no footpaths for most of their length.

Access to the site is proposed to be on a blind bend on a slope coming up. Into the settlement. It is in an extremely dangerous position. The road through Stone Wood is as above but is also already used by non-residents as a short-cut to Barnsley, Wakefield and the M1. It is busy in rush hours and any additional traffic will be problematic. There are few places where contra-travelling vehicle can pass. There have been many scrapes and collisions over the years. The collision data used in the Developer's Assessments are out of date and no longer valid or accurate.

The claim of an hourly bus and the train timetable are also inaccurate in the Transport Assessment. The already infrequent train is often delayed and there have been many cancellations. People here have to rely on cars for shopping, to get to work, to school and essential services.

Policy LP21 states: "All proposals shall ensure the safe and efficient flow of traffic within the development and on the surrounding highway network;"

This condition cannot be fulfilled.

Roads to, and junctions with, roads leading to Stocksmoor are problematic: Thunderbridge Rd is narrowed by parked residents' cars and customers from the Woodman Inn frequently cross the road in inebriated states to the wedding marquee. The junction with Penistone Rd is an acute angle with bad sight lines and overgrown hedges; Dam Hill is similarly constricted by parked cars, the junction up hill in to a fast road with an acute left turn there requires special vigilance. Other drivers have a habit of cutting the corner. Fulstone Rd is similarly narrow and twisty with broke, crumbling road edges and few passing places. There have been accidents at the entrance to stocksmoor (non-fatal), and 4 accidents in the past months on Station Rd—Fulstone Rd (fatal non-fatal). Sat-nav-driven rat-runs through Stocksmoor are increasing and use both Stone Wood Lane and Dam Hill.

There are increasing numbers of recreational walkers, cyclists and horse riders. Passing these people in the statutory manner is often impossible and always risky because of the narrow bending roads. Most roads have no footpaths.

The bus and the train are both infrequent. The bus is not hourly as claimed in the Transport Assessment. The train is often delayed or cancelled. Travel to villages other than those on their route is extremely time consuming and not cheap.

Schools of all levels are already under pressure of numbers. They will need to be taken to a variety of schools on single track roads. This remoteness will isolate the children from pals at school, and those others in Stocksmoor going to different schools.

The Councils Sustainability post adoption statement for the local plan has the following Objectives ;

“Objective 3 Ensure that education facilities are available for all”

This increase in housing will put a strain on school places and contribute to an increase in even more trips beyond the 100 already suggested in the Transport document.

“Objective 4 Improve the health of local people and ensure that they can access the health and social care they need.”

Health centres at Kirkburton and Shepley are stretched and the Shepley dentist no longer takes new NHS patients. Kirkburton and Lleppton are the nearest. Access would be by car.

Environmental considerations

Stone Wood and its Dike are importantly natural reservoirs of wildlife. They need a large buffer from the human settlement, these areas acting as hunting and foraging areas for the various insectivores and carnivores within the wood. Small mammals, hedgehogs, badgers, foxes and owls as well as butterflies all need the open meadow in question.

The land to the east slopes down and through the wood quite dramatically. Surface water denied absorption by buildings, garden run-off, polluted with fertiliser, insecticides, herbicides and other garden chemicals will run down and into the Dike which will be disrupted. This is significant because it is unique geologically.

To the west, the site rises and new houses would tower over and overbear the bungalow houses on station Rd, destroying the views, light and sense of space currently enjoyed from this road by residents and visitors alike.

The eventual realistic density of houses in the proposed development is much greater than the rest of Stocksmoor. The buildings have no local detail, despite the developer's claim.

“Objective 12 Protect and enhance the character of Kirklees and the quality of the landscape and townscape.”

There is nothing in the plan to enhance the character of the village and it is detrimental to the landscape and biodiversity

“Objective 14 Maximise Opportunities to protect and enhance biodiversity and geodiversity.”
This proposal is immediately adjacent an area with Environmental Designation and Local Wildlife Corridor. The site forms part of the biosphere of the ancient woodland and drainage proposals will have an adverse impact on Stone Wood, its Dike and other downstream waterways.

The proposal fails Policy LP24.

Yours Sincerely

c/o 15 Cross Lane
Stocksmoor
HD4 6XH