

DCAdmin

From:
Sent: 26 June 2024 18:28
To: DCAdmin
Cc: Johnjtaylor@kirklees.gov.uk; Cllr Bill Armer
Subject: Ref: 2024/62/91242/E - Proposal by Newett Homes to build 50 houses off Shepley Road, Stocksmoor, Huddersfield.

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

Dear Sirs,

Re: Proposed Planning Permission for 50 houses off Shepley Road, Stocksmoor, Kirklees Planning Ref: 2024/62/91242/E

I have noted the proposal for you to consider planning permission for 50 new houses in Stocksmoor by the developer Newett Homes and would like to make the following comments in advance of the planning meeting:

1. The number of houses proposed will increase the size of Stocksmoor by 30%; this is a disproportionate increase and the likely consequences that it will have on a small special rural village in terms of its infrastructure and likely associated traffic and transport issues.
2. The proposal seeks to build large family homes which are 2.5 storeys high which will dominate the existing bungalows along Station Rd thus causing shadows and/or blocking sunlight. We understand that there is a 'national need' for one and two bedroomed homes that are affordable. We also understand that the Yorkshire Country Properties development Knowle Grange, Abbey Rd, Shepley which has built many 5 bedroomed homes is struggling to sell them and has put in a revised planning application for smaller homes.
3. The Newett Homes proposal does not appear to use quality materials, nor is the uniform design appropriate for its topography and/or environment.
4. The proposal offers one in/out entrance on an already dangerous and tight bend on the narrow Stoney Wood Lane and will thus cause never ending chaos on this road and the surrounding junction at Station, Shepley, Fulstone Roads and Cross Lane. Traffic blockages will be never ending. Shepley Road towards Shepley is unique and has a special character and is a difficult road to navigate under normal circumstances, so increased traffic will certainly make it impossible with the 50 new home proposal.
5. The developers optimistically state that the 'new homeowners will have the benefit of good public transport and thus may not need to use their cars'; knowing that the bus service is only four times/day to Huddersfield and the train is hourly from Huddersfield to Sheffield, this is not frequent, therefore, all residents will be reliant on their own transport thus causing traffic chaos.
6. The Stoney Wood area is unique and attracts a myriad of recreational users from walkers to dog walkers to horse riders to cyclists using the Trans Pennine Cycle Trail; much of the area is without paved footpaths hence the use of the road which will become dangerous with 50 additional homes, associated residents and traffic in all forms.
7. Stoney Wood woodland areas are special and home to much plant and wildlife, albeit it badgers, owls, hedgehogs, bats, and deer which are frequently seen, so to upset this unique natural habitat would be a tragedy as the Newett Homes proposal would encroach on this environment.
8. Concreting over the countryside will exasperate an already existing problem flood/drainage problem when heavy rainfalls occur and upset the protected Stone Wood stream.

In essence, I urge to planning committee to consider the above-mentioned issues and recognise the unique Stocksmoor village and its associated Stone Wood woodlands and decide that this is an inappropriate development for this location.

Yours faithfully,

Mill Bank Farm
High Flatts
Huddersfield
HD8 8XU