

## My Final Arguments For Commenting

I remember growing up in Shepley with my friends, playing on my bike, running about, and enjoying the peace. However, for the children, families and elderly people who already live here they deserve that peace that I once had, they deserve to enjoy the green spaces that provide breaks in the village and check the urban sprawl that is characteristic of many small countryside villages now.

They deserve to not have to be on the lookout constantly for cars and traffic pulling out of driveways. They deserve to have a place to watch wildlife living in their natural habitat.

Many people don't know it, but this end of Shepley has quite a few different species of wildlife roaming about.

I've seen white barn owls, even deer and foxes. Not to mention the countless number of birds.

The animals need a place to roam and safely cross the road if necessary. They often do it at night as I've seen first-hand, but with houses completely sealing the streets where will they now cross?

If they could build cheaper houses for first time buyers, then I think there would be less worries. It still doesn't change the fact that for young people opportunities in the area are few and far between and yet most of Huddersfield town centre is left underdeveloped, in fact younger people without families would benefit from cheaper apartment style buildings on brown field sites in the town centre.

It's interesting that the other housing developments in the village have recently had to apply for alterations to their planning because the houses aren't selling. So why we need a third development is beyond me. On top of the proposed 4th site towards Stocksmoor. It's disproportionate, the scale of the planning is far too huge for the size of the site, no houses for locals who may wish to stay in the village.

They've deliberately tried to deceive on the plans by using old pictures of the houses that will be impacted, some of which have undergone big changes and will have no privacy whatsoever, the land is made out to be wasteland when it's agricultural, no concern for TPOs on the trees and if this gets passed, is the blue area next?? The school is oversubscribed and as we are in a three-tier education system this collectively puts strain on the middle schools and one high school. Not to mention the impact on traffic etc.

I've had a look, there have been 2 proposals put forward in 2002 and 2017. 2017 was for just 2 settlements and both got rejected.

When will they stop building in Shepley?

At what point does this end?

Who will fight to protect the integrity of the community?

The greenspace acts as a wildlife highway and allows a crossing for badger's squirrels, hedgehogs, foxes, cats and mice to traverse from built up land to the green refuge behind. Building on this land would seal off 780 acres to the south and is the only green bridge for them to cross within a 2.4km perimeter. This area is 75 acres of space which they can become trapped in if sealed off at this point.

A tree with a TPO is completely missed off the plans, and strangely the tree survey plans, but is mentioned in their description? The tree in question is TPO number 01/00/t31 (x 418744 y 409407). This tree will definitely be impacted on 3, maybe 4 of the plots. The landowner, nor the developer(s) have been in touch with any of the local residents who this will greatly affect. It stinks of greed from all parties. The residents of similar projects in Shepley and Emley have had consultations with developers prior to any applications. We have had nothing. This development has no thought for the local community, or the current 7 family homes that these 9 will sit behind and block all their privacy and south facing light. Similar homes in the area are already struggling to sell.

Firstly that we are short of affordable housing in the area, yet these are large detached properties which only the rich can afford so there is nothing for young people wanting to get onto the housing ladder. Essentially it is pushing local young people out of the village into other areas. Secondly I am concerned about the traffic given that most of these properties will be 2 car properties unlikely to use their garages. Cars are thus going to be parked along Marsh Lane, especially from visitors to these properties. There is already a lack of parking along Marsh Lane and it is quite a major route for buses, lorries etc. thus causing more traffic issues.

Will there be plans for traffic calming measures to alleviate the high speeds observed both up and down Marsh Lane or would the council prefer for residents to play

I can't understand why we are trying to cram a development of houses that have no benefit to the young of the village on a greenfield site. The disruption to the village which is already stretched to breaking point, with over worked doctor's you can never get an appointment for, a dentist that is full and roads that were designed for farmers.

The last thing we need in shepley is more houses especially houses that are not in keeping with existing houses. Black cladding will be an eyesore.

The number of proposed new dwellings only shows that the land developers are attempting to maximise profits at an environmental cost to the village.

The designers are actually contradicting their own words from their last response where they stated, 'officers agreed a density of 7-8 dwellings would be acceptable'. Therefore, it can be assumed that officers would agree, 9 dwellings is unacceptable.

This should be removed, a development of this size does not require a bin site (or maybe it does because the lorry could never make it down the tiny road that is proposed, another issue in itself!) Lastly, there needs to be another transport assessment done, as well as tree protection, environmental welfare, and drainage report to be redone, considering the drastic increase in inhabitants this will create.

The comment period has only been opened for 6 days which is an insufficient amount of time considering there is still no updated plans to view. If there are going to be 9 dwellings, I strongly encourage Kirklees need to visit this location to see how tight the space really is. I can't imagine living in such cramped houses on that strip of land. This design company is clearly just money grabbing, arrogant people that have no regards for current inhabitants.

Everywhere you look there seem to be new houses being built and a lot of them don't seem to be selling

The sewer system in Shepley is too small to be taking any more waste water, etc. There have been several problems in the village with raw sewage spilling out of manholes on Marsh Lane, Cliff Rd, Lydgate Rd, and Abbey Rd. This poses a health and environmental risk. 2. It's extremely dangerous to have a single-track road with no means of turning around at the end. If a delivery wagon or van drives down to the end house, they will have to reverse all the way back up and around the corner that's approximately 60 metres or approximately 200 feet. An accident waiting to happen? Especially if children are playing out.

Having recently moved in to the village I am concerned particularly at the amount of traffic that uses Marsh Lane particularly as to the extent of parking that occurs causing problems with through traffic. Adding further properties on this road will only exacerbate the problem. Why do so when the village is already at saturation point as proved by the lack of sales of the properties on Abbey Road?

Adding such large houses to the already saturated green belt land that Shepley has is an increasing concern, not just to the surrounding houses or increasing population of the village but to the safety of the village.

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## Good Points

On the application form, The ownership certificate & Agricultural land declaration. It asks is any of the land to which the application relates part of an agricultural holding - the answer is No, I think this needs clarification as part of the development is definitely agricultural land, predominantly for arable crops.

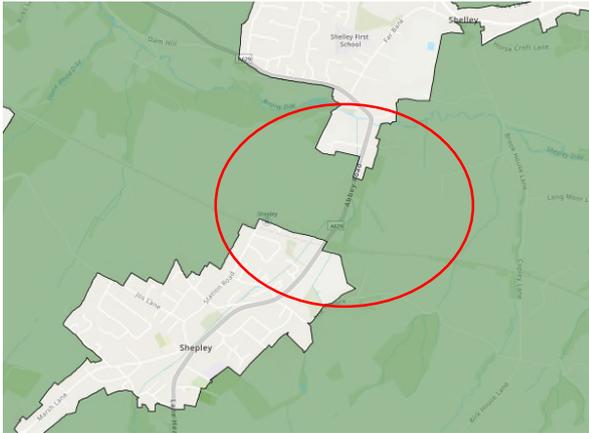
There has been a bungalow to the north of the site completely missed off the plans, I suspect this is closer to the boundary than planning permits.

Also the Transport Statement states in two separate paragraphs that the planning is for eight houses, when the application is for seven. Can this be clarified? Marsh Lane is a busy cut through road, to save motorists having to go to the Sovereign crossroads, which is an accident black spot. The potential of another 26 cars & related vehicles entering and exiting onto Marsh Lane where cars are often travelling above the 30mph limit is an accident in waiting, due to the poor visibility from the site. Previous Application 2000/60/93239/E6 was refused on one point, due to the visibility for drivers leaving the site and joining Marsh Lane, when the visibility to the right is taken into account. How are plots 4-7 to be connected to the main sewer on Marsh Lane, as there is a fall south to north on the development land. There is no further need or demand for large family houses in Shepley, not least there are young children on Marsh Lane having to travel to other villages for schooling, due to some years being at full capacity in Shepley School.

## My points

The purpose of green belt is to do the following:

To check the unrestricted sprawl of large built-up areas, to prevent neighbouring towns from merging into one another, to assist in safeguarding the countryside from encroachment, to preserve the setting and special character of historic towns, to assist in urban regeneration by encouraging the recycling of derelict and other urban land.



Looking at the interactive map found online <https://www.cpre.org.uk/interactive-map-of-englands-green-belt-land/>

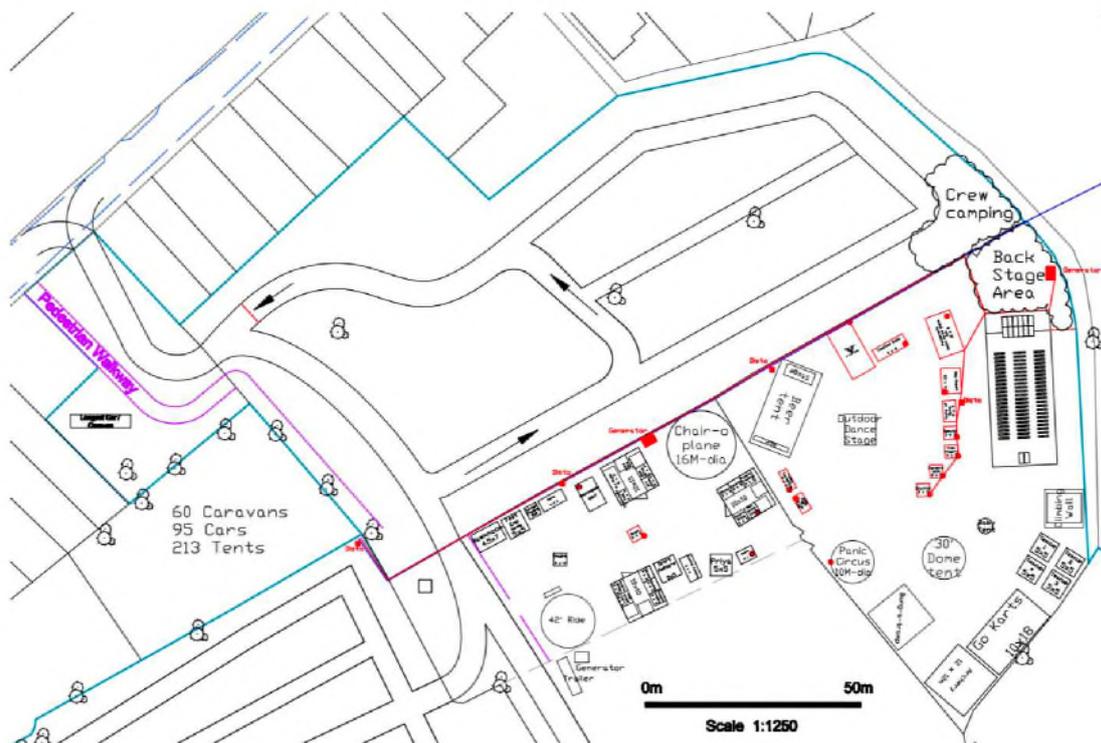
I can see how the villages of Shepley and Shelley are becoming more closely connected. This is one of the main reasons why we must protect urban sprawl as every small bit of land can help defend against this.

the land in question has been used for agricultural activity and trailers, tractors and large agricultural equipment has been stored on this land from time to time. The ownership certificate & Agricultural land declaration asks if any of the land to which the application relates part of an agricultural holding - the answer is No, I think this needs clarification as part of the development is agricultural land.



The transport statement states “1.3 The land to be developed is currently unused green space, which is surrounded by existing residential development, agricultural buildings and land.” However the above pictures provide context as to how this isn’t true.

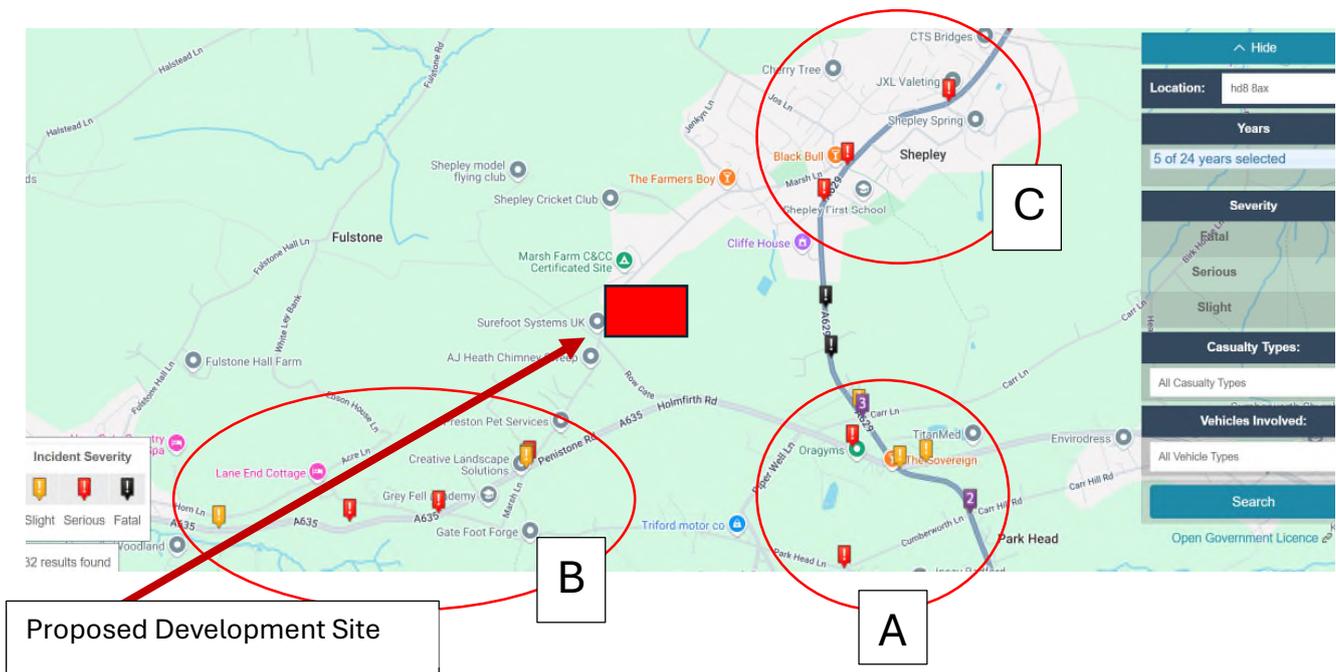




Above are featured more pictures that show that this land has been used in the past for purposes that have benefitted the local community. The Shepley Spring Festival needs this land in order to function.

The Transport Assessment [id 1055376] states “2.5 Personal injury accident (PIA) records have been obtained from Crashmap for the period January 2018 to December 2022, which represents the most recent five-year period available. The study area includes Marsh Lane between its junctions with Jenkyn Lane and Row Gate. The PIA data is included within Appendix 2.”

Having a look at Crashmap we can see that indeed no accidents happened immediately near the site, but for residents of the dwellings to commute into Huddersfield, Holmfirth and to access the closest motorways they would have to traverse through three main accident hotspots. We can see that there are at least three main areas (highlighted below) that show that this does not mean the traffic is safe. For accidents happen on the access points into Shepley village itself.



One recent case where accident hotspot A found a young man killed after colliding into a stone wall not too long ago. These are contextual factors that the Traffic Reports does not know about and therefore I believe casts doubt surrounding the validity of the data provided in them.



The report states

“2.7 It is therefore considered that there is no existing safety problems associated with the road network surrounding the development site. It is not anticipated that the traffic associated with the proposed development would result in any significant safety implications on the adjacent highway network.”

This conclusion does not factor the above

“To conclude, it is likely that residential development could be supported on this site, however consideration would need to be given to the size of dwelling and the proposed density to ensure the scheme would not result in a cramped or overdeveloped site and provide adequate amenity space for future occupiers. Consideration should also be given to the design of the proposed dwellings and the wider site in the interest of visual amenity and to ensure no harm is caused to residential amenity of neighbouring or future occupiers. Should any future application be submitted, the above concerns would need to be addressed and additional information would be required in terms of full plans and elevations, site sections layout and landscaping, highway details to ensure safe access, biodiversity mitigation and net gain, land contamination, drainage and climate change.”

I believe the “Local Character” of the surrounding houses has been chosen very specifically and contains Bias. The photographer seems to have selected houses that work well with the current elevation drawings. However, I conducted my own Local Character photography and

All these houses lie close within the proximity of the development. It goes to prove that the Developers have cherry picked the houses that most suit their development style. This is a subjective point but can be argued wither way.