

APPENDIX 18

COMMUNITY ENGAGEMENT



Shepley

Creating high quality family homes and new green spaces in Kirklees



We want to share with you our initial plans for a development of up to 120 new family homes on a site at Eastfield, Shepley, as well as give you the opportunity to provide feedback and ask any questions that you may have. Our proposals hope to bring forward a development that supports the recognised need for new family homes in the area. It also offers the opportunity to deliver new benefits for your local community, local economy and local environment. Some of the benefits include; on-site affordable housing, new publicly accessible green spaces, landscaping, habitat enhancements and electric vehicle charging.

Getting you involved

We would like to invite you to one of our surgery events to find out more about our proposals at Eastfield, Shepley. This will be an opportunity for you to meet and speak with the team directly, share your views and suggest ideas that could be delivered as part of the project. If you are unable to attend one of our surgery events, please contact us using the details on the back of this newsletter so we can make arrangements to speak with you at a mutually convenient time or place. Project information will also be available on our website:

www.banksgroup.co.uk/shepley

Local Surgery Events

You are invited to attend one of our two surgery events. To book a place at one of these please visit our website or send us an email. The face-to-face events will be held on the following dates:

Tuesday 8th July 2025, 11:00 - 15:30

CLIFFE HOUSE

140 Lane Head Road, Shepley, Huddersfield HD8 8DB

Wednesday 16th July 2025, 16:00 - 19:30

ST PAUL'S CHURCH HALL

Marsh Lane, Shepley, Huddersfield HD8 8AE

In case we haven't met yet

Banks Property is part of the Banks Group. We're an established family-owned business with a track record which shows a clear commitment to building positive community relationships and delivering tangible benefits to the communities in which we work.

Development with care is at the heart of our way of working - and it's proven in every one of our projects by actions, more so than words. Respect and consideration for your environment, your community and our customers, employees and suppliers are at the centre of everything we do. We work closely with communities and community leaders to deliver a range of social, environmental and economic benefits to ensure people living close to our development share the benefits.

Your personal contact



Jamilah Hassan

COMMUNITY RELATIONS MANAGER

Jamilah is your community relations manager for the Shepley proposal and is keen to know your community better and find out how you think it could benefit from our proposals.

If you can't make it to the surgery events, but would like to ask any questions and share your views, you can write to or email Jamilah using the details on the back of this newsletter.

We'd love to hear from you.



Aerial image showing red line boundary of the site

Our development at Station Road, Methley



OUR VALUES:



Why Shepley?

- New housing developments like Shepley will help communities to thrive and help boost the local economy.
- Investing into Shepley will ensure it remains one of the most attractive villages to live in across Yorkshire.
- The development will deliver a play area for children and areas of green open space, rich with biodiversity for the public and wildlife to use.
- Shepley provides the unique opportunity for Banks Property to deliver high quality, modern living whilst being able to deliver a high level of affordable housing on site, to help deliver the much-needed homes in Kirklees.

Let us know your views

We are interested to hear your ideas for our Shepley proposals.

Please share your views with us by registering your interest and filling out the feedback form on our website (see below) or by emailing the project team.

 **Online**
banksgroup.co.uk/shepley

 **Phone**
0191 378 6100

 **Email**
shepley@banksgroup.co.uk



Creating new family homes



The site forms a natural extension to the existing settlement



Making use of local public transport networks

Our proposal

Progress so far

Although the project is at an early stage, work has started to allow us to understand what we need to do to prepare our planning application.

So far we have looked into ecology, archaeology and landscape which has helped us prepare a draft masterplan for our proposals.

Potential timeline

- **July 2025**
Community Consultation
- **Autumn 2025**
Outline planning application submitted
- **Autumn 2026**
Outline planning determination
- **Winter 2026**
Reserved matters planning submission
- **Summer 2027**
Reserved matters planning determination
- **Autumn/Winter 2027**
Construction works to commence



Key project facts

- Delivery of up to 120 energy efficient homes with a good sustainability rating
- New open space and green corridors within the site
- Provision of 35% affordable housing
- Site area approx. 4.99 hectares (12 acres)

Technical information

- Access will be taken via Eastfield, with the existing road being extended to serve the proposed residential development.
- The site will be well connected to the public transport network with bus stops within an approximate 5 minute walk of the site and Shepley Train Station within an approximate 15 minute walk.
- Shops, a doctors surgery and a primary school are also within a short walk of the development, ensuring the site is not car dependent.
- A residential travel plan with initiatives to encourage sustainable travel will be provided to new residents when they move into their new homes.

Key project benefits

ENVIRONMENTAL



10% biodiversity net gain



High quality and sustainable homes



EV-charging points and air source heat pumps



New habitat creation and green corridors rich with trees and hedgerows

SOCIAL



35% affordable housing (above the local policy requirement)



A new play area



Improvements to local public highways - on and off site



Developer contributions to improve local healthcare and educational facilities

ECONOMIC



Significant investment into Shepley - helping to maintain local economic growth for future years



Creation of jobs during the supply and construction phases of development



New households generating additional expenditure in the local economy



Increased council tax revenue for Kirklees Council



Benefiting your community

Case Study: supporting Whitley & Eggborough School



New green spaces everyone can enjoy

We believe that the communities that host our projects should share in the benefits. The Shepley development would bring a wide range of social, economic and environmental benefits.

We have a grassroots community fund currently available for local community groups and organisations within the Shepley area, with priority given to those closest to our development.

Grants of up to £2,000 can be applied for and we would welcome your applications or recommendations for worthy projects that could benefit from this funding.

Please contact Jamilah directly using the details on the back of this newsletter if you feel your project could be eligible.

Listening to understand


We would love to hear your ideas on how the Shepley development could benefit your community. We'll look forward to meeting you at one of our surgery events very soon.

If you are unable to attend one of our events, contact us using the details below so we can make arrangements to speak with you at a mutually convenient time. You can also scan the QR code below to find out more about the project.

PLEASE NOTE: Comments made are not representations to the planning authority and if an application is submitted there will be an opportunity to make representations on that application to the planning authority.

BANKSProperty development with care

 Banks Property, Unit 2b, Harewood Yard, Leeds LS17 9LF

 0191 378 6100

 [banksgroup.co.uk/shepley](https://www.banksgroup.co.uk/shepley)

 @The_Banks_Group

 shepley@banksgroup.co.uk

 [linkedin.com/company/banks-group-county-durham](https://www.linkedin.com/company/banks-group-county-durham)

 The Banks Group

 [youtube.com/TheBanksGroup](https://www.youtube.com/TheBanksGroup)



 Find out more

Draft 2.0 – 18 June 2025

Community events planned for proposed new Shepley residential development

Outline proposals for a new high quality residential development in a West Yorkshire village are set to go on show at two community consultation events next month.

Developer Banks Property is set to introduce its plans to build up to 120 new properties on a five-hectare site at Eastfield in Shepley, to the south east of Huddersfield, which would include a 35 per cent allocation of affordable housing.

The development would also include a new play area and the creation of new areas of public open space and new green corridors, with a ten per cent biodiversity net gain being delivered through its creation.

Contributions would also be made by the developer towards improving local education and healthcare facilities, while the existing road would be extended to provide access into the area.

Banks Property is now set to introduce the project to the local community at two surgery events, with the first one taking place from 11am-330pm on Tuesday 8 July at Cliffe House on Lane Head Road in Shepley.

The second event will follow between from 4pm-730pm on Wednesday 16 July at St Paul's Church Hall on Marsh Lane in Shepley, with members of the project team on hand on both days to speak to visitors about the company's plans and to answer any queries about them.

A planning application for the project is expected to be submitted to Kirklees Council before the end of the year, with a view to it coming before the Council's planning committee in 2026.

If it is approved, work would be expected to begin in 2027, with a range of local employment and supply chain opportunities being made available as part of the project.

Part of the family-owned Banks Group, Banks Property is one of the UK's most successful independent land and property development teams and operates to a 'development with care' approach, which ensure works in a responsible manner, with consideration for the environment, customers, colleagues, suppliers and the local communities in which it operates.

Jamilah Hassan, community relations manager at The Banks Group, says: "There is a clear and pressing need to increase the supply of quality homes in West Yorkshire and across the UK as a whole, both to ensure people have the housing options they need in the places they want to live and to support the wider UK economy's future growth ambitions.

"Our high-quality Shepley development will help to meet both these ambitions, particularly with the high proportion of affordable housing it contains, and is located in an area that is entirely suitable for the type of project that we're looking to take forward.

"The provision of private and affordable homes will give more local people and families a greater opportunity to stay in the village, while the creation of new wildlife habitats and new areas of public open space around the development will encourage and enhance local biodiversity.

"Our surgeries will be a first opportunity for local people to meet and speak directly with our team, to see the plans that we are hoping to deliver as part of the project and to ask any questions that they want to put forward.

"We are confident there would be significant demand for new homes on this development and hope to welcome as many residents along as possible to our two events."

For further information on Banks Property's proposed Shepley development and to book a place at the two community surgeries, please visit www.banksgroup.co.uk/shepley

The Banks Property project team can be contacted via shepley@banksgroup.co.uk

- ends -

For further press information, please contact Julian Christopher at Footprint Public Relations on or via

Notes to editors

About Banks Group

- For more information about The Banks Group please see: www.banksgroup.co.uk

- The Banks Group develops, with care, land for a variety of uses including property development, renewable energy generation, mineral extraction and infrastructure services
- The Banks Group is a family owned, County Durham based, business employing people across the north of England and Scotland. It was established in 1976
- The core values of our business are to undertake all our projects in a sensitive and careful manner. This is our corporate responsibility approach and it is at the heart of all we do. We call this approach development with care. This approach ensures that our developments have a positive long-term effect on the environment and the local communities that host our developments

BANKSProperty

development with care

Welcome
to the
Shepley
Surgery
Event



BANKSProperty
development with care

Welcome
to the
Shepley
Surgery
Event

CLIFFE HOUSE

Conferencing
& Meetings ↑

House Office →

CLIFFE HOUSE
18-20 York Road, Shepley, LE11 5JH
01530 811111
cliffehouse@cliffehouse.co.uk







THE CHURCH OF BRISTOL
Diocese of Leeds



**ST PAUL'S
HALL**
loving, living, learning

Fire exit
Keep clear

BANKSProperty
development with care

**Welcome
to the
Shepley
Surgery
Event**



BANSHomes
Evolved for
tomorrow.
banshomes.co.uk

Meeting table with two people seated.

Meeting table with two people seated.

Meeting table with a laptop, papers, and a person seated.

COMMENTS SHEET

SHEPLEY CONSULTATION EVENT

Name: _____

Address: _____

_____ Telephone No: _____

Email: _____

Thank you for attending our surgery event today. Your feedback is important to us and will only take a few minutes to complete. A member of staff will be available to help you with this should you need assistance.

The Banks Group are committed to 'Development with Care' which means working with you and your community throughout the entire life of the project. We would like to better understand your community needs, work to address any potential concerns not answered through the surgery itself and for you to share with us, your thoughts on how, if the project proposals are approved, any potential community funding should be invested over the life of the project to benefit you as residents.

Question 1

Was the information provided during today's surgery helpful? Yes / No

Question 2

If no, what more information would you like to see?

Question 3

Did the information provided answer all your questions regarding our proposed development? Yes / No

Question 4

If no, what question(s) would you still like to ask and can we call you to discuss?

Question 5

What improvements would you like to see in the area?

Question 6

Is it important to you for a development to have accessible public open space? If so, why?

Question 7

What improvements would you like to see made for pedestrians, cyclists and public transport?

Question 8

Any additional comments

Please return to:-

Sharon Brown, Banks Property, Inkerman House, St John's Road, Meadowfield, Durham
DH7 8XL. T

Banks' Staff Initials

Banks Property is part of the Banks Group. Banks Group may use the data supplied above to contact you with regards to specific schemes which may in some way have an impact on you or in the community in which you live in.