

Address: 14, Eastfield, Huddersfield, Hd8 8hb

About the application

Application number: 2025/92776	
What is the application for?:	Outline application, with all matters reserved, for residential development with
Address of the site or building:	land at, Eastfield, Shepley, Huddersfield, HD8 8HB
Postcode:	DH7 8XL

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>I would like to object to the proposed development on Eastfield Shepley on the grounds of Legal & aesthetic, utilities, traffic impacts and safety.</p> <p>Legally the majority of the land is green belt. It has been used for agriculture for at least 41 years (28yr months declared on last planning application dated Feb 2012) The small area of buildings and equipment on the site are for agricultural purposes (grain storage and drying) and this part is small compared to the rest of the plot, so defining the total area as grey belt stretches the definition beyond credulity.</p> <p>Aesthetically , Shepley is a moderate size village, surrounded by agriculture, making for a pleasant environment. Removing agricultural land significantly detracts from this environment and will reduce the attraction and benefits of living in the village, leading to reduced value of existing housing throughout the village.</p> <p>The claim that the proposed expansion is a natural extension of existing developments is more than a little exaggerated. The current 'Eastfield site' comprises approx 47 dwellings and Stonecroft Gardens a further approx 37, so adding a further 110 would make the 'Eastfield plots' 3.3 times larger or the overall plot 2.5 times larger ... hardly a natural extension!</p> <p>Utilities: Shepley has been expanding for several years now and I wonder whether utilities such as sewerage and electricity supply have enough 'in reserve' to handle yet another 110 homes. Both are important: sewerage for obvious reasons and electricity given the trend to electric cars and home charging and the increased use of heat pumps.</p> <p>From the point of view of traffic on Eastfield. Let us assume that currently 10% of the overall plot uses Eastfield as a through route, so that traffic comes from 7.4 houses. If 50% of the new development traffic were to use Eastfield, the traffic will be from 55 plus 7.4 = 62.4 ... an increase by a factor of 8.5.</p>	

Given that the only access to the new plot is via the Eastern end of Eastfield, all the new development traffic will have to pass through the junction of Eastfield and Knowle Park Ave. The traffic here will increase by a factor of about 16! ($117.4/7.4$) and will turn the junction from effectively a simple bend into a busy T junction.

Furthermore Eastfield and Knowle Park Avenue are essentially straight and it is likely that motorists will tend to use these roads as racetracks to get home quicker. This will put current residents including children, at risk of injury. Traffic calming measures, (speed bumps etc), will increase damage to vehicles of current residents.

Access in general to the site is not ideal. Lea Drive is on a partially blind bend to Abbey Rd and is very steep, making access difficult and egress dangerous in snowy conditions. Egress via Knowle Park Avenue is difficult and dangerous. The junction with The Knowle is partially blind, the section to Abbey Rd is only 1 vehicle wide and the the road is frequently used by HGVs going to Shepley Spring. Likewise entry to The Knowle from Abbey Rd, travelling South, is a blind corner into a narrow carriageway frequented by HGVs.

There is a further road safety risk to children of middle / senior school age. School buses pick up at the junction of The Knowle and Abbey Rd, so children will need to walk along the footpath from Knowle Park Avenue. This is a single footpath at the side of a narrow road used by HGVs. The risk is obvious!