



I have read a number of the submissions, and some provide a substantial detailed list of reasons why this planning application should be rejected. I don't propose to repeat those objections in detail.

My concern is that the amount of information submitted in support of the application ensures that it is impossible to see the wood for the trees. It is a classic case of obfuscation. Most people don't have the time to read all the reports.

The application seeks permission to build over 100 houses in a village that is already struggling with the additional housing that is already being built. Yes, there are a few places projected to be available at the local school, which wasn't the case when my children went there 25 years ago. But that can change very quickly with a small demographic shift. The number of houses in Shepley First School catchment area has increased significantly since school places were not available. I suspect places are projected to be available because of an ageing population and housing stock that is expensive for young families. That can all change in the budget next week if the Chancellor decides to double the council tax on expensive houses!

In terms of detailed objections, I have three:

1. This is green belt and so general purpose housing like what is being proposed requires very special circumstances to overcome the fact that it is "inappropriate development". I can see no special circumstances.
2. Because the existing public transport links in Shepley are not fit for purpose these 110 new houses will result in 200+ additional vehicles using an inadequate road network and increasing the danger on the main arteries through Shepley. We already have a dangerous black spot area near Cross Lane / Sovereign, this proposal can only make that problem worse and turn the area lower down the main road into a new area for trouble.
3. The development of Shepley Spring over the last 25 years has provided new use for a textile business and a valuable local business in the Shepley area. Without the high quality water that is available to Shepley Spring from the local aquifers/springs, this business will rapidly become something of the past. The water supply must be protected, and this proposal fails to do that in any way. It takes a simplistic approach, no proper survey, no remedy if damage is done, simply "we think it will be ok". That lackadaisical approach should not be accepted by the planning committee.

Kind regards