



I've lived in Shepley for 26 years. I support new development in principle because there is a clear need to increase housing stock. It is hypocritical to reverse engineer arguments to support a nimby perspective.

Despite this, I object strongly to the proposed development.

Access is fundamental - Nobody with local knowledge appears to have been involved. Even after mitigation, there is no acceptable access. Access is not from a main road, but through an existing residential estate. Access onto the Knowle is a pinch point only wide enough for single lane traffic. The road gets blocked when Shepley Spring and BGM Plastics lorries meet or get backed up. This is exacerbated in bad weather when people park next to the main road junction. The turn up Knowle Park is hampered by parked cars belonging to Shepley Spring employees. Others already park along the Knowle. Access at Lea Drive is well-known for being treacherous. It is much steeper than generally accepted guidelines and becomes unusable in bad weather conditions. Finally, proposed access is through a quiet estate where children ride bikes and play. The roads themselves are only built to withstand low volume residential traffic and already suffer potholing. Safety concerns would continue beyond development when 200+ more cars would be using the roads to access their homes.

Overburdened local services – 110 houses at Eastfield is in addition to 31 recently completed and a further 52 under construction at Knowle Grange plus planning permission for 83 units at the Tailors Green development (27 completed). That is a total village expansion of up to 276 houses and probably 550-600 additional cars and 650+ additional people in a short number of years - a potential >22% expansion of the 2,500-3,000 village population. However, the school, dentist and healthcare centre are full. Despite what was claimed in the application, public transport links are poor both in frequency and reliability. The station has access issues and no parking facilities. There is no supermarket as claimed, just a convenience store. The Eastfield development has the potential to overwhelm local services.

Existential risk to Shepley Spring – The proposed development abuts Shepley Spring and overlaps the SPZ1 aquifer. Uncertainty created by the proposal has already impacted business decisions and stopped investment. The application does not adequately address contamination risks associated with the development. As a minimum a full assessment is required to environmental agency standards, but this would be a lengthy process, prolonging uncertainty which itself could threaten the ongoing existence of the business in Shepley.

Lack of planning context and detail – The land is designated greenbelt. Changing national priorities have increased pressure for developments on greenbelt. However, there are clear conditions and priorities e.g. 50% affordable housing, lack of alternatives. As Kirklees does not have an up-to-date plan of its own which reflects these changing national priorities, and the application is limited on detail, there is no basis for assessing alignment with NPPF. That falls short of what is fair in assessing such applications.