

Objection to Planning Application 2025/60/92776/E

Dear Louise Bearcroft

I would like to submit my application and happy to have my comments posted on the website but would like my address removing please, I understand this is possible and that my objection will still be taken into account?

I would like to submit an objection to the proposed new homes at Eastfield. I understand that there is a need for housing, but I feel that this site is not a suitable location.

Firstly, the site is classified as Greenbelt land. The National Planning Policy Framework attaches great importance to Green Belts and states that development in the Green Belt is inappropriate unless exceptions apply, that I cannot see this site meeting. Building on Greenbelt land requires special circumstances. Unmet housing need while a significant factor, is not by itself enough to outweigh the harm to the greenbelt and other sites should be looked at before this one, as set out in the NPPF. The area of the proposed site is clearly protecting the countryside from encroachment. The views up to the trees, the openness and to the Shepley War Memorial, the natural landscape and green space and wildlife here once built on, can never be brought back.

The application puts forward the suggestion that the land is 'Grey Belt' land, however the land has not been previously developed and the land is on greenbelt that does contribute strongly to its purpose, I cannot see how this could be classified as such. Grey Belt land has been described by government as 'poor quality and ugly areas' on parts of protected land, this site is certainly far from what is intended by Grey Belt.

If it is to be argued that this is Grey Belt land, then it does not meet the requirement that 'the development should be in a sustainable location' and does not meet all the 'Golden Rules'. Shepley has one small convenience store for which there is zero parking facility. The only parking is on the side of the road and this causes safety issues and limited access. Have the implications of the other large developments already built or being built in Shepley been assessed in terms of the affect they will have on the school places and the doctors surgery? Grey Belt development should be in a location with 'good transport and infrastructure'. The site absolutely does not have good infrastructure to support it, in terms of the roads leading to it. This site certainly does not have good transport and would rely on car use due to its location. It is possible to walk to the train station but there is only one train every hour going either to Sheffield or Huddersfield, which are frequently cancelled or delayed. There is a bus service but I would question whether this could be classed as good transport in terms of time to get to destination or frequency of service.

In terms of affordable housing, it would be interesting to see what the cost or rental of these homes would be and if they truly reflect an affordable option for the people of Kirklees.

One of the Golden Rules also states to comply, 'necessary improvements to local or national infrastructure to be made' I cannot see how the developer is proposing to meet this or how this would be possible. I did not oppose any of the other planning applications for the large developments in Shepley, particularly on Abbey Road, as I can see that those sites were more appropriate and had less of an impact on the openness and feel to the area.

The building of this site will result in an unacceptable impact on highways safety. Kirklees local plan states 'The council is committed to ensuring new developments do not materially add to existing highway problems or undermine the safety of all users of the network' The access to the site is proposed initially off Abbey Road South onto the Knowle, then turning right up Knowle Park Avenue, would undermine safety of the users. The application states that Knowle Park Avenue would become a one way street, and leaving the site would be via Lea Drive. The junction from Abbey Road South turning into The Knowle is on a corner with limited visual ability due to the house at the corner of the Knowle and Abbey South blocking the view of turning traffic. Upon turning into the Knowle, if this happens to meet with a HGV coming the other way, cars have to wait for the HGV to come out of the junction first. If you add an increase in vehicles turning into this junction, traffic would then have to wait to Abbey Road South for cars to turn in safely, which is clearly unsafe. The Knowle is too narrow for two cars to pass comfortably, and with the addition of HGV's from Shepley Spring, it leads to cars having to mount the pavement or means pulling into the opening of Knowle Park Avenue to be able to pass safely. The bus stop for Kirkburton Middle School is just outside The Knowle and children walking to Shepley First School walk on the Knowle and up Knowle Park Avenue. The addition of potentially 200 cars (presuming each household has 2 cars) or in the construction phases which could last for months or years, for lorries and heavy machinery to drive on the roads will cause an indisputable level of unsafety particularly for children and pedestrians walking on the pavements. I urge you to assess this road junction and imagine children walking on the pavement at the same time as Heavy Machinery or 200 more cars, delivery drivers to the homes proposed. The infrastructure at this particular site and safety is simply not good enough to support additional development to this scale. Leaving via Lea Drive is also proposed. This route, unless you are familiar with the area and using the roads regularly around here you may not be aware - becomes very congested during school drop off and pick up times as the road is used for parents to drop off their children and walk up the snicket to school, thus avoiding Firth Street where parking has been an issue for some time. I'm not sure if analysis of the roads have been completed but if they have, were they completed at peak times to ensure they are taking this into affect. Lea Drive is also on a slope that becomes hazardous during winter when ice and snow make the road slippery and Abbey Road South is a busy main road. Joining the main road from this junction is poor in terms of access and I can see a proposal to use double yellow lines however has this taken into account where residents of Abbey Road would park, as many of the homes do not have any parking. This area is a route frequently used by children to walk to school or ride their bikes, as the council would like to promote, however it will not be safe to do so if the levels of traffic through narrow roads is vastly increased. There is a zebra crossing not far up from this junction. The main road up through Shepley near the Sovereign is also an accident blackspot. I appreciate we need new homes, but not in places where

access would cause safety concerns and prevent children from being able to walk safely to school.

The proposed site is also in inside SPZ1. This is the highest-risk groundwater protection area. It feeds directly into Shepley Spring's drinking-water source. Shepley Spring provides job opportunities and boosts the economy in the area. This development threatens that.

Thank you for your time and please take into account my objections.

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