

Search application details

Application number: 2025/60/92776/E	
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?	Yes
<p>I object to the proposal for 110–120 new homes in Shepley.</p> <p>1. Disproportionate scale and cumulative impact Shepley is a small rural village of around 1,600 residents (roughly 2,700 with its wider area). In the last few years alone, more than 120 new homes have been built or are close to completion within the village. Additional large developments in neighbouring villages have also added significant housing supply and many of those properties remain unsold or under-occupied.</p> <p>Introducing another major greenfield estate — with the possibility of later expansions — represents an excessive and unbalanced level of growth in a short time frame. It threatens to overwhelm village identity, character and rural setting. Sustainable development requires that settlement growth be proportionate, phased and aligned with available infrastructure, not simply added wherever land is open.</p> <p>2. Education and healthcare capacity not demonstrated Shepley has one primary school and one GP surgery. Both were under considerable pressure even before the recent wave of housing completions. There are no firm, funded and deliverable plans to expand school places or primary healthcare locally. This development would introduce hundreds of new residents without any certainty that essential services can absorb increased demand.</p> <p>Planning approval should not be granted without clear evidence from education and NHS providers that additional capacity can be provided in advance of occupation. At present, no such assurance exists.</p> <p>3. Significant concerns regarding foul drainage The foul sewer network serving Shepley was never designed to support this level of expansion. It is already carrying far greater flows than originally intended. I understand that the water company has previously expressed concerns and has no programmed upgrades for this area.</p>	

Further major development risks increasing the likelihood of foul flooding, pollution incidents and system overload. Any approval must be based on a detailed, site-specific assessment demonstrating that the existing network can cope, or that necessary upgrades will be fully funded and completed before homes are occupied. Without this, the proposal is not sustainable.

4. Emergency services and public safety

Shepley has no local emergency service presence. Fire, police and ambulance responses all come from outside the village, using narrow roads that are already congested at peak times. A development of this size will inevitably increase demand for emergency services and lengthen response times. This is a genuine public safety issue and has not been addressed within the application.

5. Broadband and essential utilities already stretched

Digital infrastructure in the village is under strain, and there is no clear plan or commitment to improve broadband capacity alongside this development. The same applies to other core utilities. Development should not proceed where it risks degrading service quality for existing residents.

6. Highways, traffic and village character

Shepley's road network was not built for rapid, large-scale population growth. Congestion, parking pressure and conflicts between vehicles, pedestrians and cyclists are already noticeable. Another 110–120 homes would add hundreds of daily vehicle movements, further reducing road safety, worsening air and noise pollution, and undermining the rural character of the village.

Crucially, the impact of this development cannot be assessed in isolation. The cumulative effect of recent and approved developments must be considered, and it is doubtful that the local network can safely accommodate all of them together.

7. Questionable local housing need at this scale

With many new-build properties in Shepley and nearby villages still unsold, the necessity for yet another large greenfield release is unclear. National policy encourages making effective use of land, especially brownfield land, and aligning new housing with infrastructure capacity. This proposal does neither.

Conclusion

This development would place significant additional pressure on schools, healthcare, drainage, emergency services, broadband and highways — all of which are already stretched. There are no firm, funded plans to address these problems, and the cumulative impact of recent growth has not been fully assessed.

For these reasons, the proposal fails to meet the principles of sustainable, infrastructure-led development and should be refused.