

Address: 32, STONECROFT GARDENS, SHEPLEY, HUDDERSFIELD, HD8 8EX

### 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 strongly object to the proposed plans for the following reasons;</p> <p>1. This site is based on SPZ1 of Shepley Spring. The company employs residents (approximately 130+) and supports local businesses and groups through community involvement. The boreholes are situated at the lowest point of the proposed development where sewage and drainage would have to be situated. The effect of any failure of this could be catastrophic. The disregard for this in a desktop based study by the developer shows a lack of respect to any of this.</p> <p>2. Proposed access by the developer is to make a one way system to Abbey Drive forcing all traffic out through Lea Drive to the main road. This means all traffic on existing estate plus 110 houses extra all funneled through an approx 1:7 gradient at the end of Lea Drive. Not only is the gradient to a main road unsuitable, this is also used as a school access route to Shepley First School and Pre-School so adds significant traffic and added danger to younger school children. I do not think this is acceptable at all. Access back out of Abbey drive is narrow and works traffic from Shepley Spring and other works units makes this equally as unsuitable. This site does not have appropriate access for this development, indeed the developer cannot move the heavy plant machinery in and out of site if following their own proposals for the road changes as HGV and heavy equipment has no way out.</p> <p>3. The land is Green Belt. There are farm buildings situated in the middle of two fields used for growing crops. There is further access to other fields from the proposed site which access for farming would be highly restricted by this development. It's not wasteland, its not infill land its an active farm with the necessary structures on it to continue this as primary activity. It's not in the Kirklees Development Plan to be used for housing either. Given its also on SPZ1 site and next to woodland containing a war memorial this cannot be considered as suitable building land.</p> <p>4. As a Shepley resident for 13 years and recently moved to Stonecroft Gardens the water supply pressure is near limits as is - we are at the end of the supply. The added height with the land topography will mean significant water supply works. This is not</p>	

height with the land topography will mean significant water supply works. This is not including current houses being built by the main road that are left unfinished yet to add to this. Yorkshire water state the sewers do not have additional capacity for this development and as its not in the plan so would be unsupported by them.

5. School impact - Its likely to be a staged build which is a football field from the First School. Construction noise, dust and debris and contamination must be considered. The school children often use the playing field that has a direct boundary with this proposed site which has obvious concerns, also consider this field is used all year round for sport and exercise for the village.

6. Existing village developments - There is an ongoing build of houses on the main road into Shepley that has been plagued by problems due to lack of demand for the types of houses built and the developer has stopped numerous times due to being unable to sell them. I have bought and lived in two houses in the village in 13 years and did not even consider one of these due to price and the physical layout of the development. I'm the target market for these types of developments and none meet any suitable criteria for me to want to move to one. The plans submitted for this new proposal do not either. This is a semi rural area, houses being built in very close proximity with no surrounding landscape are not why people live here. Buildings designed like this then sold for premium prices are only pushing the prices of the existing properties higher, I think its completely counter productive for the aim of helping people buy homes which is the very aim of the proposal.

Conclusion - If the proposed land is; actively farmed; has existing farming infrastructure; on a Source Protection water site that provides 130+ jobs and is the source of a world wide water supplier; classed as Green Belt; has unsuitable road access for a further residential estate; near to an existing struggling development of similar size that is not complete; likely to have a negative impact on both safety of children going to school, the air quality and noise impact while they are at school, and the safety of them going home again then it is entirely unsuitable for a housing development and this proposal should be refused as such.