

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?	Yes
<p>PLEASE REMOVE ANY REFERENCE TO MY ADDRESS ON ANY EXTERNAL MATERIAL.</p> <p>I strongly oppose the proposed development of 110 houses on land off Eastfield, Shepley, for the following reasons:</p> <p>1. Safety and Accessibility Concerns</p> <p>The existing road infrastructure in Shepley, particularly Lea Drive, Eastfield, and Knowle Park Avenue, was built in the 1970s and 1980s. These roads are narrow and were not designed to handle significant traffic, especially not an additional 200 cars, plus waste trucks, delivery vans, and emergency vehicles. At present, cars belonging to workers at Shepley Spring are forced to park on the kerb to allow one car to pass safely up Knowle Park Avenue.</p> <p>The entrance off Abbey Road onto The Knowle is already problematic, particularly when large HGVs from Shepley Spring need access. I have frequently had to reverse to let these vehicles pass, and this situation is only set to worsen with the increased traffic. The proposal to make Knowle Park Avenue a one-way street southbound is both illogical and dangerous. This would funnel all traffic in excess of 300 cars onto Lea Drive, which is already a steep and hazardous route, particularly in winter. Visibility is poor when turning onto Abbey Road, where cars parked on the roadside further obstruct sightlines. Currently, The Knowle exit is preferred by many because of better visibility, but under the proposed changes, the risk of accidents would increase.</p> <p>Furthermore, Lea Drive, which connects to Stonecroft Gardens, is also the designated drop-off and pick-up point for the local school. The added congestion during school hours would create significant safety hazards for children and parents. The planning proposal does not adequately address these issues or propose necessary improvements.</p> <p>2. Impact on Shepley Spring</p>	

Shepley Spring, a long-established local business employing over 130 people since 1974, relies on the mineral water boreholes located in the proposed development area. This is part of the SPZ1 (Source Protection Zone 1), and any development here could risk contamination or disruption to the water supply, which is crucial for the business. Shepley Spring has exclusive contracts with major supermarkets that require water to be bottled on-site. Disrupting this bottling process could lead to severe contractual issues, potentially jeopardizing the company's operations and jobs.

3. Loss of Green Belt Land

There is already a significant amount of undeveloped land across Kirklees designated for future housing, and Kirklees has yet to update its 2019 Local Plan, which should provide a comprehensive strategy for housing development. While I support the need for more affordable housing, this development does not meet the criteria for Green Belt release. Green Belt land should only be developed under exceptional circumstances, and I see no evidence that the developer has demonstrated a compelling need to justify this proposal. It seems they are selectively highlighting points that serve their interests, without fully considering the broader implications.

4. Inadequate Transport Links

Although Shepley has a train station, it is a single-track line with an unreliable hourly service, operating at only 56% on-time performance over the last 12 months. Relying on this service for daily commuting to Huddersfield or Sheffield is unrealistic, as delays are frequent. Furthermore, the limited bus service means that most new residents would likely rely on private vehicles, exacerbating the already congested A629, especially at the Sovereign Crossroads.

5. Additional Strain on Local Infrastructure

Local Amenities: The Coop in Shepley is a small convenience store, not a supermarket. This means that residents would need to travel to larger stores, adding more traffic to the A629 and increasing delivery vehicle activity. The Coop's current layout, with approximately 50% of its space dedicated to alcohol, further highlights its limited capacity to serve the needs of an increased population.

Sewerage and Waste: The existing sewer system is already under pressure, and I understand that Yorkshire Water has confirmed there is no capacity to accommodate the additional demand from the proposed development. Furthermore, there are no plans to upgrade the system.

Local School Capacity: By 2028, it is forecast that the local primary school will be at full capacity. The proposal anticipates the need for an additional 18 school spaces, but there is no clear plan for how this will be achieved, given the constraints of the Victorian Listed Building housing the school.

Conclusion

In conclusion, I believe that Banks Development has not fully addressed the significant

Issues raised by this proposal. The development would strain local infrastructure, create safety risks, and threaten local businesses, all while encroaching on Green Belt land. Given the lack of adequate planning and mitigation measures, I cannot see how this development could be justified.