

# **Planning Objection – Eastfield Shepley Huddersfield**

**Planning Application: 2025/92776**

164 Marsh Lane  
Shepley  
Huddersfield  
HD8 8AX

**I would like to formally object to the above planning application for reasons as follows:**

## **1. Traffic Increase, Congestion & Risk**

**A:** Shepley was originally a small rural village with a road system and traffic routes that were designed to support a village community.

None of the roads in the last 20 years have been widened or restructured or been redesigned to cope with the increase in traffic that has occurred especially over the last 10 years.

The main road (Abbey Road) which runs through the main heart of Shepley is a main artery that takes people into Huddersfield or in the opposite direction towards Wakefield, Penistone, Leeds, Barnsley or Sheffield

This road particularly at rush hour times is already heavily congested with commuters and delivery vehicles. The road also carries large heavy articulated lorries throughout the day.

**Question: Have the developers conducted a Traffic census consultation and shown the impact that the increase in traffic will have if planning for the development of over 100 houses is granted.**

**B:** The main cross roads (Holmfirth Road & Barnsley Road) adjacent to the Sovereign Pub and service station are an identified accident blackspot. Over the past 5 – 10 years there have been numerous accidents with serious injuries and even a death occurring. An increase in traffic will only increase the risk of more accidents unless major road layout/control/ improvements are made at this junction.

Further down the main (Penistone Road) towards Shepley - approximately 200 – 300 metres from the Holmfirth Road/Barnsley Road junction there is another set of cross roads (Cross Lane/Carr Lane which are off Lane Head Road. These are also an accident blackspot. There have been serious accidents at these crossroads also over the last 5 – 10 years. An increase in traffic on the main Lane Head Road will in addition increase the risk of more accidents at this black spot unless major road layout control/improvements are made.

**C:** There is already a major and large housing development taking place just out of the centre of Shepley Village adjacent to Abbey Road. The developers are Vivly Living, and the site address is **Tenter Hill Gardens Abbey Road**. Phase one of this development was completed approximately 18 months ago. Phase two which appears to have been delayed is part underway.

Once all houses in this development are occupied this will have a major impact on the already congested Abbey Road and main route into Huddersfield.

**D;** The main Abbey Road/Penistone Road leading from Shepley towards Huddersfield goes through the outskirts of Shelley and Kirkburton. These are two villages with a substantial population. The majority of people travelling by car into Huddersfield Town centre already use the main Penistone Road. This causes major congestion at peak hours but also throughout the day. If any road works or even minor disruption occurs on this road at any point, there are substantial tail backs that occur that often back up right

into the centre of Shepley village. Any addition to houses in Shepley will increase the amount of traffic along this route causing even more disruption and congestion

**E:** There are already two major housing developments underway at the bottom of Station Road Lepton (**Violet Homes – 67 Houses**) and at Fenay Bridge adjacent to Penistone Road (Newett Homes- **68 Houses**). These are being built on what was open countryside and fields. Once these developments are completed and occupied this will increase the traffic using the main Penistone Road into Huddersfield causing even more congestion for anyone travelling into Huddersfield or anyone travelling the opposite direction towards Sheffield/Wakefield/ Leeds which will in addition have to pass through the village of Shepley once again increasing traffic congestion.

**F:** The three major housing developments already underway along Penistone Road/Abbey Road in combination and individually will have a major impact on traffic congestion in both directions. If an additional 100 house were also built in Shepley combined with the already approved housing developments in the direct locality, then traffic volume and congestion will be increased even further.

**Question: Have the developers done a traffic census/ consultation and demonstrated the effects that the vast increase in vehicles will have along Penistone Road and Abbey Road and through the village of Shepley.**

## **2. Shopping Facilities Congestion & Parking**

**A;** Shepley village is currently serviced by a small number of shops which are mainly situated along Station Road which leads from the bottom of Marsh Lane and is directly adjacent/opposite to the Black Bull public house.

There is only one small Co-Operative that sells food and drink. This is not a supermarket as been suggested but a modest store in

terms of square footage. This site/location is currently extremely busy and over subscribed regularly selling out of fresh food and other items on a regular basis. This means that large lorries have to regularly deliver to this site . This causes major congestion directly outside the store and at the junction of Marsh Lane and Station Road

Customers visiting the Co Op store generally park outside the store on Station road or at the junction of Station Road and Marsh Lane. This means that when lorries are trying to deliver to the site there is major congestion directly outside the store. If a lorry cannot park outside the store, they park up at the bottom of Marsh Lane outside the Black Bull Pub until a space for delivery becomes available. This causes major problems for traffic and especially buses trying to travel up Marsh Lane.

Cars also parked on the right-hand side of Marsh Lane just approximately 10 – 20 metres up from the junction of Station Road also cause an obstruction to vehicles and buses attempting to travel up Marsh Lane. This then has a knock-on effect to traffic at the very bottom of Marsh Lane who cannot progress up Station Road or Marsh Lane. Traffic then trying to turn off Abbey Road into Marsh Lane are blocked which causes a further back log and hold up to other vehicles that are travelling up Abbey Road.

If an additional 100 houses were built in Shepley, I believe that especially at peak times the junctions of Station Road/Marsh Lane and Abbey Road /Marsh Lane would be grid locked.

**Please see photographs below showing parking example on Station Road (Outside Co Op) and Marsh Lane. Taken outside peak hours.**





**B:** There are currently no car parks available in Shepley that could be used by visitors or customers of the co-op other than a very small car park to the rear of the Black Bull Pub which has parking restrictions and is not for Public Parking.

**Please See Photograph below**



**Question: Has the developer done a consultation as to the impact an additional 100 house will have on the capabilities and supply chain of the current small cooperative and local shops.**

**Has the developer offered to invest in anything that will support the village of Shepley in terms of available infrastructure/shops/roads/ Car Parks etc**

### **3. Doctors /Dentist**

There is currently one Health Centre and one dentist in the village of Shepley. Both are currently over subscribed, and this is evident when attempting to make an appointment at either. It is quite obvious that the development of an additional 100 houses in the village of Shepley with a minimum of 200 residents will impact on the service that the local Health centre and dentists will be able to offer.

If the new housing development residents be registered with the Shepley Health centre or dentist, they will very likely have to register with a practice outside the village. It is almost inevitable if they do manage to register with another village or town centre practice that this will almost certainly involve a car journey to the site as public transport will not be suitable. Once again this will add to the already congested local roads.

**Question: Have the developers done a consultation as to the impact an additional 200 residents will have on the local Health Centre & dentists.**

### **4. Broad Band**

For many years the village of Shepley had extremely poor Broadband facilities and speeds. It is only in the last few years that full fibre broadband has been available, and this has resulted in a much faster and reliable broadband connection.

**Question: What impact will an additional 100 houses have on the current broadband facility. Has the Developer done a consultation on the impact this will have to the village. What type of internet infrastructure would be installed in the new development and what is the existing network capacity in the area.**

## **5. Railway Station – Shepley**

Shepley currently has a railway station with a direct route to some surrounding towns/cities including Huddersfield, Penistone, Barnsley and Sheffield.

There is no car park to this station and therefore travellers use the adjacent streets to park their cars before travelling. Station road is the main street used for parking but already parking is in high demand and oversubscribed. Cars also use the adjacent residential streets sometimes parking directly outside the homes of Shepley residents.

**Please See below Photo showing parked cars at the bottom of Station Road close to the railway Station**



There is also no current secure bicycle storage at the station and therefore most cyclists are dissuaded from travelling to the station by bike.

Currently train punctuality runs at only 50% which is very frustrating for anyone using the train to travel to a business meeting.

It has been suggested that the residents of a new housing development would be able to use the village station to travel rather than use their cars. I am certain for the reasons listed above that very quickly any new residents who find that they cannot not park or could not rely on train times would quickly revert back to their more reliable and congesting cars.

**Question: Has the developer done a consultation on the numbers of new residents that are likely to use a train or even looked in to the reliability of the current service from Shepley Railway Station.**

**Has the developer consulted on parking availability at the station.**

## **6. Local Schools**

Shepley First school is the only school in the village. It is a small/medium village school that currently is close to capacity

There is no doubt that any additional load on this school will result in either potential new pupils being turned away or an increase in class sizes to accommodate new pupils thus potentially affecting the quality of education currently being delivered by the school

## **7. Shepley Spring Water**

The above company is the major single employer in the village of Shepley. It has been established since 1996 but the original links to the family founder date back to 1974.

The company supply bottled spring wate produced from their own bore hole at their site in Shepley nationally throughout the UK.

The Proposed Development will require substantial drainage installation and improvements. There is a distinct risk that any structural disturbance and drainage installations could put at risk and contaminate the natural Spring Water supply that keeps Sheplet Spring Water in Business. Should this occur the largest and most valued employer in the village of Shepley would potentially be out of business.

**Question: How can the developer guarantee that no damage or contamination will occur to the Shepley Spring Water supply and what evidence has been submitted to back up any guarantee.**

The new proposed development which is very close to the Shepley Spring Water site will have a major impact on every day-to-day business of this company. The proposed route for construction delivery vehicles along The Knowle is along a very narrow road.

There is a very high risk that the large numbers of heavy lorries delivering construction materials will potentially undermine the structural stability of this road which is adjacent to the Shepley Spring Water site. This would have significant impact on the business of Shepley Spring Water.

In addition, the congestion created by deliveries to the proposed development site will have significant impact on Shepley Spring Water vehicles entering and leaving their site due to the narrow nature of the road.

It is proposed that to ease congestion along The Knowle the road will be designated one way so that delivery vehicles would enter the development site via The Knowle and then when leaving the site they would exit via Lea Drive (Shepley Spring Water vehicles would also be subject to the one-way designation)

The exit route from the proposed development site would be along Lea Drive to the end of Lea Drive down a very steep incline to the

junction with Abbey Road. The incline has been calculated at 1 in 7 which is a very steep incline and much steeper than the recommended current recommended of a 1 in 15 incline.

It is a well-known fact (with Shepley residents) that in the winter months the steep incline at the bottom of Lea Drive is prone to freezing and icing up. This creates a very dangerous situation for current residents who live on this road and use it to travel on to Abbey Road. Some cars in the past have attempted to navigate the steep incline in winter and have skidded down the incline on to this very busy main road.

It is quite obvious due to historical evidence that any heavy vehicle leaving the proposed development site down a steep incline (Lea Drive) will be at serious risk in winter weather of skidding down the incline out into a major busy congested main road., Further more should the brakes of a delivery vehicle fail then the potential for a very serious accident and potential death are a very distinct risk.

**Question: Has the developer assessed the risk and provided a method statement of how this risk will be reduced/eliminated.**

#### **8. Proposed Road Alterations – Lea drive**

It is proposed that Lea drive Shepley be permanently designated one-way following the completion of the proposed development. Current Residents and residents from the new development site will all have to use Lea drive to access the main Abbey Road by car.

Considering the number of houses currently on Lea drive and adjoining roads and then the addition of another 100 homes on the proposed Eastfield development who would all have to use Lea drive it is quite obvious that there will be major congestion at the junction of Lea drive and Abbey Road. This would be exaggerated at peak times and particularly when Penistone Road is also congested.

Access out on to the main Abbey Road would be extremely difficult potentially dangerous and time consuming and would increase the risk of accidents due to the increased number of vehicles. It would be essential that some type of traffic control system be installed at this junction. This would however then cause tailbacks and congestion through and out of the village of Shepley.

**Question: Has the developer done a highways consultation as to the risk and implication of the proposed changes to Lea drive.**

### **9. Impact On The Green Belt & Wildlife**

Shepley is well known for its beautiful surrounding green belt and countryside. This is used by dog walkers horse riders and adults/children of all ages.

Original planning laws were introduced to protect this green belt and stop urban sprawl. The continued attempts by outside developers to “steal” this green belt and destroy the openness of the greenbelt is not acceptable.

Further more there will be a major impact on wildlife and their habitat if the green fields trees and woodland that they rely on is taken away.

Question: Has the developer done any consultation on the impact to wildlife should the proposed development be granted.

It has been suggested that the developer will include some open green areas within the development area. This does not give justification to the development as the proposed site is currently a very large and natural open green space.

I sincerely hope that my objections to the proposed development At Eastfield Shepley will be seriously considered and that planning permission for this will be declined.