

Subject: Objection to Planning Application 2025/60/92776/E – Proposed Development of 100+ Houses in Shepley (Eastfield)

Dear Sir/Madam,

I am writing to formally object to the proposed development of over 100 new houses in Shepley via Eastfield, reference 2025/60/92776/E. While I recognise the need for sustainable housing growth, this proposal is wholly unsuitable for our village and would have a severely detrimental impact on the community, local services, and the landscape. Furthermore, there is clear evidence that existing new-build properties in the area remain unsold, raising questions about the necessity of this scale of development.

Grounds for Objection

1. Inadequate School Capacity

Shepley First School is already operating at full capacity, with no available space to accommodate additional pupils. Adding over 100 households would significantly increase demand for school places, exacerbating an already critical situation.

2. Overburdened Healthcare Services

Local GP surgeries are overstretched, with long waiting lists and limited appointment availability. The application does not include any commitment to expanding healthcare facilities or providing additional medical services. Introducing a development of this scale would place further unsustainable pressure on a system that is already failing to meet the needs of the existing population.

3. Harm to Green Belt and Local Character

The proposed site lies within designated Green Belt land, which plays a vital role in preserving rural character and preventing inappropriate expansion into open countryside. This development would result in the irreversible loss of valuable green space and wildlife habitat, fundamentally altering the charm and natural environment that defines our village. Increased traffic congestion, strain on local roads, and disruption to a close-knit rural community make this proposal disproportionate and incompatible with sustainable growth principles.

4. Road Safety and Access Concerns

As elderly residents on Eastfield, my parents rely on Knowle Park Avenue for access during winter conditions. The proposal to make this road one-way would leave us with Lea Drive as the only alternative, which is dangerously steep in snow and frost. Parents accessing the school would face similar challenges. Additionally, existing roads cannot accommodate the increased traffic from this development, given that only two access points connect to Penistone Road. Heavy goods vehicles from Shepley Spring and BGM Plastics already use these routes, compounding congestion and safety risks.

5. Environmental Risks

Part of the proposed site is located on a groundwater protection area, raising serious concerns about contamination and long-term environmental impact.

Conclusion

For these reasons, I respectfully request that the planning authority reject this application. The proposal is disproportionate in scale, incompatible with local infrastructure capacity, and harmful to the environment and community character. Thank you for considering my objection.