

**From:**  
**Sent:** 28 November 2025 19:33  
**To:** DC Admin  
**Subject:** OBJECTION to Planning Application Reference 2025/60/92776/E

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Dear Planning Officer,

I am writing to formally object to the above planning application for the following reasons. As a local resident have reviewed the submitted plans and supporting documents available on the Kirklees Council planning portal.

My concerns are based on material planning considerations and align with policies in the Kirklees Local Plan (2019) and National Planning Policy Framework (NPPF).

**1. Adverse Impact on Local Infrastructure and Highway Safety**

The proposed development of 110 residential units would significantly increase traffic volumes on Eastfield, Lea Drive, Knowle Park Avenue, The Knowle, Abbey Road, Lane Head Road, Firth Street, Station Road, Marsh Lane, Jos Lane Yew Tree Road Cross Lane, Carr Lane, Barnsley Road, Penistone Road, Holmfirth Road and other associated linked roads, exacerbating existing congestion and parking pressures, as well as increasing the existing risk of death and injury around the area of Cross Lane/Sovereign Crossroads. According to Kirklees Local Plan Policy T3 (Transport), developments

must not harm highway safety or capacity. No Transport Assessment has been provided to demonstrate mitigation, and the site lacks adequate access for heavy vehicles, increasing accident risk for pedestrians and schoolchildren. Evidence: Local traffic surveys would show that there would likely be delays in peak hours affecting the whole of Shepley including businesses, Medical and educational facilities.

## **2. Environmental and Biodiversity Harm**

The site includes greenfield land and is likely adjacent to protected habitat and the development fails to achieve the required 10% biodiversity net gain under the Environment Act 2021 and Kirklees Biodiversity Technical Advice Note (2021). Loss of mature trees and wildlife corridor would fragment local ecosystems, contrary to Local Plan Policy G5 (Green Infrastructure). Flood risk in the area (per Environment Agency maps) is unaddressed, potentially worsening surface water runoff in this area.

## **3. Incompatibility with Local Character and Heritage**

The scale and design of the proposal would dominate the surrounding area, eroding the area's historic character protected under Local Plan Policy D2 (Design Quality). It overlooks impacts on the nearby Grade II listed buildings of Shepley First School, (Historic England List Entry Number 1135357) and Shepley War Memorial (Historic

England List Entry Number 1453913) breaching NPPF Chapter 16 on conserving heritage assets.

#### **4. Inadequate Affordable Housing and Community Benefits**

The application provides no “significant OR comparable” (ie the affordable housing will not be of similar size to non affordable housing on the site) on-site affordable housing provision, falling short of Policy H2 requirements for sites over 10 dwellings. This would exacerbate housing inequality in Kirklees, where affordability challenges are acute (per 2023 Housing Needs Assessment).

#### **5. Noise, Privacy, and Amenity Loss**

Increased occupancy would generate unacceptable noise and light pollution, invading privacy for neighboring properties. This contravenes Policy D3 (Residential Amenity), with no acoustic study submitted to justify safeguards.

#### **6. Kirklees Planning School Places Policy**

No obvious account has been taken in the additional school places needed where an additional 3 children per 100 family houses per year group (7 year groups) are required and an additional 2 children per 100 family houses per year group for secondary (5 year groups).

In summary, this development does not constitute sustainable development as defined by the NPPF and would cause

demonstrable harm to the local environment, community, and infrastructure without sufficient benefits or mitigations. I urge the Council to refuse permission and, if necessary, call it in for committee determination. I request to be notified of the decision and any site visits.

Kind Regards

9 Well Ings Close,  
Shepley.  
HD8 8FG

“In the midst of chaos, there is also opportunity” - Sun Tzu

Sent from my iPadPro