

## DC Admin

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**Sent:** 01 December 2025 18:31  
**To:** DC Admin  
**Subject:** Planning Reference Ref: 2025/92776

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I object strongly to the proposed housing development by the Banks Group, off Eastfield in Shepley, and to the suggestion of reclassifying this Greenbelt land to Greybelt. It is not infill land as it is currently farmland and is next to other fields and farmland.

Work is underway on a new local plan to assess whether there is a need for any more housing locally and this should be produced first before any decisions are made. Banks appear to be picking from the old local plan rather than follow government guidance because the old local plan only required 35% affordable housing whereas the government default setting is 50%. There are three other housing developments already in Shepley – Vivly Living development on Abbey Road, Tailor's Green on Abbey Road and another on Marsh Lane. We do not need any more housing in the area.

Highway safety and traffic congestion is a major concern. Access to the proposed site is totally inappropriate and dangerous. Eastfield is a narrow road as are all the access points to the current estate. Access to Lea Drive is 1 in 7 which is far too steep to be acceptable. Kerbside parking is common on Eastfield, Lea Drive and Knowle Park Avenue therefore reducing the width of the road even more and increasing the risk of accidents for both pedestrians and motorists. Local infrastructure could not cope with the extra congestion and traffic.

Children on the current estate play outside in the street and cycle together or kick a ball around. An increased volume of traffic would put a stop to this, therefore disadvantaging local children by preventing them from playing together and benefitting from socialisation and physical activity.

The proposed one-way system for traffic in Knowle Park Avenue is not practical and would cause a grave danger to life by increasing the risk of accidents. The developer accepts that there is only one viable exit from the proposed development – a steep 1 in 7 narrow exit onto a major road, an exit which can be icy in cold weather, busy with parked cars at school drop off and pick up time – unsuitable for construction traffic and any extra traffic. It would be hazardous for pedestrians,

parents with pushchairs, dog walkers and those with mobility scooters. Kirklees' current policy is that the maximum gradient on any new development is 1 in 15, therefore how can 1 in 7 be acceptable?? School drop-off time would be very congested with the road being narrowed by parked cars causing an obstruction for any additional traffic.

Transport links – Shepley has very poor public transport. A single track rail line results in delays in trains almost 50% of the time. It is too unreliable to use for commuting or connecting to other trains. One of the platforms has no inclusive access – therefore inaccessible for wheelchair users of those with mobility issues or prams. The station has no parking provision.

Buses – there is an hourly service from Shepley but no service on a Sunday and no service from Huddersfield after 6:20pm. Therefore, everyone would be using cars – on the already congested roads, leading to more accidents. The Sovereign Crossroads is an accident black spot already.

The Victorian sewer network does not have the capacity to support the development – a fact which is stated in a letter from Yorkshire Water to Banks Group dated 29th April 2025.

Shepley Spring – a local employer - employs 130 people and supports Shepley community. It holds contracts with major supermarket chains, and this proposed development would be a threat to their business, by causing a risk to the quality of the underground water supply on the proposed land.

There is no supermarket in Shepley – but rather a small Co-op convenience store. Therefore, more cars would be on the roads as people would need to travel to do their weekly shops.

The services at Shepley Health Centre are already under pressure with the existing current demand and would not be able to cope with an increased demand resulting in a decline in service levels and hence current patients suffering.

Shepley First school is predicted to be at 100% capacity by 2028 therefore necessitating further travel to alternative schools for prospective children and more cars on the road leading to further pollution.

Broadband speed is not good in the area as it is and would deteriorate even more with more people using it. Current residents should not have to suffer by a further deterioration.