

Banks Planning Application Objection

My objection is as follows;

Yorkshire Water

Yorkshire Water has advised that the local sewer network cannot accommodate a development of this scale. Proceeding with the application would likely result in opposition from Yorkshire Water, as network overloading could cause sewage discharges into local rivers and streams, leading to significant environmental harm.

Transport Links/ Congestion

The developer's assertion regarding minimal car use due to "excellent" transport links is unsubstantiated. Bus services in Shepley are infrequent, operating only hourly and ending early in the evening, with no service on Sundays. Train services are similarly limited and unreliable, with only 56.4% running on time. Accessibility at Shepley Station is poor for those with mobility challenges, as one platform is accessible only by steps. There is no car park. Consequently, car usage will inevitably rise, exacerbating congestion on the already busy A629 and surrounding roads. Residents will also require cars for weekly supermarket shopping, as Shepley lacks a supermarket. Increased online deliveries will further contribute to local traffic. Also, the existing Vivly plot on Abbey Road is still incomplete with plots unsold.

Shepley Spring

The proposed development poses a serious risk to Shepley Spring, a major local employer with over 100 staff. Any contamination of the water supply could jeopardize the business and the livelihoods of many families. The aquifer serving Shepley Spring is within a protected zone (SPZ1); failure to safeguard this area would undermine its protected status.

Community

While the need for additional housing is recognized, new developments should not come at the expense of the existing community, which is already under strain. Building on greenbelt land is justified by the developer as meeting a "demonstrable and unmet need," yet this approach selectively applies the KMC Local Plan (2019), adhering to affordable housing requirements while disregarding greenbelt protections.

Additional concerns include:

- The Shepley Co-op is a convenience store, not a supermarket as Banks suggests
- The Shepley Health Centre already serves a wide catchment area, including Stocksmoor and Upper Cumberworth.
- Broadband speeds are likely to be diluted by further development.
- The site is not included in the current Yorkshire Water Asset Management Plan (AMP) period.

In summary, the proposed development would place unsustainable pressure on local infrastructure, threaten environmental and business interests, and compromise the integrity of protected land.