

About the application

Application number: 2025/92776	
What is the application for?:	Outline application, with all matters reserved, for residential development with
Address of the site or building:	land at, Eastfield, Shepley, Huddersfield, HD8 8HB
Postcode:	DH7 8XL

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

As a local resident, I strongly object to planning application 2025/92776 for up to 110 dwellings at Eastfield, Shepley. This proposal would cause significant and unnecessary harm to the local environment, infrastructure, and community, and is inconsistent with both the National Planning Policy Framework (NPPF) and the Kirklees Local Plan.

1. Impact on Green Belt and Rural Character

The Eastfield site is open countryside within the historic Green Belt. The NPPF emphasizes the importance of preserving Green Belt land, and development here would constitute inappropriate use, permanently altering the rural character and openness of Shepley. Rebranding the site as “grey belt” does not diminish the requirement to protect its Green Belt status.

2. Traffic, Access, and Parking Concerns

The development would introduce at least 200 additional vehicles, exacerbating congestion on already narrow village roads. This would be particularly felt on the roads adjacent to/surrounding the local CO-OP where I believe present traffic levels already exceed safe limits. The proposed access arrangements would increase risks for pedestrians, particularly children, and likely lead to parking overspill, obstructing pavements and restricting access for emergency and essential services.

3. Inadequate Local Infrastructure

Shepley’s existing health center, school, and amenities are already under strain. There is no evidence of planned expansion to accommodate the projected increase in residents, which would further burden local services and force greater reliance on cars.

4. Risk to Water Supply

The site lies within a Groundwater Source Protection Zone, safeguarding a potable water supply. Intensive development would increase the risk of pollution and disturbance to the aquifer. Without clear assurances from the Environment Agency and Yorkshire Water, this location is unsuitable for major housing development.

5. Questionable Housing Need

Recent developments in Shepley remain unsold, with high prices and slow sales indicating limited demand. The proposed mix of “affordable” and market-rate homes does not address local needs, and the cumulative impact of further development would be detrimental.

Conclusion

The lasting harm to the Green Belt, local infrastructure, highway safety, and water supply outweighs any potential benefits of this development. I respectfully request that planning application 2025/92776 be refused, or at minimum, deferred until comprehensive evidence on infrastructure capacity and water safety is provided.