

4 Eastfield, Shepley, Huddersfield HD8 8HB

Kirklees Planning Service
Civic Centre 3
PO BOX B93
Huddersfield
HD1 2JJ

24th November 2025

Dear Louise

Planning Application 2025/92776 - Land at Eastfield, Shepley, Huddersfield

Applicant: Banks Group Ltd

I would like to register my strong objection to the above planning application and request that the Local Authority totally reject the application. My objections are as follows.

1. The site of the proposed development is on land designated as Green Belt on the Kirklees Local Plan currently in force and surely applicable until a new one is developed and approved. Therefore, development should be refused unless there are very special circumstances (see National Planning Policy Framework). One exception can be where there is a "demonstrable unmet need", which Banks are trying to use. This is false. There are 3 developments being carried out in Shepley at this very moment, all of which are struggling to be marketed. There are also many other sites across Kirklees not on Green Belt that could satisfy any perceived unmet need.
2. The applicant having accepted that the visibility splays at the Knowle Park Avenue and The Knowle are insufficient, their suggestion is to make Lea Drive/ Abbey Road junction the ONLY !!! exit from the new development AND existing estate i.e. for nearly 400 resident's cars and delivery, service and emergency vehicles. This is incredible !!!, especially as Lea Drive has a particularly **steep gradient** down to Abbey Road, a busy A road, and the sight lines at the junction are very often blocked by parked cars on the main road. In winter the junction is avoided by existing residents because they know that snowy/icy conditions on such a steep gradient make it extremely dangerous and impassable (even for pedestrians). If this "only exit" proposal goes ahead you are, in winter months, trapping people in their homes and cutting them off from vital deliveries and emergency services. You would also be increasing exponentially the dangers at this junction. If having only one exit for nearly 200 estate properties houses is not against Local Planning rules, it should be.

3. The other consequence of 2 is to force a constant stream of heavy construction and tradesman's vehicles to pass outside my home during site works (which could take months) and an extra 200+ cars plus delivery and service vehicles when the site is completed. All this along a quiet, narrow estate road with a thin layer of tarmac, which is already crumbling, and constricted by parked cars. The noise, inconvenience and general mess will make living conditions **totally intolerable** and downgrade the character of the area, which at present is quiet and child friendly as a result of a mix of detached houses and bungalows lived in by mainly retired people.
4. The applicant trumpets the facilities in the village to help his application. **At present**, the "supermarket" is in fact a convenience store with limited parking, it is almost impossible to get an appointment of any kind at the Health Centre, the primary school is almost full with no physical means of expansion, the bus service is mostly hourly with the last bus in/out the village early evening (no service on Sunday), the station (on a line with one of the worst reliability scores in the country) is inaccessible to non-ambulant people (!!!!) and has no car parking except for outside the houses in Station Road, the library is constantly under threat of closure. Need I go on? When (or, if) the present developments in the village are finished, the village will have gone beyond breaking point and become a commuting suburb of Huddersfield with roads blocked by parked cars because public transport services are so poor. If this application is approved the character of the village will change irrevocably.

Please refuse this application for the sake of my (and other Eastfield residents) health and sanity.