

Address: The Coach House, 18A, Abbey Road, Huddersfield, hd88ep

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?	No

This proposed development is on a scale that is far in excess of what the existing infrastructure and community can support. In addition to the 2 recent developments of Tailors Green and Tenter Hills, this is proposed site is even larger and with even worse road access. Below are some key points that clearly show this site is unsuitable and not needed in Shepley.

1. The Tailors Green site is still unfinished since that developer conveniently declared bankruptcy, leaving the current residents of 2 years with a half finished site.

2. The Tenter Hills development is, to date, still unfinished, and not even half way through development. Not only have the 2 aforementioned developments taken away essential green space in the village, they have also caused repeated road closures, disruptions, increased traffic and noise, and general reduction in the quality of the local environment.

3. The increased traffic joining Penistone/Abbey Rd is a problem. The on-road parking is already a problem around the school and the turn onto Marsh Lane.

4. There is no other solution for them to access the main road from the proposed site than the 2 existing points thereby causing increased congestion for all existing residents.

5. Penistone/Abbey Road is an accident hot spot, particularly at the cross roads and junction at the Sovereign. According to Kirklees Local Plan Policy T3 (Transport), developments must not harm highway safety or capacity, of which this development will. Extra traffic joining at this point will have only a negative effect on this existing problem area.

6. Linked to the traffic problems is the constant road works that occur towards Huddersfield, around Kirkburton and Fenay Bridge. Not only are there another 2 large developments happening there - which begs the question why we need another one here - Yorkshire water dig the road up at least 6 times a year, and the flooding that happens is no doubt partly due to the general local increased development and removal of natural water retention of the green land.

7. It is beyond sensible thought how turning a 100% green field into houses could achieve any biodiversity net gain at all.

8. The supposed contribution that the developer will make to local education and healthcare facilities will be a token gesture and do nothing to offer any help at all. As with the other two developments, it will offer no substantial benefit because the village is already full and so no amount of contribution will build more schools, doctors or dentists. Therefore, it will be of no use.

9. Noise, Privacy, and Amenity Loss, plus Increased occupancy would generate unacceptable noise and light pollution, invading privacy for neighbouring properties.

10. The affordable houses will not be affordable.

11. This site seems to have been picked because Shepley is a nice village, with no thought that this will make it a not-nice-village. It seems to have shoe-horned to build the largest development in Shepley with possibly the most limited access and on the greenest site.

In short, I urge the Council to refuse permission outright.