

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
<p>Dear Sir/Madam,</p> <p>I wish to object to the above planning application for outline permission for residential development at Land at Eastfield, Shepley. My objections are based on the following material planning considerations:</p> <p>1. Highway Safety & Traffic Impact</p> <p>Shepley already experiences significant congestion, particularly around the A629, local village centre, and access points used for school traffic.</p> <p>Additional residential units on Eastfield would:</p> <ul style="list-style-type: none">• Increase peak-time traffic movements• Intensify existing congestion• Create additional turning movements onto narrow local roads• Increase risks to pedestrians, including school children <p>The local road network is already operating at or near capacity, and no detailed transport assessment has been provided to demonstrate that safe access can be achieved.</p> <p>2. Drainage, Flood Risk & Surface Water Concerns</p> <p>The application site is known locally to have:</p> <ul style="list-style-type: none">• Poor natural drainage• Periods of standing water during wet weather• Proximity to existing watercourses (as the application form confirms) <p>Developing this land risks:</p>	

Developing this land risks:

- Increased surface water runoff
- Overloading nearby drainage infrastructure
- Raising flood risk to surrounding properties

The applicant marks an “existing watercourse” as a disposal route, but a comprehensive Flood Risk Assessment, hydrological model, or sustainable drainage strategy has been made available at this stage.

Given the history of local flooding in the Shepley area, this is a significant omission.

3. Impact on Character of Shepley & Settlement Pattern

Shepley is a rural village with a clear landscape setting and dispersed settlement pattern.

The proposed development would:

- Represent encroachment onto open land
- Erode the rural character of Eastfield
- Create overdevelopment inconsistent with surrounding low-density housing

The proposal does not appear to respect the Shepley Neighbourhood context, nor contribute positively to the established urban form.

4. Loss of Open Green Space & Landscape Harm

The application form references “open space and landscaping”, confirming the land is currently open.

Development here would:

- Permanently remove an area of green space
- Negatively affect visual amenity for residents
- Reduce wildlife habitat and ecological connectivity

This site provides important separation between existing built areas; its loss would be harmful to the wider landscape character.

5. Environmental & Ecological Impacts

Without detailed ecological reports, it is impossible to assess:

- Habitat loss
- Impact on protected species
- Impact on biodiversity
- Effects on mature trees and hedgerows

Any outline approval without this evidence risks irreversible environmental harm.

6. Lack of Infrastructure to Support Additional Housing

Shepley already faces pressure on:

- Schools (oversubscription)
- GP and healthcare provision
- Public transport
- Utilities and drainage capacity

No evidence has been provided to demonstrate that the village can sustainably accommodate further population growth.