

## 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>Objection to Outline Planning Application for 110 Houses on Green Belt Land</p> <p>I wish to register my strong objection to the above outline planning application for 110 residential dwellings. My concerns are detailed below.</p> <p>1. Inappropriate Development in the Green Belt</p> <p>The proposed site is designated Green Belt, and the development represents inappropriate use of protected land. This scheme would:</p> <ul style="list-style-type: none"><li>• Permanently remove important green space,</li><li>• Erode openness and rural character, and</li><li>• Set a precedent for further Green Belt loss.</li></ul> <p>No "very special circumstances" have been demonstrated to outweigh this harm.</p> <p>2. Site Within an Environmental / Ecological Protection Zone</p> <p>The land sits within an environmentally sensitive area with recognised ecological value. Development of this scale would:</p> <ul style="list-style-type: none"><li>• Damage wildlife habitats,</li><li>• Disrupt ecological networks, and</li><li>• Increase light, noise, and pollution within a protected zone.</li></ul> <p>This directly conflicts with environmental protection policies.</p> <p>3. Unsuitable Local Road Infrastructure</p> <p>The roads on this small residential estate, including Lea Drive, are narrow, winding, and entirely unsuitable for heavy traffic. The additional vehicles from 110 new homes would cause:</p> <ul style="list-style-type: none"><li>• Severe congestion and bottlenecking,</li><li>• Increased safety hazards for pedestrians, cyclists, and children</li></ul>	

- increased safety hazards for pedestrians, cyclists, and children,
- Reduced emergency vehicle access.

#### 4. HMO Residence Adjacent to the Proposed Entry/Exit Route on Lea Drive (38 Lea Drive)

A House in Multiple Occupation (HMO) is located very close to the proposed main entry and exit point for the development on Lea Drive. This raises serious concerns:

- Increased parking pressure around the HMO already narrows the road, making it hazardous for vehicles turning in or out.
- Higher pedestrian activity associated with an HMO increases the risk of accidents at what would become a much busier junction.
- Emergency access concerns, as the combination of HMO parking and intensified traffic may obstruct or delay emergency services.

Placing the only access point so close to an HMO exacerbates an already unsafe and unsuitable road layout.

#### 5. Risk to Shepley Spring Water Company and Local Employment

The site lies close to Shepley Spring, a major local employer dependent on the purity of surrounding groundwater. The development risks:

- Groundwater contamination or interference during construction,
- Operational disruption, and
- Potential job losses if water quality or supply is compromised.

Significant weight must be given to protecting this established local business.

#### 6. Lack of Capacity at Shepley First School

Shepley First School is already operating at or near full capacity and has limited ability to expand. Additional families from 110 homes would:

- Exceed available school places,
- Force children to travel outside the village for education, and
- Increase traffic and transport pressures on local roads.

#### 7. Insufficient GP and Healthcare Capacity

Local GP practices are already overstretched, with long waiting times and limited appointment availability. The proposed development would:

- Further strain primary care services,
- Increase waiting times, and
- Add pressure without any firm plan to support healthcare infrastructure.

#### 8. Other Local Infrastructure Pressures

Utilities, drainage, parking, and public transport in the area are already under strain.

The development does not provide adequate mitigation for these existing issues.

#### 9. Conflict with Local and National Planning Policy

This proposal conflicts with multiple policy areas, including:

- Green Belt protection,
- Biodiversity and environmental safeguards,
- Sustainable development principles, and
- Local Plan settlement strategies.

It cannot be considered appropriate or sustainable for this location.

#### Conclusion

For the reasons given, including Green Belt harm, ecological impact, unsuitable roads, risks to Shepley Spring and local employment, insufficient school and healthcare capacity, and safety concerns relating to the nearby HMO, I respectfully request that this planning application be refused in full.