

## 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?	<input type="checkbox"/> Yes
<p>The proposed development site at Eastfield is on land clearly designated as Green Belt this is accepted by Banks Group within their planning Application. However, "Government Policy" states that to develop Green Belt land should only be allowed in "Very Special Circumstances" this is clearly stated with the "National Planning Policy Framework" ("NPPF"). There are exceptions to this as set out within the "NPPF" however I believe these do not apply as this is obviously not "infill land" as it is currently used as farmland and in recent years has grown specialist crops, the straw used in thatched roofs.</p> <p>Where greenbelt is developed the "NPPF" states that there are certain rules that must be followed, I believe these are called the "Golden Rules" and must be adhered to. One of the key rules is "necessary improvements to local or national infrastructure" I have not seen any meaningful proposal regarding such contributions.</p> <p>The next point that I would like to raise is with regards to traffic and the suitability of the existing roads to sustain a significant increase in the traffic flow through Lea Drive, Eastfield's and Knowle Park Avenue. These are quite narrow streets, with poor street lighting, numerous cars park on the streets, and they struggle to cope with the current flow of traffic particularly at school drop off and pick up times. How the current road system will be able to guarantee the safety of pedestrians and especially school children is beyond comprehension let alone the construction traffic required to build the new houses.</p> <p>Within Banks Group's Planning Statement, it states "It is proposed that Knowle Park Avenue becomes a one-way southbound street, ensuring any vehicles leaving the proposed development will use Lea Drive and Abbey Road South junction when exiting the estate. This junction has very poor visibility of any vehicles approaching from the left when leaving the estate. In addition to this the gradient of the exit from Lea Drive is quite steep (well above Kirklees Council guidelines for exiting onto a busy main road) and for long periods of winter the slope down Lea Drive is covered with ice (especially in the mornings) this makes stopping very difficult with many cars sliding into the main road. From our house and drive we can see the top part of the slope and already this year have observed two cars sliding down the road out of control.</p> <p>I also believe that local amenities are insufficient to cope with this development, Schools / education the local school, Shepley First School is currently just under full</p>	

- Schools / education the local school, Shepley First School is currently just under full capacity, however, this under capacity is only in certain age groups and is forecast to be back to full capacity by 2028. We are aware of a number of children whose families live on the estate that are currently having to travel to Thurstonland and Skelmanthorpe for education as their age groups are at full capacity in Shepley First School.

- Shepley Health Centre has patients from many of the surrounding villages and it is already very difficult to get appointments to see a doctor often resulting in a wait of 2 to 3 weeks, an additional 200+ patients would be very unfair to existing patients and the staff at the health centre, this will certainly result in the further decline in the service offered.

- Shops, It is noted in the planning application that Banks refer to our Co-op as a Supermarket, it operates as a local convenience store only offering the basics and the development would increase substantially the number of delivery vans using the estate.

The last point I would like to raise is with respect to the Shepley Springs a very well-established local company providing many jobs to Kirklees residents. They provide locally sourced bottled water to a very large client base including many nationwide retailers. The Banks development would undoubtedly put sustainability of this business at risk of potential closure as the development is to be built upon ground that would affect the quality of this water.