

DC Admin

From:
Sent: 07 December 2025 18:45
To: DC Admin
Subject: Application ref 2025/92776

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am objecting to the proposed housing development at Eastfield Shepley by Banks, for the following reasons,

The land is designated Green Belt Land. It does not meet the NPPF para 154 criteria - It is not infill land. It is next to open fields & farmland. Banks are wanting to reclassify the land as Grey Belt, this relates to towns & cities not villages Shepley is a village.

Banks are using the Local Plan when it suits them & disregarding it when it doesn't.

Access to the land is from Eastfield via Lea Drive or Knowle Park Avenue. These are narrow roads often with kerb side parking reducing road width even more. These roads are totally unsuitable for construction traffic, the roads not constructed to carry heavy vehicles, or the amount of traffic generated by these new houses if these plans are passed.

The developer accepts that the only way to manage the traffic would be a one way system involving all traffic leaving by the Lea Drive junction on to Abbey Road. Lea Drive is very steep. The gradient on Lea Drive is about 1 in 7,. Kirklees current policy is that a maximum gradient of 1 in 15 for any new development. Locals do not use Lea Drive in icy/ snowy weather as it is so dangerous. Not being able to safely control a vehicle down the steep hill risks skidding onto a very busy Abbey Road into HGV traffic & children walking to the nearby Infant & Junior school. If you still have not managed to stop then it's over the road into a stone wall & the long drop into Shepley Beck probably causing serious injury or even death. Any utility works around that junction on Lea Drive would mean no vehicles could use it including emergency vehicles as it would be too narrow and no one would be able to leave the houses there. People from this proposed estate will not walk to the station, so adding to this problem.

Although Shepley has a train station it has its own set of problems. It has no parking provision so cars are left on the road side restricting the width of the road, making it difficult for all traffic but especially emergency vehicles, or they are parked on the footpath making it impossible to walk on them. One platform is only accessible by steps. The hourly trains are often late due to single track running through Shepley. Trains are often cancelled making catching connecting trains unreliable.

A letter dated 29th April 2025 to the Banks Group from Yorkshire Water said that they could not support the proposal as the present sewer network does not have the capacity to support such a development.

Shepley Spring is a business which employs over 130 people. It has recently improved its manufacturing processes & invested in new technology to secure its future & that of its workforce. A threat to the quality of its water which is drawn from underneath part of the proposed development would be catastrophic to the business. Shepley Spring also supports many local events in the village.

Shepley Health Center usually has a waiting time of up to 4 weeks for a doctors appointment. This will increase with 200 plus new patients registering from the proposed development. The health center is on Jos Lane , a small residential road with kirb side parking on it. It is already very busy with traffic as it is used as a rat run to Berry Brow & Honley .

Plan PA07 refers to a supermarket in Shepley. The Co-op is a small convenience store, not somewhere to do a weekly shop, more for popping in to buy milk or wine. Again there is no carpark for the shop so the junctions of Marsh Lane, Station Road & Abbey Road can get extremely snarled up especially when deliveries are taking place or in icy or snowy conditions.

The broadband is very slow even though it has been improved. The signal often drops out completely. Having to cope with hundreds of new devices connecting to it will weaken the signal even more .

This is a totally inappropriate development for Shepley & should not be given planning permission.

I do not wish to have any of my contact details made public.