

Address: 80, The Knowle, Huddersfield, HD8 8EA

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

1) Proposed development is on green belt land. Development of such land is only permitted if “very special circumstances” exist as stated in NPPF paragraph 153. Exceptions to this rule quoted in NPPF paragraph 154 do not apply although the developer argues there is a demonstrable unmet need for this type of development. In support of their argument, they say that the 2019 Kirklees Plan should be ignored as it has expired. However, on the subject of affordable housing they are happy to accept the figure in the Kirklees Plan which at 35% is more favourable to the government default of 50%

2) One way access into the development from Knowle Park Ave would lead to increased traffic turning into the Knowle from the A629, which has limited visibility and is only wide enough for a single vehicle. This would jeopardise the only safe exit for the residents of the Knowle.

Vehicles leaving the proposed development will use Lea Drive. The final few metres of this exit are very steep around a 1 in 7 gradient, considerably steeper than the Kirklees’ maximum gradient of 1 in 15 for any new development. Under snow/icy conditions the road can become treacherous. If a vehicle lost control on the downward slope there is a very real risk that it could slide into traffic on the busy A629.

3) The village has one dentist which is oversubscribed. Its only health Centre serves patients from Shepley, Stocks Moor and Upper Cumberworth. Currently there is considerable pressure on the practice making it increasingly difficult to get a doctor’s appointment. If the development goes ahead there could potentially be a further 200 or more new patients which will only increase the pressure and likely lead to a decline in the service offered.

Shepley first school is currently undersubscribed, but will likely see an increase in numbers with the completion of the Knowle Grange development.

4) The developers mention Shepley’s good transport links.

Whilst Shepley has a train station on the Penistone line, the service is only hourly in both directions. Most of the line is single track so if the train is late in one direction it delays the train approaching from the opposite direction. During the period from 14 September to 11 October, the operator Northern Rail only achieved a success rate of 56.4%. This is not a reliable mode of transport for people travelling to work.

The D2 & D3 bus service does not offer a viable alternative. The hourly service from Shepley to Huddersfield finishes at 18:39 (18.11 on Saturday) and the last bus from Huddersfield leaves at 18:20 (17:50 on Saturday).

It is fair to conclude that the most likely mode of transport to and from the development would be by car onto the already congested A629.

5) In a letter dated 29 April 2005 Yorkshire Water informed the developer that “At present the sewer network does not have sufficient capacity to support the size of development proposed”