

Address: 20, Stonecroft Gardens, Huddersfield, Hd8 8ex

### 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
<p>Dear Louise,</p> <p>I write to strongly object to the above application.</p> <p>The applicant is attempting to argue this piece of greenbelt land is grey belt. By their own admission it does not fulfil the criteria and the attempts in the specialist report are at best exaggerated.</p> <p>The site remains protected Green Belt land and does not meet the criteria for Grey Belt re-classification under the revised National Planning Policy Framework (NPPF). It is green belt land used as farmland.</p> <p>The land at Eastfield is open countryside with a clear rural character. It has never been developed and therefore does not constitute "previously developed land." As such, it contributes directly to the fundamental purpose of Green Belt policy – to keep land permanently open and to safeguard the countryside from encroachment. Development of approximately 100 dwellings would result in the permanent loss of openness and would represent clear urban sprawl into rural land.</p> <p>The site also plays a valuable local role in preserving local landscape character, and supporting biodiversity and community amenity. These are consistent and long-established functions of Green Belt planning, and development would significantly undermine them.</p> <p>In accordance with national policy, development on Green Belt is considered inappropriate and must be refused unless "very special circumstances" can be demonstrated. No exceptional need, alternatives assessment, or special circumstances have been provided that would outweigh the substantial harm to Green Belt openness and rural separation. There are currently 3 incomplete housing developments in/adjacent to Shepley with units not yet sold. There is no argument for special circumstances.</p> <p>I have also been made aware (albeit I can't locate the information on the submission) that there is a proposal to alter the road system. The junction of Abbey Road and Lea drive has a steep gradient and during periods of cold weather becomes treacherous</p>	

drive has a steep gradient and during periods of cold weather becomes treacherous and dangerous. You will have noted many comments regarding drivers sliding down Lea Drive into Abbey Road and I personally experienced this when I first moved to our home on Stonecroft Gardens. The sensible route in these conditions is to drive down Lea Drive and Knowle Park Avenue and join Abbey road via the Knowle because it is a much more gradual and controlled descent. If you force all vehicles to use Lea Drive you will create a dangerous situation and see an increase in accidents from drivers sliding out into Abbey Road, many of which will have children on board. Most parents dropping their children off at Shepley First School park around Lea Drive, Stonecroft Gardens and neighbouring streets. The roads are littered with vehicles but they currently exit via either of the routes I have referred to above. If you alter the road system to force vehicles down the junction of Lea Drive and Abbey Road it is going to cause traffic to back up into the Cul de sacs and exacerbate the dangerous situation in cold conditions. These roads are not on the Kirklees route for gritting or snow clearance.

Please consider the objections of the immediate residents and the wider population of the village. I refer you back to my point regarding grey belt / green belt and the amenity. It can't possibly be argued that this piece of land doesn't provide amenity to the neighbouring residents and all in the village that enjoy the land. I would also refer to the 200+ objections which represent circa 10% of the total population of Shepley - that hasn't been seen on other housing applications in the village and must raise the question to you the planning officer as to why this one has generated so many objections.

The development as planned will destroy a business - Shepley Spring. I refer you to their objection and again urge you to consider the impact of this development very carefully.

On the basis of the land being green belt, creating a dangerous highways situation, and its negative impact on businesses and residents I strongly object and urge you to turn down the application.

Yours sincerely,