

Address: 17, THE KNOWLE, SHEPLEY, 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
<p>I strongly object to this Panning Application.</p> <p>This "Outline Application", with all matters reserved, is no more that a deceitful con job and I suggest it can be rejected without reserve or appeal.</p> <p>The land is clearly undevelopable for the reasons set-out below but the builders are simply chancing their luck to convert unlikely agricultural land into very profitable building land.</p> <p>The applicant has intentionally not provided sufficient information to allow the council to make a balanced decision so that they can hoodwink the Council and the people in the village.</p> <p>Most notable is the lack of detail on how these houses will gain access from the site onto Abbey Road. Under scrutiny I understand a one-way traffic system has been suggested after acknowledging that Lea Drive has a very dangerous gradient and is already a known accident spot. Currently the only comment from Highways refers structures of retaining walls and drainage piping !</p> <p>Planning permission should not be approved without professional traffic analysis and then allow the people of Shepley and the neighbours to submit informed comments. It is noted that the deadline for public comments closes before this detail will be revealed. We need to see a study of traffic movements during school pickup and drop off on Lea Drive.</p> <p>We all recognize that more building land is required but there are far more areas of land along the Penistone road or even in Shepley itself which would be more acceptable first. Mine is not a simple Nimbyish complaint but this site has some very serious problems.</p>	

Next I would be extremely disappointed to hear that our famous flagship Shepley Spring had to close because of this development. This loss cannot be justified along with all the jobs that would be lost. No, No, No !

Along with the very strong arguments above I would also like the council to consider the following points.

- For such a major development the applicant has a due diligence duty of care to consult the public in the village. This application only became public 5 weeks ago (27/11/25), I live in the village but I only discovered this proposed development 3 days ago. This is not a small building that affects a few neighbours, the whole village should have been aware and invited to attend the meetings that have apparently already happened.

I am happy for my name to be made public and would welcome an early debate with the Proposer, the Planning Officers and anyone else so that we can avoid a judicial review next year.

- Shepley is currently contributing over 100 houses to the housing stock. Enough for the next 10 years.
- The School and doctors are struggling with the current village population yet there has been no provision for the extra 92 families in the current developments, so how will they cope with this additional 110 house expansion as well ! ?

Please refuse this application.