

## DC Admin

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**From:**  
**Sent:** 09 December 2025 15:20  
**To:** DC Admin  
**Subject:** Re planning application 2025/60/92776/E

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Dear Kirklees Planning

I would like to object in the strongest terms to this application to build 110 houses on land off Eastfield in Shepley.

I object on several grounds.

Firstly, this is greenbelt land and as such should be preserved to prevent the spread of towns and villages. There are many new developments in the area and a piecemeal approach taking up greenbelt little by little risks the decimation of our protected countryside. These new areas of housing beg the question whether any more are needed in this area. As my garden backs onto the proposed area of development I am aware of the bird and animal life that exists here. These would be at risk.

Secondly, the area is within a special protection zone for Shepley Spring, a business that is a large employer within Shepley and the surrounding areas. Any development could potentially put this business at risk by damaging the aquifer upon which it depends. It's not as if any damage caused could be mended - it would be irreversible if the aquifer were to be breached or compromised. Shepley Spring is an important contributor to the life of the village not only via employment but also through sponsorship and other monetary aspects. I (and many people in the village) do not want to see any risk to their business.

Thirdly, the proposed development plans to make access to the estate one way up through Knowle Park Avenue, with egress only down Lea Drive. It is clear that the proposers have never seen this area in the winter ice and snow! Lea Drive is a dangerous road when there is the slightest risk of slipping on ice or snow. The always busy A629 runs along the bottom of the slope which provides a major risk to any vehicle slipping down - most people avoid it by leaving the area via Knowle Park Avenue and the Knowle to reach the main road. In any level of snow, there are frequently many cars parked in the lower part of Knowle Park Avenue, to avoid going any further onto the estate. This situation would only be exacerbated by another 110 houses bringing anything from (as an absolute minimum) 110 - 200 odd cars into the immediate area. It is not hyperbole to say that if egress from Knowle Park Avenue became illegal due to a one way system most people would be unable to leave their homes in even light to moderate snow, never mind the heavy snow we can get up here. Even without any snow risk, Lea Drive is very steep - it is my understanding that it would not reach current planning standards of access, so to enable so many extra users (including delivery vans etc) seems simply wrong. The fact that the developers are proposing a one-way scheme means they are aware that access is difficult to and from the main road - it again feels wrong to allow extra traffic to exacerbate this.

Fourthly, these extra cars would provide a bigger risk to children using the existing roads, particularly to play or to practice cycling. The local primary school uses Eastfield and Knowle Park Avenue for their cycling proficiency training - this does not seem likely to be able to continue with extra vehicles (particularly construction traffic) on the road. We often see children playing out, it does seem a shame to remove this as an option for them. The local school is fairly inaccessible sited as it is on Firth Street, a narrow cul-de-sac. As a result, many parents use Lea Drive as a way to bring children to school and pick them up again afterwards, frequently on their way to work or home. Extra cars and (during the construction period) heavy duty traffic will only make this more dangerous.

Fifthly, the developers suggest that Shepley has resources to cope with more houses - a station, 'frequent' buses, a supermarket etc. The station is at the end of a cul-de-sac which means people have to park alongside residential roads in order to access it - there is no appropriate parking. It is naive at best to expect everyone to walk there. So many more houses in the village will make this worse. There is no level access to one side at the station so it is unsuitable for those with limited mobility. Buses are not really frequent. There aren't any in the evenings and not many at weekends. The so-called 'supermarket' is a convenience store which is at least 1/3 to 1/2 given over to wine and beer! It is not big enough to be rated as a supermarket, nor does it have the restricted hours that a supermarket does. The health centre is already oversubscribed and gaining appointments can be very difficult. It would be unfair to stretch this already burdened service with so many extra people - unfair to us as residents, any newcomers and also the staff working there. The school seems to have places in the near future but not in the long-term. How are the proposed 110 households meant to find places for their children? We have struggled with broadband supplies in the past - these are currently ok but this many extra households (and thus devices) would mean we once again would be likely to struggle.

Sixthly, water resources are already stretched - I understand that Yorkshire Water have rejected considering supporting this application as it is green belt land. Our drains already overflow in wet weather and my garden is already flooded with runoff from the fields concerned in heavy rain - how much worse would this be when they were all concreted and tarmacked over? The sewers in this area are old and not likely to cope with so many more houses added to the new developments already begun here.

I am very aware that people need homes - affordable homes (I have ) but the sort of homes that are built in Shepley are not really affordable. More homes need to be built in places where access is greater, where developers are not trying to make millions at the expense of local people. I hope the planning committee will be able to take my concerns into account.

Many thanks for your time and attention.

Best wishes

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