

DC Admin

From:
Sent: 09 December 2025 16:14
To: DC Admin
Subject: Planning Application Reference 2025/60/92776/E - Objections

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Dear Planning Officer(s),

Please accept this letter as my formal objection to the above planning application. Having lived in Shepley my entire life, including within a relatively new development in the village, I am familiar with local infrastructure constraints and wish to raise several serious concerns regarding the proposed development.

1. Traffic Impact on the Immediate Area and the Wider Village

A development of approximately 110 homes is likely to introduce an additional 200–300 vehicles to the local road network over time. My understanding is that the proposal includes making access from the A629 into The Knowle, Knowle Park Avenue, Lea Drive and Eastfield one-way, with the only exit back onto the A629 via Lea Drive.

The proposed exit point onto the A629 sits on a significant downhill slope where visibility is already compromised. During the winter months this section of road is often covered in snow and ice, as it is not routinely ploughed or gritted by the council. This creates an unacceptably dangerous situation for vehicles attempting to re-join the A629. In my view, this element of the proposal alone is grounds for refusal.

This area is also heavily used for school drop-off and collection for Shepley First School. Reduced access and increased traffic will inevitably result in congestion, cars parked across junctions, and overflow further into the village. Shepley already has limited off-road parking; although the developer may meet minimum parking standards, additional vehicles will inevitably spill onto surrounding roads, worsening current congestion.

2. Environmental and Operational Impact on Local Business – Shepley Spring

I understand that Shepley Spring has raised concerns regarding potential contamination risks to their borehole both during and after construction. As a significant local employer, the company has stated

that this development places the future of its operations in jeopardy, and they are unwilling to invest further at this time. Any development that threatens the viability of a long-standing local business should be considered extremely carefully.

3. Strain on Local Services and Amenities

An additional 110 homes will place further pressure on already stretched local services including doctors, dentists, and other essential provisions.

While Shepley First School is currently only slightly under-subscribed, this position will inevitably change should the development proceed. It appears that insufficient consideration has been given to the increased demand on school places arising from this proposal.

4. Context of Other Ongoing Developments in the Village

There are currently three developments underway in Shepley, two of which have already encountered financial difficulties and delays. Many of the properties being built are not genuinely affordable, and sales uptake has been slow. Introducing an additional large development risks further saturating the market and compounding existing issues.

Conclusion

For the reasons outlined above, I believe this development is unnecessary and would place significant additional strain on an already stretched village. The impacts on traffic safety, local services, and an important local employer provide substantial grounds for refusal. I therefore respectfully request that the planning application be rejected.

Yours faithfully,

4 Well Ings Close, Shepley
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