

Address: 1, Spa Courtyard, Huddersfield, HD8 0BU

### About the application

Application number: 2025/60/92776/E	
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 formally object to the proposed residential development at Eastfield. This objection is grounded in substantial conflicts with planning policy and concerns regarding public safety and local infrastructure capacity.</p> <p>1. Inappropriate Development within the Green Belt The proposed development constitutes inappropriate construction on designated Green Belt land. National Planning Policy Framework (NPPF) mandates that development in the Green Belt is only permissible under "very special circumstances" that clearly outweigh the harm caused to the Green Belt and any other harm. Such circumstances have not been adequately demonstrated by the applicant.</p> <p>The site acts as a critical break between the urban edge of Kirklees and the village of Shepley. Approving this plan would set a negative precedent, contributing to the gradual erosion of the protective Green Belt boundary and facilitating eventual urban sprawl. Furthermore, the application seeks an exemption from standard Green Belt policy by only offering 35% affordable housing, rather than the 50% target often associated with granting special dispensation for Green Belt use.</p> <p>2. Unsafe and Substandard Highway Access The proposed access arrangements pose an unacceptable risk to highway safety and community well-being. The single point of vehicular access relies primarily on the junction of Lea Drive and Abbey Road.</p> <p>Critically, the gradient of Lea Drive at this intersection significantly exceeds Kirklees Council's own policy maximum (1 in 15). The approximate 1 in 7 gradient presents an extreme hazard, particularly during adverse winter conditions, raising the risk of vehicles sliding onto the major A629 arterial route. If this single exit point becomes impassable due to accidents, congestion, or ice, the entire development, including emergency service vehicles, would be cut off. The reliance on narrow, residential streets (Lea Drive and Knowle Park Avenue) for increased traffic volume is wholly inappropriate.</p>	

inappropriate.

### 3. Critical Infrastructure Deficiencies

The local infrastructure is currently unable to support the strain of a development of this scale:

**Sewerage and Drainage:** Yorkshire Water has confirmed that the existing sewer network lacks the necessary capacity. The application fails to address the risk of serious damage to the locally significant Shepley Spring water source, which is situated directly beneath the proposed site.

**Transport Deficit:** The local public transport network is insufficient, characterized by limited, unreliable train service and bus routes that terminate early, offering no Sunday service. This inadequacy guarantees that the new residents will be almost entirely reliant on private vehicles, severely exacerbating existing traffic and congestion on the A629.

**Local Services:** Both Shepley First School and the local Health Centre are already operating under capacity pressures. The addition of new residents without commensurate investment in these vital services will compromise the quality of life for all existing and future residents.

For the reasons detailed above, this application must be refused on the basis of policy non-compliance, public safety concerns, and demonstrable inadequacy of the existing infrastructure