

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

About the application

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| 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

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| Type of comment: An objection | |
| Do you wish your comments to be published on the website anonymously? | No |
| <p>I strongly object to the proposed development at Eastfield. This objection is based on the building on Green belt and and the overwhelming burden it puts on local infrastructure.</p> <p>1. Planning Policy Violation: Undermining the Green Belt The site is designated as Green Belt, a status intended to prevent urban sprawl and safeguard the countryside. National planning guidance is clear: development is only acceptable if "very special circumstances" exist to justify it. The applicant has failed to meet this high threshold.</p> <p>This proposal represents a direct attack on the integrity of the Green Belt, eroding the strategic gap that separates Shepley from the adjacent urban area. The developer's reliance on existing housing targets while simultaneously seeking an exception to build on protected land is inconsistent. By offering only 35% affordable housing, they do not commit to the level of community benefit (often 50% for Green Belt release) that might conceivably justify the necessary policy deviation. The application must be rejected to maintain the purpose and permanence of the Green Belt.</p> <p>2. Unacceptable and Dangerous Access Design. The fundamental flaw of this development lies in its reliance on a single, unsafe access point via Lea Drive and Knowle Park Avenue. The proposed primary exit onto Abbey Road, which serves the A629 corridor, features a gradient of approximately 1 in 7. This is dramatically steeper than the maximum 1 in 15 policy standard set by the Council.</p> <p>This extreme slope creates a highly dangerous situation in adverse weather, especially ice, threatening vehicles with uncontrolled sliding onto the main highway. Furthermore, dedicating quiet, narrow residential roads to handle high volume commuter traffic jeopardizes pedestrian safety, including children. A critical access route that is vulnerable to seasonal failure or single-incident blockage, trapping residents and emergency vehicles, is fundamentally unacceptable. Having grown up on this road, I speak from direct experience.</p> | |

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3. Profound Infrastructure Deficit and Service Strain.

The surrounding infrastructure is demonstrably incapable of sustaining the development:

Water and Environmental Risk: The current sewer network has been officially noted as lacking capacity by Yorkshire Water. Crucially, the plan directly endangers the water source used by Shepley Spring, a important local business, creating unnecessary economic and environmental risk.

Public Services Strain: The addition of new households will place an intolerable strain on critical community services. Shepley First School is projected to reach its enrollment limit in the near future, and local healthcare services are already overwhelmed, leading to extended wait times for appointments.

Traffic Generation: The poor quality of public transport in Shepley, hourly trains with accessibility issues, and restricted bus services, means future residents will be forced to use private vehicles. This guarantees increased traffic congestion, noise, and air quality deterioration along the A629 corridor, directly impacting the quality of life for all current residents.

For these combined reasons, this application should be refused.