

Address: 36b Station road Shepley Huddersfield

### 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

I am writing to object to the above planning application on the grounds that the proposed development would have a detrimental and irreversible impact on the character, infrastructure, and environment of Shepley.

#### 1. Harm to Village Character and Heritage

Shepley is a small rural village with a distinct historic and architectural identity. The scale, density, and design of the proposed development are inconsistent with the existing built environment and would erode the village's traditional character. The proposal does not respect the established pattern of development and risks setting a precedent for further expansion that would fundamentally alter Shepley's rural nature.

#### 2. Pressure on Local Infrastructure

Shepley already experiences significant pressure on key services, including its road network, school capacity, healthcare provision, and public transport. The local roads are narrow, with limited visibility and high pedestrian use. Additional vehicle movements generated by the development would worsen congestion and increase safety risks. No adequate mitigation has been demonstrated to address these issues.

#### 3. Environmental and Ecological Impact

The proposed site includes greenfield land that contributes to local biodiversity, surface-water absorption, and the visual openness surrounding the village. Development on this land would reduce habitats for wildlife and increase flood risk, particularly given recent patterns of heavy rainfall. The submitted ecological assessments do not sufficiently demonstrate that protected species and existing natural features will be safeguarded.

#### 4. Unsustainable Location

Shepley has limited services and amenities within walking distance of the proposed development, meaning future residents would be heavily dependent on private vehicles. This directly conflicts with local and national planning policies that prioritise sustainable development, minimising car use, and protecting rural landscapes.

#### 5. Insufficient Community Benefit

The application offers limited demonstrable benefit to the existing community. The scale of the proposal outweighs any suggested contributions and fails to address known local priorities such as affordable housing tailored to local need, improved transport links, and protection of green spaces.