

5 Stonecroft Gardens
Shepley
HD8 8EX

I am writing to lodge my objections to the planning application number 2025/92776, made by Banks Group Ltd on land at Eastfield in Shepley.

My objections are grouped into categories as indicated by headings that follow.

Kirklees Local Plan

In the Kirklees Local Plan, adopted in approx. 2019, there were areas in Shepley identified for residential development. All of the areas identified as such have been developed. This includes a substantial housing development east of Abbey Road North. Phase one, covering approx. half of the housing development is completed and the second phase is under construction. This has added some 80 or so properties to the village.

Whilst I understand that the Local Plan is currently being reviewed, it has yet to be established if further residential development is to be included in Shepley and, if it were being proposed, I suspect there would be substantial objections to such a proposal; not least as Shepley has already made a significant contribution to Kirklees' plans for increased housing.

Green Belt Land

Added to the above, the proposal from Banks Group Ltd is on Green Belt Land. This is perhaps not surprising, as the only option for a development of this size and nature would have to be on designated Green Belt land.

One exception to the use of Green Belt Land for development is where there is a demonstrable unmet need for the type of development being proposed. Banks group has argued this to be the case in this instance. This relies upon the definition of an unmet need contained in the National Planning Policy Framework (NPPF) as being through reference to the Local Authorities' targets. I have already made reference to the targets above, as contained in the 2019 Kirklees' Local Plan, in which all the targets for residential development in Shepley have either been undertaken, or are currently under construction.

Indeed, if there is a local unmet need, it is for single storey housing, with accessibility measures built in, to accommodate members of the local population who are aging, are in need of moving out of larger, 2-storey family housing and nonetheless, with a wish to remain living in the village.

Traffic Management

Banks group have proposed that “..Knowle Park Avenue becomes a one-way southbound street, ensuring any vehicles leaving the proposed development will use Lea Drive and Abbey Road South junction when exiting the estate. This is due to visibility splays being insufficient when turning onto Knowle Park Avenue from the Knowle.”

The section of Lea Drive that connects with Abbey Road South has a gradient of approx. 1:7. During the winter months, when the roads are icy, and/or covered in snow, this section of Lea Drive is extremely dangerous to use. The risk of losing motion control of a vehicle and sliding directly onto Abbey Road South (the main A629 from Huddersfield to Sheffield) is such that the only option to avoid this is to exit the estate via Knowle Park Avenue.

Water Supply

Where I live, on Stonecroft Gardens, we have a very poor water pressure supply. For example, whenever someone is using a shower and another person either runs a tap, or flushes a toilet, the water flow drops substantially. Unless the appropriate care is taken, this can cause the temperature of the water in the shower to increase without warning.

Yorkshire Water have indicated that they have no plans to increase, or improve the system, as the development by Banks Group is not with the existing Kirklees' Local Plan. Adding additional housing to the current water system can only exacerbate our situation.