

Pinfold Cottage

4 Near Bank

Shelley

HD8 8LS

30/11/2025

Kirklees Planning Department

To whom it may concern

Planning Application Ref 2025/60/92776/E

Further to my letter dated 9/11/2025 I am making further objections regarding the above application made by The Banks Group to erect approx 120 houses at Eastfield Shepley.

Banks Group accept the proposed site is designated Greenbelt. The site cannot be classified as infill because the site abuts onto farm and agricultural land that is designated Greenbelt. The proposed site is situated in an urban area therefore it should not be reclassified as grey belt.

There is no requirement for further housing in Shepley because of the development, to the South of the proposed site, as there is already a site under development on Abbey Road. There is a site at Scout Dyke Penistone where the properties are having to be sold at discount prices due to the lower than expected demand.

There will be no improvement to the local environment or infrastructure, only for a detrimental effect to nature and wildlife.

A section of Lea Drive, where it meets the A629 is a 1:7 gradient. On all new planning applications there is a condition that all roads must have a gradient no greater 1:15 As all of Lea Drive is designated part of the proposed one way system on the planning application this 1:15 gradient should be imposed, if not the application should be refused.

In the situation of major road works where by Lea Drive or Knowle Park Avenue's access is closed then all traffic will have to use either of these estate streets.

It is understood that Yorkshire Water has already stated that the local sewer system cannot cope with the extra load that will be put onto their system by this proposed application. They have lodged their own objection to the application to which I add to my own objection. Doctors surgery will be unable to cope with such a large influx of new residents in the village, there will be similar problems with Dentists, Opticians and school places for an influx of children of school age.

Public transport in Shepley is intermittent with buses that run hourly to Huddersfield, and the trains run hourly to Huddersfield through to Sheffield on a single track line. Due to the single track line if one train is delayed then there is a knock on effect to the train going in the opposite direction, this makes for an unreliable service. There also is a lack of disabled access and limited availability for car parking.

Please consider all of my objections when deciding whether to refuse the planning application.

Please confirm receipt of this objection to

Yours Faithfully / / /