

DC Admin

From:
Sent: 13 February 2026 14:15
To: DC Admin
Subject: Opposing planning application 2025/92776

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Dear Sir/Madam,

Re: Planning Application [2025/92776](#) – Eastfield, Shepley

I understand that the consultation period has formally ended; however, as no decision has yet been made, I respectfully request that my comments are accepted and taken into account before determination.

Name:
Address: 143 Lane Head Road, Shepley, HD8 8DB

I wish to object to this application on the following grounds:

Green Belt Development

The site lies within designated green belt. National policy requires very special circumstances to justify development in such locations, and I do not believe these have been demonstrated. The land is not allocated within the adopted local plan, which remains in force until replaced. A plan-led approach should determine future housing sites rather than speculative development.

Highway Safety and Access

Access is proposed via Eastfield, Lea Drive and Knowle Park Avenue — narrow residential streets with on-street parking and limited lighting. The applicant acknowledges visibility issues at Knowle Park Avenue, effectively leaving the steep Lea Drive/Abbey Road junction as the sole exit. This junction is hazardous, particularly in icy conditions, and increased traffic would materially increase safety risks. The area is also heavily used by parents and children accessing Shepley First School.

Additional traffic would add pressure to already congested routes, including the Sovereign crossroads on the A635, a known accident blackspot.

Unsustainable Transport Links

Public transport provision is limited. Rail services are infrequent and not always reliable, parts of the station lack step-free access, and bus services are limited, particularly in the evenings and on Sundays. The development would therefore be heavily car-dependent.

Drainage and Infrastructure Capacity

There are concerns regarding existing sewer capacity. Without confirmed infrastructure upgrades, the proposal risks placing additional strain on drainage systems.

Impact on Local Services and Employment

The development would increase pressure on Shepley Health Centre and local schools, both of which already serve a wide catchment. In addition, potential risks to Shepley Spring's water supply raise serious concerns given its importance as a local employer.

For these reasons, I respectfully request that planning permission be refused.

Yours faithfully,

143 Lane Head Road
Shepley
HD8 8DB