

Sent: 25 March 2026 11:54
To: DC Admin
Subject: Planning Objections for : Eastfield 2025/60/92776/e

Formal Objection to Planning Application for 110 Houses at Eastfield, Shepley

Dear Sir/Madam,

I wish to register my strong objection to the proposed development of 110 houses at Eastfield, Shepley. My reasons are as follows:

1. Loss of Green Belt and Unsustainable Development

The proposed site lies within the Green Belt, which should only be developed in “exceptional circumstances” as stated in the *National Planning Policy Framework (NPPF), paragraphs 147–151*. This development does not meet those criteria. Shepley has already seen substantial new housing on Abbey Road, Marsh Lane and Taylor Green, eroding the distinct boundaries between villages and diminishing the area’s rural character contrary to *Kirklees Local Plan Policy PLP6 (Safeguarded Land)* and *Policy PLP24 (Design)*.

2. Traffic and Highway Safety

Traffic through Shepley has risen significantly in the last decade, with Marsh Lane now serving as an unofficial through-route into Holmfirth due to navigation apps. The additional vehicle movements from 110 new dwellings—potentially 200–250 cars—will exacerbate an already dangerous situation on a road used frequently by school buses and pedestrians. Long Close Lane is also unsuitable for increased traffic, given its poor condition and width. The proposal therefore fails to comply with *NPPF paragraphs 110–112*, which require developments to provide safe and suitable access for all users.

3. Pressure on Local Infrastructure and Services

The village’s existing infrastructure—schools, GP surgeries, drainage networks, and parking facilities—is already stretched. The Co-op junction, for example, is frequently congested. There is no clear evidence that these issues have been properly assessed or mitigated within the current plans. This directly conflicts with *NPPF paragraph 8* (achieving sustainable development) and *PLP21 (Highways and Access)* of the Local Plan.

4. Affordable Housing Delivery

While the inclusion of affordable housing is noted, there is a consistent pattern across Kirklees of developers later renegotiating to reduce affordable quotas on financial viability grounds. Without firm, enforceable guarantees, there is little assurance this scheme will genuinely meet local needs in line with *PLP11 (Housing Mix and Affordable Housing)*.

5. Availability of Brownfield Land

Kirklees Council's own strategy encourages the use of previously developed land before greenfield or green belt sites. Numerous brownfield sites remain underused across the district and would be more sustainable locations. Proceeding with Eastfield contradicts the principles of NPPF paragraph 119, which promotes efficient use of land and prioritises brownfield development.

Conclusion

The proposed development is unsustainable, inconsistent with the Local Plan, and contrary to multiple principles of the NPPF. It would cause irreversible harm to the character of Shepley, increase congestion and road safety risks, and place undue pressure on local infrastructure.

I therefore urge Kirklees Council to refuse this application on the grounds outlined above.

Yours faithfully,

124 Marsh Lane

Shepley

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