

For the Attention of Mr Christopher Carroll

Planning Application 2020/62/91896/W

Demolition of existing dwelling and erection of 25 dwellings with associated access and external works at Pentlands, New Mill Road, Holmfirth, HD9 7LN

I OBJECT STRONGLY to this application for the following reasons.

- The application is looking to deliver **25 houses, within an area of .57 hectares with an indicative capacity for this site of 12 dwellings per Kirklees local plan HS189**. There is a significant difference between 12 and 25 dwellings! If this application is to be considered in line with current applications in the area such as the adjoining land within application HS191, **2.02 hectares with a current plan to build 54 houses**, indicative capacity for this site of 56 dwellings, both of which details are taken from Kirklees Local Plan Allocations and Designations Report. When taking into account the current unknown purchaser of recently sold adjoining property Glenview as shown on Orange design studio layout ODS_19-77 submitted with this application, it can be envisaged that this development will increase significantly from the current application if the purchaser is Priestroyd Construction Ltd based on the density of housing proposed in Planning Application 2020/62/91896/W. When allied with the original now lapsed planning approval for 4 houses 2014/60/91492/W: Outline (access / layout) application for residential development (4 dwellings), **the density is significantly higher than the council has ever approved previously or considered reasonable for the development of this land within Kirklees Local Plan Allocations and Designations Report**.
- As highlighted in the Paragon Highways report of March 2020 submitted with this application it is highlighted in **section 2.2.4 The A635 is a busy route with a noticeable increase in traffic movements at the peak times**. This allied to the current building of 54 dwellings on the adjoining site at the Former Midlothian Garage, New Mill Road, Holmfirth, has increased the number of cars parking on the A635 itself by an average number of 14 per day in this area since work began as these vehicles used to park on the land that used to be the Midlothian Garage. This leads to a number of issues with traffic backing up across the brow of a hill, and significant risk during periods when buses are stopped in this area at the bus stop adjoining this proposed development. As it stands today traffic builds back for both of the above reasons beyond what would be the boundary of the access road from the proposed development causing congestion. If you add the capacity of people from a further

79 dwellings this can only make the situation worse. **These additional parked cars belong to residents on the other side of New Mill Road so will remain parked on the A635 when the redevelopment of the Former Midlothian Garage is complete.**

- The safety audit raised **PROBLEM – A-01 RECOMMENDATION** - It is recommended that the **bus stop and waiting area for pedestrians is relocated to a point outside of the junction visibility splay. This may require the bus stop to be inset into the site at the back of the footway.** The response which is **adequate visibility splay is provided without the need for the relocation of the existing bus shelter.** No consideration has been given to the proximity and location of this shelter to the brow of the hill and reduced visibility as a result of the additional parking on the A635 which would not have been known at the time of the response.
- It must be noted in all documentation requested for consultation there was no request for any Traffic Risk Assessment to be carried out by the planning department, despite the major addition to traffic within this area from these builds, with the only documentation on traffic being carried out on behalf of the applicant by Paragon Highways. Many school children use this side of the A 635 to walk to Holmfirth high school from their home. Further entrances and traffic congestion has the potential to increase the risk to these students, and was a factor in the previous Tesco application for the Midlothian Garage site being rejected.
- The site presently is an area that is wild and overgrown with an abundance of wildlife living within and supporting other wildlife in the surrounding area. Currently living within are a variety of different trees that will be removed with this application, bats, owls, field mice, squirrels, hedgehogs, badgers and reptiles along with many nesting birds. As highlighted in the ecological assessment a previous scoping survey of the building on the site found bat droppings to be evident.

It is inherent on local authorities to promote designs and layouts which make efficient and effective use of land. Furthermore, when assessing design quality of a proposed development Local Planning Applications need to consider the extent to which the development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access, which this applications does not.

A point in case being a quotation from the 'Design and Access statement' from Orange design studios. Along New Mill Road there is a large range of house types with a mix of larger detached properties to smaller terrace and semi-detached homes. As they indicate (picture A below) there are no actual smaller terrace houses in the vicinity of the build, and these are all stone construction as can clearly be seen, as opposed to 'the proposed site identifies the use of Natural Stone and Slate along with other **secondary cladding materials such as render, timber and tile**' the difference is extreme as per picture B below.

