

Search application details

Application number: 2020/93954	
What is the application for?:	Erection of 57 dwellings and associated works
Address of the site or building:	Land at, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY
Postcode:	HD7 5AL

User comments

Type of comment: An objection
Our main concern is still that the increased housing density and design of the development are not consistent with the rural fringe location and will have a significant adverse impact on existing properties bordering the site. In 2015 the site was granted outline planning permission for 27 dwellings (not 33 as indicated by the developer in his documents). This did not include any flats or three storey buildings. In 2019 the Local Plan indicated 36 dwellings, for a slightly larger site, now incorporating the small field behind numbers 37 to 43 Lingards Road. We are dismayed that the current plan is for 57 dwellings, including 20 flats, with most of them three or four storeys high. This marked increase in housing density is unacceptable. We have had a preliminary look at the plans and have identified these factors • The overall layout and design does not reflect the sensitive location, on a steeply sloping Pennine hillside immediately adjacent to the green belt, close to the Peak District National Park and the South Pennines Special Protection Area. In this location, landscape impact is an important factor which is reflected in Kirklees Council's own Landscape Impact report. The application does not reflect the requirements of the Landscape impact report. • The design does not reflect the unique location of the development in National Character Area 36 (South Pennines). The Colne Valley (West of Slaithwaite centre) is the ONLY part of Kirklees in NCA 36. As such the area has a distinctive character which MUST be preserved and enhanced. • The proposed, mainly three-storey, buildings exacerbate the inherent problems of development on steeply sloping hillsides including exaggerated intrusion in to the open valley landscape. • The detailed design incorporates far too many, relatively high, retaining walls and hard landscaping between properties. This conflicts with the recommendations of the Council's own Landscape Impact report , that a development should make extensive use of soft landscaping. • The proposed block of flats (10 units) at the Western end of the site (the Marsden end) is now four storeys high plus roof space. It is brutal in design and utterly incongruous immediately adjacent to the green belt landscape. NB: A Basement garage level has been recently added. • The two proposed flat roofed dwellings, accessed directly from the top of Lingards Road, are utterly incongruous to the location and should be eliminated from the proposals. In the original 2016 Outline planning approval this area was designated as public open space.

• The layout and levels of the proposed properties significantly harm the setting of the grade 2 listed buildings at Lower Wood Farm, contrary to explicit Local Plan and National Planning Policy Framework heritage protection requirements. NB: The ground floor level of the adjacent new properties is higher than the roof ridge line of the farmhouse!!

• The development has an unacceptable dominating impact, with severe over-looking and loss of privacy issues for properties on Manchester Road, the lower end of Lingards Road and Lower Wood Farm. To quote one worried resident on Manchester Road "it will be like a mill wall towering over us". The developer says in his application "To the north of the scheme further down the site the rear facades of the dwellings along Manchester Road look into their steep gardens and the steep bank beyond therefore any impact is minimal." We do not agree.

• The 2016 outline planning approval for 27 dwellings over-rode our concerns about the danger of increased traffic meeting head-on around a blind bend at the bottom of Lingards Road. Sadly these serious safety concerns are very severely exacerbated by the proposal to increase the number of dwellings to 57.

We note that in the Planning Application documents many other issues are swept aside, severely glossed over or even ignored. In no particular order, they include:-

• The impact of surface water discharge on the "stream" passing under the bus turning circle on Manchester Road and down the side of the cemetery. Is it fit for purpose? We doubt it.

• The impact of storm water regularly running down the North side of Lingards Road and in to the development. This has not been addressed and will lead to significant flooding on the site.

• Slaithwaite is not as walkable as the developer would have us all believe, especially for older people walking back up the hill from Slaithwaite. It is 1km from the site entrance to Slaithwaite centre. This could be particularly difficult for older residents in the proposed "social housing".

• Traffic impact (documents are totally dismissive and superficial). As well as the safety issues going downhill towards Manchester Road the application glosses over

- o Inadequacy of the top end of Lingards Road and junction with Chain Road.
- o Inadequacy of the site entry sight lines on a sharp left-hand bend (coming downhill).
- o Inadequacy of Lingards Road and Nields Road due to car parking and school location

• Impact of the geological fault, which runs roughly North – South, just inside the Western boundary of the site (barely mentioned). It is called the "Ripponden – Slaithwaite Fracture"

• The developer tries to argue that there are already some 3 storey properties on Lingards Road, to justify "3 storey" properties on the new development. In all 5 possible examples quoted by the developer, the existing properties consist of a single garage dug in to the hillside with banked gardens to the side, one main living storey and bedrooms built in to the roof space. If we accept that these are actually full three storey (which they aren't) and use the same basis of counting for the properties on the new development, they consists of four storeys – one ground floor including garage and habitable space alongside, 2 main habitable stories above, and an empty roof space above that.

Statement of Community Involvement not provided as encouraged para 23 of application