

Dear Sir/Madam,

I am writing to make my objections to the most recent development plan for Lingards Road. I have to be honest and state that I find this most recent plan by far the worst presented for this site in terms of the negative impact upon the current local residents, local area and environment.

My house, which has been my family home for 46 years, directly overlooks onto the development site and I feel quite appalled by the proposed plan. It feels that there has been a significant lack of consideration for the surrounding residents already living at the proximity to this development site but also the future residents who will be living in the new houses. The plan, to me, suggests a very narrow focus by the developer who seems intent on building as many houses as possible on the site but without fully upholding the planning standards asked of him that would render the new development in keeping with the local housing, area and environment. There are also considerations of safety which seem to not have been fully addressed and potential future impact on the surrounding areas that I feel question the integrity of decision making when proposing such as plan. I therefore would like to make the following points as objections.

Lingards Road.

Lingards Road is a narrow rural road which narrows further as it progresses uphill. Below the proposed entrance site to the new development, the road is wider but there are many parked cars on the road which make the road more of a single roadway. There are many times currently when cars meet on the bends resulting in motorists needing to reverse to allow passing of cars. The building of a further 42 houses will result in many more cars needing to access Lingards Road. Given that today most families have 2 cars this is likely to result in an increase in the region of between 40 and 80 cars and possibly more. It is also not just the residents' vehicles but also other traffic that the new development will attract, potentially significantly larger vehicles who will need to access Lingards Road for deliveries and such like. This will cause increased congestion down Lingards Road and will be hazardous given the incline and bends of the road. Passing will also be challenging given the narrowness and lack of passing places.

Lingards Road is a connecting road. However, it is a narrow road. Above the planned site entrance, the road narrows significantly by approximately 2 metres. As more vehicles, and especially those larger vehicles, use the road as a through road to access different parts of the local area there will likely be more issues with passing. The road being narrow and edges with ditches and walls higher up provides no passing places. The entrances to Lingards Road from Manchester Road and from Lingards Road to Chain Road are steep, this is also the case for Nields Road from Manchester Road. Lingards Road is therefore currently inadequate as it is too narrow, has too many bends and inclines to safely cope with any influx of traffic which will occur with the new development proposed.

Proposed Footpath

The plan proposes a 2m footpath. As detailed above the road below the planned site entrance is appropriately 7.3m wide but above the proposed entrance narrows to 5.5m. The

road needs to be widened so that it becomes the same width as the road below the proposed site entrance to make the 2m footpath viable.

Road Drainage and runoff.

During periods of wet weather Lingards Road can become a river as water gushes down it. There is insufficient drainage along the road to cope with the building of more houses. It is questionable where this water will go when the site is developed. It could possibly enter the development site through the drives of the new houses from Lingards Road or collect as a flood site near the site entrance where the road levels. As we are in a period of climate change which is evidencing wetter weather and more storms this will likely be a problem affecting the road but also the new houses and development site without a proper drainage system on Lingards Road.

It is stated in the plan that the current houses and road will shield the new development from this run off. However, realistically this is not likely to be the case and more likely to exacerbate the situation. Therefore, this is an area that should be reconsidered by the developer to ensure that drainage on Lingards Road is adequate to cope with the building of the 42 houses which it currently is not.

Three Storey Houses

I live in a bungalow and not a two storey houses as defined by the developer. It is one storey. The houses above the development site are chalet houses and are not three storey properties as defined by the development. The proposal of building three storey houses in this development site is not in keeping with the local housing or environment. A comment was made previously by the developer that the drives of the currently properties above the development site are steep and implied this constitutes the equivalent of a property storey. I disagree with this statement. The drives that have some incline (they are not steep) are those belonging to the bungalows. The chalets all have flat drives. The incline and the shortness in length of the drives do not equate to a depth the equivalent of a storey of a house. Therefore, it cannot be argued that building three storey properties as in proposed plan is appropriate and in keeping. It really is not. The three storey properties as identified in the plan are substantially taller in comparison: They are a full three storeys plus roof space. The chalets on Lingards Road do not have a full roof space.

Building three storey properties on this development site is intrusive in terms of privacy, and also within the landscape. Making it much worse is the fact that the developer proposes to build the site up so that two storeys of these properties will be above Lingards Road and directly opposite the existing houses above the development site. This means the privacy of the existing properties above the development site will be severely compromised as well as being oppressive and mean loss of light. It will also compromise the privacy of the new residents. The narrowness of the road and the decision to have the minimum 21m as the distance between the current homes and the new homes across exacerbate this. It is interesting that the developer on his plan gives a much larger distance.

It seems that the whole tiered plan proposed compromises virtually everyone's privacy above and below the new development as well as those living within the new development. The inclusion of balconies and wide windows in the new properties exacerbate this further.

It does not seem to make sense to build up in this way. To reduce the impact on people's privacy, the plan should be considering keeping things as low as possible.

The three storey properties and the tiered system the developer proposes is likely to have a much wider impact as they will stand out in the landscape viewed from across the valley. This means that the aesthetic quality and impact on amenity in the local area are negatively impacted. Once again, a lower position would reduce the impact of the landscape.

Loss of local amenity.

Lingards Road is a road that is used by people to enjoy the countryside. People regularly walk up the road to access the Colne Valley way and as part of other local walks. We also get cyclists and horse riders enjoying the local countryside. They enjoy the views that Lingards Road offers. However, with the current plan proposed, this will be lost and Lingards Road will just become a street, like any other. It is not therefore just the current residents above the development site that will be affected, local people will be deprived of an amenity that this currently enjoyed by many.

The three storey houses and the current plan 'steals' the view from the current resident. I am aware that this may not be deemed relevant, but I find the proposed plan evident of the developer seeking to maximise the value of the properties he wishes to be built. This is at the expense of the current resident house values which will be negatively affected. There is no need to have such a mean and inconsiderate plan. The previous plan was more sympathetic and allowed the current resident to retain some view which would also be experienced by those enjoying their walks and rides up Lingards Road. It seems that this plan has completely lost sight of how the development will impact of the immediate current local residents, wider residents, environment through the loss of a local amenity.

2016 Landscape Architect Plan

The 2016 landscape architects report for this site on Lingards Road highlighted several things needed to be considered regarding the development of this site. These were the need for houses not above two storey which has been discussed above. It also referred to there being a need for not too many houses. I do appreciate that the developer has reduced the number of houses and that there is more variety of housing in this plan in comparison to the previous plan. However, it still feels that 42 properties is still too many. It is important that there is wider consideration of the impact of such a development on the local area both immediate and in the longer term as well as just looking at the development site itself. It feels that with this plan there is insufficient consideration of things such as the need for improved drainage not only for the road but regarding the development itself, the need for a wider road as well as the need to make the development in keeping with the local landscape and housing. The factors highlighted which needed considering for any development within the 2016 were clear and were for a reason. Whilst we are now six years on, there have been no new changes to the local landscape and therefore these factors should remain viable. I do not feel that the current plan upholds all the planning standards it should.

I understand the need for more housing within Kirklees and also that the developer is a businessman and aims to have an economically viable project. However, I ask for further

consideration in relation to the points above and to request that the project is done fully, wholly and morally and not a project merely completed for economic gain or for boxes to be ticked regardless of consequences or the impact on local and future residents.