

From:
To: [David Wordsworth](#)
Cc: [DCAdmin](#)
Subject: Planning application for 42 dwellings on Lingards Road - 2020\93954
Date: 20 September 2022 13:24:05

Dear Mr Wordsworth,

I am writing to you in the absence of Mr. Hirst with regard to a few recent queries regarding the Lingards Road development. I am unsure of the process regarding community comments on formal consultations that have recently been received so I hope this is ok.

I have concerns about the recent document received from Kirklees Policy with particular regard to the paragraph below, small bold print is from the document.

The form, scale, layout and details of all development should respect and enhance the local character and townscape, and proposals should provide a high standard of amenity for all future and neighbouring occupiers.

As an existing resident I am unsure of what the high standard of amenity will be for us - I would welcome an answer.

The application site is within a residential area of the Colne Valley Ward, and the existing development within the wider vicinity is predominantly 2-storey detached/semi-detached dwellings.

I agree with this as it is correct

The scheme proposes a mix of detached/semi-detached units that appear to be in keeping with the overall scale and character of the area.

Whilst the new dwellings are detached or semi, they are most definitely not 1 or 2 storey. most are 3 storey with a roof positioned on platforms on a steep slope . This is a major concern to us; the enormity of the dwellings is further shown on the newly submitted 3D images dated 09.06.22, where the scale in relation to the existing neighbourhood houses can clearly be seen. Therefore I am unsure as to how these very large houses can be seen to reflect the houses around the area or any part of Slaithwaite.

With further regard to these newly submitted 3D pictures, I feel the estate is still not truly reflected as I assume the green areas will be people's gardens and not swathes of green grass. Therefore I feel that this does not represent at all what this estate will really look like and someone looking at the images at a glance will get a false impression or am I incorrect and will these houses have no personal gardens just common green space?

Many thanks for your time,