

About the application

Application number: 2020/93954	
What is the application for?:	Erection of 43 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	
Do you wish your comments to be published on the website anonymously?	Yes
We continue to object to this appalling development going ahead in its current form. The location, layout, design and number of dwellings is totally unsuitable and unacceptable for this prominent, visually attractive Colne Valley hillside. It is wrong on every level, and we hope that our following objections will be taken into account by our local planning officials with sensitivity to the myriad of submissions raised by ourselves and others. This site has numerous drainage issues with many natural springs and water courses, which appear with consistency throughout the year. We have observed, over the time we have lived here, the state and condition of the field and cannot believe that anyone would consider building there - it is rarely dry during any period of the year. In times of continuous rainfall or heavy downpours the site is transformed into what can only be described as a swamp with implications of flooding to lower lying properties. One can only assume that this will be made so much worse when the hidden water courses are disturbed by this development and hard landscaping. For most of its length, Lingards Road is a narrow rural single-track thoroughfare with limited visibility, passing places and difficult access onto Chain Road. It is used by local residents, the rural bus service, farm machinery and local authority vehicles. It is difficult to negotiate at the best of times, but with the building plant during construction, additional traffic from the site, extra vehicles parked outside the houses (with direct driveways onto Lingards Road??!!), will compromise this further. In fact, their driveways are directly opposite the locations where existing residents park their own vehicles!! Have the architects considered this? The inclusion of the 10 houses with direct access onto Lingards Road is a travesty, not only with parking and access issues, but the actual design of 3 storey houses, set up on plinths at the highest part of the site, will cause the most detrimental visual impact when viewed from across the valley, and is a major point of anger to the existing Lingards residents whose treasured views will be obliterated by these properties towering above them - a major complaint. If the developer reduces the height of the houses lower down the site, this will improve the situation for the properties on the lower boundary and reduce the necessity to make the ones higher up as tall. Like a	

lower boundary and reduce the necessity to make the ones higher up so tall - like a football stadium, where people who stand up at the front cause everyone else to stand up just to see the game!

Looking at the original planning permission in 2015 for 27 houses, set well away from the boundaries, it seems that this would have been more in keeping with the location and more acceptable to local residents, than this monstrosity, although the same site conditions and drainage issues would still have been present. The developer's obsession with the number of houses and 3 storey dwellings, made worse by situating them on high plinths is just not acceptable. These properties should nestle naturally, into the topography of the beautiful Colne Valley - to use the King's own words "not like a Carbuncle on the landscape".

To conclude - no one is a winner here, except perhaps the developers who want to maximise their income from the site to the detriment of everyone else. Manchester Road residents, Lingards Road residents and folk living on the other side of the valley are all, in some way or another going to be impacted by this development, both physically and mentally. We hope that our local planning officers will really take stock of the numerous objections and respect the ground swell of opinion against this development in its current form.