In 2019, SB Homes built the award winning development named Empire Works.

Having never visited it, I decided to.

My first impression was really quite poor.

Turning off Howgate Road, you're instantly aware of the condition of the (new) road: Empire Way.

It is very noticeably bumpy.

On closer inspection, I started to understand why.

As you'll see, from the photo below, the road has lots of potholes.

Some manhole covers, of which there are quite a few, also sit really quite proud of the road, which the next photo illustrates; while others sit low in the road:

You will also notice, from the following few photos, the prominent tarmac edging, appearing regularly, but not completely, along the side of the road.

They appear where they can be used to access areas of parking, but...

... also where they do not.

In the absence of the road being finished, various lumps of tarmac are, presumably, preventing some of the kerb stones from moving.

I have to assume the roads are, as yet, unfinished. Correct or not, they are unsightly and awful to use.

I raise this comment for one reason, which is to highlight the issue of poor design I (and others) see in this application, and how we project what its poor legacy could be.

As has already been commented elsewhere, this application already demonstrates issues of over dense development; and, a lack of sensitivity to the landscape, neighbourhood and adjoining properties.

Add to that the concern about roads being left in this condition, **3 years** after residents started moving in, is truly quite worrying.

You also have to keep in mind, Empire Works does not sit on the side of a steep sloped site where water issues exist.

I can only imagine the destructive effect lots of surface water would have on roads, in the same poor condition as at Empire Works, off Lingards Road.

Having experienced the significant flows of rain water sweeping down the hillside and road, over my time as a resident of Lingards Road, I know how truly impressive and destructive it can be.

When the application's own Flood Risk Assessment makes note of concerns regarding surface water, I can only imagine that, on roads left like Empire Works, new residents off Lingards Road would be no less concerned.

The risk of flooding from water falling on site and not being able to leave the site is relatively high. The impermeable area of the site will increase markedly due to the development and this would increase the run off from the site.

At Empire Works, residents paid as much as £475,000 for their properties.

With this application, properties achieving £600-800,000 is not unimaginable.

They are both eye watering figures, with, I would think, residents expecting/demanding quality infrastructure as part of the deal.

What would also not be unimaginable would be the horror/legacy of Empire Works roads, if seen at this site.

In related news, earlier this year, it was reported that Kirklees Council won't adopt roads on new estates left unfinished by house-builders.

One can understand why the council has taken this stance.

Without a commitment to finishing roads, within a reasonable/acceptable amount of time, as part of any planning application, one can only turn to an applicant's previous developments, in an attempt to understand what their future legacy might be.

When such previous developments have fallen short, I believe new applications cannot be considered acceptable: on grounds of introducing a highway issue and poor design.

There is a stone, commemorating the Empire Works development, which proclaims 'Built with Pride'.

If SB Homes are proud of the state of the road, which is Empire Way, for me it raises serious concerns as to how Lingards Road (and those roads on-site) would look here, following any development.