

About the application

Application number: 2020/93954	
What is the application for?:	Erection of 42 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
I am strongly opposed to the planning application for the development off Lingards Road submitted 2023. Although it is pleasing that the number of houses has been reduced after listening to the concerns of the residents on the previous planning application . The new plans however I feel are still overdevelopment of the site and not in keeping with the local area. A committee was formed comprising of local residents in response to this planning application and after listening to concerns of the local residents they have submitted detailed objections to this planning application which I wholeheartedly support and agree with. . So i will not repeat a lot of what was said in this objection. However there are some points of concern I wish to raise as follows 1. The Design and Layout of the proposed dwellings in the planning application There are a lot of three storey dwellings that are too imposing for the steep sloping landscape and are not conducive or compatible with the existing houses surrounding the development and I feel will have an adverse affect on the residents already living there due to privacy, light and noise pollution. These properties tower over existing dwellings and some would say they would be intimidating in their outlook and eroding any sense of privacy and blocking light for the existing houses surrounding them. The design of the houses should be more sympathetic to their surroundings particularly around listed buildings where contemporary housing simply just do not fit in. I still feel that there are too many houses for the land area designated for housing. The land behind 37-45 Lingards Road is overdeveloped and I believe that the properties intended for the space in this small field surrounding by listed buildings in not viable . The houses will look directly into both the farms and into the properties 37-45 which will impact on the privacy of these residents and will contribute to a lack of sunlight reaching these properties. The parking for these properties is inches away from the boundaries of the existing properties which will contribute to noise pollution from traffic noise properties which will contribute to noise pollution from traffic noise. I am concerned that when I look at the plans there is a designated area for bins just behind 41 and 43 Lingards Road . This is unacceptable as residents from the new builds will be attending there and depositing their litter. This may cause issues regarding build up of rubbish there , odour and possibly vermin All these factors have a detrimental impact on these residents that previously enjoyed a peaceful , serene view	

detrimental impact on these residents that previously enjoyed a peaceful , serene view of the Colne Valley and views up to Marsden.

2. The Impact of increased traffic on Lingards Road . I agree with the issues raised by 45 Lingards Road in respect of the impact that extra traffic from the new development will have on Lingards Road/Nields Road. Lingards Road cannot take the number of vehicles that 42 extra family homes will create. Typically a large family home will have up to three vehicles especially if there are young adults still within the home. I have to ask is the parking provided adequate for the number of extra vehicles that can be anticipated on the new site also taking into account any visitors attending the addresses. Inadequate parking will have a detrimental effect on Lingards Road which is already relying on roadside parking which is turning the road into a single carriageway in places dangerous blind bends and corners Parking on the road and double parking will also have an impact on emergency services and refuse collecting. All junctions onto Lingards Road are dangerous bottom of Lingards Road/Manchester Road has no pavement and at the bottom the junction is blind when traffic is turning into the junction. making it dangerous for pedestrians and particularly school children coming to Nields school . Where the junction Lingards Road and Nields Road will impact on them The junction at the top of Lingards Road is very steep and narrow leading out onto a very fast and busy road . The increased use of this junction with the new residents will have an impact re the safety of this junction .

The top of Lingards Road suffers from a lot of surface water which freezes in winter therefore making it more dangerous in winter for heavier traffic. Slaithwaite centre is also very congested and new residential properties with large families will exacerbate this Incidentally I have knowledge that many years ago planning was opposed for the church half way up Lingards Road to be turned into a restaurant on the grounds that there would be too much traffic for the road

3. Surface water /Flooding Lingards Road has a number of Springs hence the surface water The property at number Lingards Road has a cellar that gets flooded when it rains. This is a new development in the last 10 years believed caused by works being done on drains which has possibly diverted the water . this water appears to come up through the floor. When work start on the site I am concerned that this will redirect water to other properties or the properties that re being built will suffer the same fate.

4 Concerns re Flats and social housing. In the last planning application the flats that were being building were being earmarked for a housing association/ supported living . is this still the case . Will the demographic type for these flats be mainly for older residents outlined in previous plans .? The whole planning application concerns me . I feel that there are a lot of things not clear on the planning application.

5 Also on the plans it states there is an area by the garages in the bottom field that have future development plans. Will this be more housing ? contributing to the issues I have previously mentioned . I feel we have not had a lot of consultation on what all this means . Where will the new residents beable to school their children and will there be enough space .

Comment to be anonymous