

Subject: Planning Application 2023/91212 Erection of 21 dwellings to the West of Bankfield Drive , Holmbridge

I would like to object to this Planning Application on the grounds of Insufficient Technical Information regarding Water Drainage.

I understand that for legal reasons , the Kirklees Development Plan should always be followed when making planning decisions.
When accepting Site HS183 (then known as H626) as part of the Kirklees Development Plan in 2019 , HM Planning Inspector stipulated that a "Surface Water Drainage Report " should be prepared before building permission was granted.

Since then ,various landslides in the Holmbridge area have highlighted the consequences of poor water drainage , but this subject has never been a major engineering topic discussed in reports dealing with this Planning Application.

1. There are numerous natural "Springs" in and around site HS183 . These springs can have moveable outlets and directions of travel . One such Spring has recently surfaced through the Tarmac close to No 12 Laithe Avenue , which is the actual approach road to Site HS183..

These springs can also generate a considerable amount of water .[In fact , until quite recently Bankfield Farm , on the West side of HS183 , relied on spring water as its ONLY water supply.] Due to its slope , all spring water emerging from field HS183 or adjacent fields to the South ,travels in a Northerly direction towards Dobb Top Road.

.Building on Site HS183 could therefore have very serious consequences for residents of Bank Lane and Smithy Lane if drainage is inadequate.



2. A landslip occurred on Burnlee Road in 2021 when a garden supported by a dry-stone wall collapsed and caused a road closure . Due to the high costs involved , this road has still not been re-opened .



3. Dobb Top Road has collapsed near to Netherley House . This required a new supporting wall to protect the houses below it on Bank Lane plus road reconstruction and the fitting of gully drains. Presumably the absence of gully drains contributed to the road collapsing .(No gully drains are fitted along the rest of this road , the water drainage off Dobb Top Road relies solely on that which soaks through the soil verges at either side of the road.)

4. The garden alongside Bank Top Cottage (below HS183) has recently collapsed . There is a former Public spring water collection point on Bank Lane close to this garden..



5. Site HS183 frequently floods , presumably due to natural spring water plus extra surface water from higher fields to the South. (Ducks have been seen swimming on the ponds formed on this site.) . Current plans do not show any methods for diverting this EXTRA water from reaching Site HS183

6. The dry-stone supporting wall on the South side of Dobb Top Road (formerly a cart-track known as Bank Top Lane) has had to be re-built in several places . Drainage holes have been built into the bottom of these new sections of wall suggesting that water has caused this wall to collapse..



7 . Dobb Top Road can be seen to be gradually subsiding down the hillside in various other places .For example (a) The road has sunk by 18 inches 20m East of its junction with Laithe Bank Drive . (Presumably due to the removal of trees stabilising the embankment above the Sculpture Lounge) . (b) The wall close to the old Clarence Mill chimney has cracked by about 4 inches .Presumably again due to road subsidence .



The views of a professional engineering expert , unconnected with Orion Homes Ltd , should be sought on all of the above points before proceeding further

with this Application.