

From:
Sent: 25 October 2023 16:33
To: DCAdmin
Subject: Objection to amendment to 2023/91212 land off Bankfield Drive, Holmbridge.
Erection of 21 dwellings with access from Laithe Avenue.

Re planning application 2023/91212 erection of 21 dwellings on land off Bankfield Drive, Holmbridge

I object to the amended plan in application 2023/91212 which has been put in by Orion Holmes for the building of 21 houses - an increase of 5 more properties from the original application for 16 dwellings.

- 21 houses would generate a significantly greater increase in traffic than 16, not only on Bankfield Drive but also on Laithe Avenue, Laithe Bank Drive, and all the surrounding narrow, windy roads from the estate to the main Woodhead Road. The revised transport statement addendum (Oct 23) only comments on traffic leaving Bankfield Drive and entering the top of Smithy Lane and is therefore inadequate - the development will affect all surrounding roads. In particular much of the traffic to the site, including construction vehicles, will use Laithe Bank Drive. The number of parking places on the new plan is 51 (including 5 visitor spaces.) some of the driveway parking has been squashed in one behind the other or away from the corresponding residences, which will encourage parking on pavements.
- The revised application has only been accompanied by a new Transport Statement Addendum (Oct 2023). All other documentation supplied by Orion is un-altered, and many issues raised in the Consultee Responses and Comments on the original application have not been addressed. It is therefore difficult to comment on the application without clarification on, eg, drainage, (Kirklees Lead local flood authority did not accept the existing plans and calculations for flood risk), landscaping, road layout etc – the Consultee Responses asked for further clarification and information and amendments on all of these issues.
- 21 houses are an over intensification of the site and the density and character of the properties proposed are completely out of line with the existing estate which only has 12 detached houses on a similar sized plot. The new design includes a terrace of 3 properties and several semi-detached. Construction should be of natural stone to match surrounding properties.
- Noise disturbance from the site will be significant.
- The elevations show a steeply rising hill from the dwellings at North of the site and residents will have to drive steeply up hill to exit the site. This will prove difficult in icy and snowy conditions and mean that emergency vehicles will have difficulty accessing the site via Bankfield Drive and Laithe Bank Drive and down the new road at such times. The high elevation of this site of over 200 metres, with greater than average inclement weather, should not be overlooked.
- There are no reports from Orion as to whether the structural integrity of the existing retaining 2.8 metre high wall on the Northern boundary of the site has been assessed, as recommended in 8.7 of the Ground Investigation Report. The future stability of the wall may not be suitable for the long-term support of the site and surely undermining this wall with sewerage pipes will affect its stability. The conditions required by KC Bridges and Structures Manager in the report dated 19 October should be strictly adhered to and the development turned down if these conditions cannot be met.
- Any fencing should let the strong prevailing winds pass through - residents on Bankfield Drive can confirm that any solid fencing will not last the first storm.

- The 65 Comments received in the May comments from local residents , 95% of which expressed concern over road safety and high density of the site, have been largely ignored.
 - On a positive note the new road layout is an improvement on the original plans.
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Please do not publish my details on the planning site.