

OBJECTIONS TO PLANNING APPLICATION 2023/62/91212/W

(LAND TO THE WEST OF BANKFIELD DRIVE – SITE HS183)

A Legal Constraint applies to this site iro a Water Right which serves both Bankfield Farm and The Barn on Dobb Top Road. The supply was installed in 86/87 following the sale of the properties. The original water supply came over the hill from Dobb Dyke!

There still is no water supply in this part of Dobb Top Road.

Deeds refer. The deeds also give both Bankfield Farm and The Barn “rights of access” into the field, with machinery, in connection with the water supply.

This effectively prevents any access into the site as it runs from the end of the cul de sac. and therefore impacts the entire site.

Permission has not been given and will not be given for the supply to be interfered with in any way.

Further objections:

The site is in fact a “sump” for the natural drainage of the hillside. There are at least 6 streams that run through (and over) our land into the site. The water collects at the Bankfield Drive side and the ducks love it!

The drainage from the sump filters out naturally between the cottages and the “Smithy” down on Smithy Lane and, also between Bank Bottom Cottage and 76 Dobb Top Road. (This stream, has recently necessitated the removal of trees between those two properties as it was moving them!)

The streams pass under the road and eventually into the river Holme.

Another source of water coursing down Dobb Top Road comes from the fields behind Netherley House (which also link to ours), runs down their driveway and into Dobb Top Road flowing towards the Bankfield Drive junction.

An exceptional amount of water flows through this hillside and if it is interrupted by housing development (in this case the sump has been blocked in by an access road and all the excavations will have upset the natural drainage), where is all this water going to go?

It will obviously back up onto our land and then no doubt find its way into our cellar drain which is one floor below ground level and so create a flooded property – and probably others in the area as well.

Planning to put additional sewers into Dobb Top Road could very easily also upset the natural drainage and as the existing sewer system in the area is failing badly any further burden on the system would be very foolish.

2)

Water is very powerful – more feared by miners than gas or fire as it simply goes through you!

The plans show our “muckheap” which abuts our boundary wall. The site is downwind of it and you need to be 15 metres from it to avoid the effects of smells, flies, mice, rats and self-combustion, otherwise there will be complaints! (affects PLOTS 14 15 16 17 20 AND 21). No one will remove these heaps and so they have to be rotted down and spread! This is also a noisy and lengthy activity! (N.B. 15 metres takes you to near enough the middle of the site)

Chicken run - sited just over the wall from plot 14 and won't be moving. Can be noisy and a bit smelly! The hens also “free range” and we hope to re-stock soon!

Plots 15, 14 and 6 are too close to our drystone boundary wall. Foundation excavations may well cause collapse. They are expensive to re-build - at £55.00 a Linear Course metre and of course would create security issues for our horse. The walls are only 4ft 6ins high which means she will be able to reach over into gardens. There are no signs of suitable fencing on the site side to prevent this.

Loss of grazing:

Where is the replacement grazing? Having lived here since 1999 and rented the field from May 1st of that year until the termination on 30th April 2020. Why was this not catered for in the Local Plan? This field was “safe” winter grazing as it was no longer affected by sycamore seeds as our offending trees were removed following the death of one of our horses. Our own land is affected by the fallout from neighbouring trees which we cannot remove! This is a climate change phenomenon – sycamores are not native trees!

Proposed additional ROW footpath:

Rights of Way have been informed that this is not acceptable. We have not heard back from them. Horses and footpaths are a known and recognised hazard. We carefully considered the risks and as the footpath was fully visible to us and neighbouring properties we have found it reasonably acceptable especially as it is not well used due to it being stile access at most of the boundaries. Building so that the footpath is no longer fully visible and is apparently inviting additional use creates a whole host of Health and Safety questions both for the users and any horses as gardens will also be reachable over the wall!! Electric fencing would not be allowed on a public footpath.

3)

There is also the implication that the field is some sort of leisure area. It does in fact contain an ashes grave site which is not owned by us and so, it is disrespectful to give this impression.

Wildlife - the site is rich in wildlife. It has been hedgehog registered for years as is our land. Somehow no checks were done by Orion or indeed Kirklees before the illegal accessing occurred and the diggers moved in!!

This year's hedgehog casualty of the "dry" spell was registered with the RSPCA and received a VET check before being re-released and introduced to the feeding cage, which she visited for many weeks until the rains returned and revived all the slugs and snails!! She will no doubt now be nest building on the site amongst the leaves and brambles in preparation for hibernation.

No sprays or chemicals have ever been used on the site or our land. Weeds are removed by hand and well-rotted horse manure applied.

Roe Deer have been down this year (as soon as the shoots begin!!). And it was a lovely sight to see hares again. HS183 was known as the "mad march hares boxing field" - a great sight but were wiped out for a number of years by the poaching in the area. This year the grass and weeds were too long for them to re-visit so they performed in our field!

The hedge and the Sessile Oak are features of the area and provide excellent wildlife habitat. The Tawny Owls in the locality frequently perch in the tree. There are many birds nesting in the area. We have a sparrow colony and swallows nest in the stables every year (they rely on all the flies and insects that live in the fields and suffered badly in last years drought which depleted their food source).

Tourism

Only from the public footpath that abuts HS183 can the 3x Moors view be seen (Wessenden, Saddleworth and down to Derbyshire). A "quirky" feature!!

Health and Safety

All sites have to pass Health and Safety Risk assessments. How is this site going to pass with a horse in the immediate vicinity? And of course, the Public Footpath? It cannot possibly pass and therefore will probably invalidate any insurances so will not be able to operate.

4)

Our Health and Safety is also at risk as an upset horse is not easy to deal with and can easily do immense damage to itself and anyone else or anything in its way.

Roads

The local roads are mostly the old “cart” roads, narrow, lacking pavements and in various states of disrepair. On road parking is usually the “norm” and progress can be painfully slow and hazardous. Pedestrians, cyclists and horse riders do not have an easy passage. Drainage does not seem to work and sewers collapse.

Priority Development

There is a brownfield site down in Dobb (Hinchliffe Mill), which has not yet had its planning application resolved. It should be of priority importance – it does physically exist!! Any traffic issues that that may have, are also affected by this greenfield site.

The area has seen much “infill” development of any space available which has also added to the problems of parking etc

Developing a greenfield site is not an option when grazing is being destroyed and health and safety issues are being compromised.

The housing crisis should not be an excuse for building in the wrong place.

Confrontational Planning producing dangerous and conflicting scenarios.

L

From:

Bankfield Farm
75, Dobb Top Road
Holmbridge.