DCAdmin

From:
Sent: 30 November 2023 14:48
To: DCAdmin
Subject: Planning Application 2023/91212 Erection of 21 dwellings on land off Bankfield Drive Holmbridge.

I object to the amended plan for application 2023/91212 as submitted by Orion Homes.

- 21 properties are now on the plan in place of the original 16.This must generate greater traffic than the original number. The revised transport statement (October 2023) does not account for these additional vehicles and their impact on surrounding roads. All local approach roads are either estate roads on a steep hillside or narrow lanes linking to the main A6024 at Holmbridge or Hinchliffe Mill.
- The retaining wall for the site is an old dry stone wall which is 2.8 metres high. I am concerned that the structural integrity of this wall and the longer term stability does not seem to be a major focus of attention given that the drainage and sewerage systems are proposed to run underneath it.
On the opposite side of Dobb Top Road from this wall is a much larger retaining wall and below this wall are a number of houses. Given the amount of disturbance to the road and wall structures that any building work will create in order to install the planned drainage, who is ultimately responsible for signing off these structures as 100% safe and stable?
Clearly any subsidence or structural movement in this area will have a very significant impact on the infrastructure but also on the other properties. A wall collapse would be potentially life threatening. None of this is evident without a site visit as maps/drone shots will not show the site geography in the same way.
-Design and proposed layout of the site. 21 houses is 31% more than the original plan. This is too intensive with the concentration and character of the properties out of line with the existing estate which has 12 houses on a similar plot size. Natural stone must be used to match these houses.
-This is a steep site on an exposed hillside. Existing roads are difficult to access in poor weather as no gritting takes place on the estate. This means that emergency vehicles will have difficulty accessing the proposed new site. The sloping road down into the new site will then cause further issues as the only exit route is up the hill. Why is this considered suitable for 21 new houses?
-Site drainage(not sewers) is generally poor due to the proliferation of natural springs and water on site. Is this improved by building work or does the flow from the hillside above become a problem for both the new and existing houses?

All of the points raised above are valid concerns for this proposal.