

Case Officer,

Kirklees Planning and Development,
Kirklees Council,
Civic Centre 3,
Market Street,
Huddersfield, HD1 2EY

December 7th 2023

For the attention of Ms Ellie Worth

Dear Sirs,

Re Planning Application No 2023 / 91212 Land off Bankfield Drive, Holmbridge

We write again on behalf of our clients and other neighbours to the proposed development, regarding the above planning application.

Our clients are concerned regarding several aspects of the development proposals and have requested Ashton Bennett to assess the documents available on the planning portal and comment on their behalf.

We wrote concerning the possible damage that may occur to houses on Smithy Lane if soakaways are allowed due to the permeability of the 10m high dry stone wall on the south side of Dobb Top Road below the development site. The presence of a spring on the site is a potential risk of water pressure to this wall if it is hard covered over. Even culverting the spring may cause the water to appear elsewhere and cause excess water pressure to this wall and potential damage to the wall / road and houses on Smithy Lane.

It is recommended that the spring is allowed to flow into a ditch across the site, as a feature, to prevent it moving direction once culverted. It is our experience that although some springs remain constant, often springs change location after a heavy rainfall where other channels are opened by the excess water flow. Due to the hard cover on the site such an occurrence would not be observed until the water caused damage.

It is imperative that soakaways are not allowed on the site and that all surface water from the roofs and hard cover is sent to attenuation tanks and drained through the main drains.

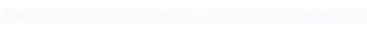
It is noted that the Phase II ground investigation was not acceptable to Kirklees Environmental Health and we look forward to viewing a report that defines the nature of the site in better detail. In addition, a slope stability study should be undertaken to assess the risk of a landslip taking into account the spring water, as water is a major contributor to landslips. Such slips can be seen all over the Holme Valley. We look forward to viewing such a report on the planning portal in the near future.

There is no adherence to the Holme Valley Neighbourhood Plan which was compiled to preserve the character of the valley. The application should use natural stone, there is a quarry very close by and should include solar panels, ground or air source heating and added insulation. The natural stone is very important to preserve the character of the valley.

The Neighbourhood Plan was compiled by a volunteer committee over 4 years and has been endorsed by the people of Holme Valley and by Kirklees and as such planners should ensure its conditions are enforced on planning applications.

Please do not hesitate to call if you have any queries.

Your faithfully,





Photographs of the retaining wall to Dobb Top Road forming the boundary to garden.