

Address: 4 Bankfield Drive Holmfirth hd9 2ph

About the application

Application number: 2023/91212	
What is the application for?:	Erection of 21 dwellings with access from Laithe Avenue
Address of the site or building:	Land off, Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>As well as an objection previously submitted citing highways I also object to the plans for the development on the following grounds:</p> <p>Drainage There are already a number of drainage issues connected to the current estate which have resulted in subsidence to roads and sewage escapes into the River Holme below. Significant volumes of surface water from the field run onto Dobb Top Road already, potentially weakening the high dry stone retaining wall bordering the north of the site. Development of this field could compromise the structural stability of the wall still further and, should it collapse, the knock on affect to the properties on Smithy Lane would be cataastrophic. Appropriate disposal of surface water has not been addressed on the plans submitted. The comments of Kirklees Lead Local Flood Authority dated 26th May 2023 and 1st November 2023 stated that the drainage strategy on the submitted plans was inadequate and required a revised surface water drainage strategy. This has not been forthcoming. Additionally, the affects of climate change on this severely sloping site also appear to have been entirely disregarded.</p> <p>Housing Density and Character The housing density of the planned development is far higher than on the existing estate. The revised plan which alters the style of housing in order to accomodate 21 homes rather than 16 would have a highly detrimental affect on the character of the area, and would contradict Kirklees Council's own guidelines on rural development. Additionally, artificial stone which is proposed would further negatively impact this planned blot on the landscape.</p> <p>Landscaping The recent landscaping plan submitted by Orion is full of vagaries and omissions. In the Arboricultural Survey dated 24/04/23 Orion agreed after consultation with the council that the existing hedgerow and trees at the northern border of the site would remain intact. They have now submitted a landscaping plan which takes it away! There is no detail of ownership and responsibility of maintenance for communal planted areas as well as there being wholly inadequate screening to existing</p>	

planted areas as well as there being wholly inadequate screening to existing properties. The suggested new native hedge being even lower than the low dry stone wall we assume it will sit in front of. Subsequent ownership and maintenance responsibility for said wall has also not been supplied despite repeated requests.

Affordable Housing

On the Kirklees Council Strategic Housing consultation response dated 31st May 2023 it states 'affordable homes should be distributed evenly throughout the development'. In a further response dated 24th October 2023 they state 'affordable dwellings should be well integrated within the site layout and not located at specific areas at the edges of sites'. Four affordable homes are designated for this site on the revised plan. Three out of the four are located at the north east of the site. This is not 'even distribution'. It also contravenes 'Kirklees Affordable Housing and Housing Mix' document Section 6 dated March 2023 as well as national planning policy guidelines.

The above (along with the highways objection previously submitted) serve not only as legitimate reasons for rejecting the planning application, but also demonstrate the slipshod attitude to the planning process adopted by Orion. Vagaries and lack of detail result in legal battles in the future.