

Address: 4 Laithe Avenue Holmfirth HD9 2PJ

### 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

Reference 2023/91212 Plans for housing development on. Land to west of Bankfield Drive

The main arguments put forward for advancing this development are financial (profit motive) and political (government housing targets). However to focus primarily on these two propositions blinds us to the larger, far more serious question, the potential destabilisation of the field's underlying substrata, watercourse and the threat to the stability of boundary walls. To this we must add the threat climate change poses and the affect this will have on our weather.

Kirklees Lead Local Flood Authority have twice submitted responses raising concerns although their latest response (ID 1066070) offers 'qualified' support. Conditions to be met include the following: "The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development ... has been submitted to and approved in writing by the Local Planning Authority.". This is a significant condition, in recognition of the increasingly unstable nature of our climate.

The report continues: "No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter.". The inclusion of "dwellings shall not be occupied" implies that construction work, with its obvious disturbance to the field's substrata, can go ahead before full evaluation is complete - a case of shutting the door after the horse has bolted!

The LLFA report goes on to outline conditions to be instigated to monitor surface water flood risk and pollution prevention plan. It proposes a "management company" be set up to oversee and monitor this, "for the lifetime of the site". This is hardly a glowing recommendation in favour of the development! A further question arises, who would be responsible for the management company? A private company? Kirklees Council? At what 'ongoing' cost?

What constitutes a 1 in 100 year climate event? Since August 2023 we experienced prolonged periods of rain, large scale flooding across the UK. This weekend following wild variation in the jet stream, a huge temperature change from snow to heavy rain has resulted in excessive quantities of ground water. As valley dwellers we should be cognisant of recent events in Spain.

Science warns weather extremes will become more pronounced as our climate grows ever more unstable. The Northern boundary of the proposed development terminates with a high wall onto Dobb Top Road, which in turn borders an even higher wall onto Smithy Lane. Should the field's stability be compromised, it is not beyond possibility that water egress could lead to a collapse onto Dobb Top Rd, potentially also destabilising the higher wall along Smithy Lane, leading to catastrophic consequences. Surely the wise decision is to leave the field undisturbed and reject this development.