

From:
To: [DCAdmin](#)
Subject: Objection to Planning Application 2023/91212 Land off Bankfield Drive Holmbridge
Date: 03 June 2023 10:48:44

I object to Planning Application 2023/91212

I object to this planning application

1. Transport Statement

Contains numerous omissions.

- No mention of actual steep gradients on Bankfield Drive and Laithe Bank Drive – 1:6, 1:5 respectively.
- No gritting ever takes place by Kirklees so in snow/ice, vehicles regularly slide across Dobb Top Road into the wall. A 40 foot drop beyond this wall makes this unsafe.
- Dobb Top Road is a designated Rural School route, used by many school children walking to Hinchliffe Mill School. This makes it a serious safety concern. No highway improvement measures mitigating safety issues raised by Kirklees Council are planned. 45 car parking spaces on the plan exacerbate this problem.
- Previous planning applications have been refused because of highway safety. Why is this different?
- The Transport Statement 6.1.7 states that there are no existing highway safety concerns across the local highway network. This is incorrect - Holme Valley Parish Council meeting minutes throughout 2022/23 make frequent reference to “Concerns of local residents regarding speeding and noise pollution Woodhead Road, Holmbridge to Holme” suggesting a 20mph speed limit should be introduced from the Londis up to Holme. There are concerns about the high traffic noise and noise pollution, especially at weekends with motorbikes. Minutes of 6 March 2023 refer to concerns at Hinchliffe Mill regarding road safety and access. Pressure on all these roads would be increased by the new development.

2. Site Retaining Wall

- The structural integrity of the 9 foot retaining wall which forms the Northern Boundary has not been assessed. This is recommended in the Ground investigation Report, 8.7.
- Plans to install sewerage pipes under this wall may impact on the structural strength of the wall, together with supporting the site.

3. Drainage of Site

- The plan shows significant numbers of water flow tanks on site under drives and gardens – total capacity 120,000 litres.
- The site has poor drainage, contains springs with ponding water most of the year.
- Kirklees council report 26-05-23 states key concerns on drainage and water flow, recommending larger tankage at the lower end of site. This would add to the issues of the site retaining wall above.
- Can the wall support 120,000 litres, weight 120 tons, in addition to undermining with sewerage disposal pipes.
- Existing sewerage pipes below have recently overflowed on Bank Lane (May 2023)

4. Construction of properties

- Use of artificial stone to build houses is inconsistent with existing properties to the West in natural stone, or to the East which contain natural stone.

- The housing density is greater than on the existing estate.
- The 6 link detached properties proposed are out of character to all detached houses/bungalows on the existing estate. The statement of community involvement Report omits resident's comments on these issues.

5. Elevation of houses

- Site gradient varies between 1:6 and 1:10 (Ground Investigation Report 8.7) The plan does not show any cross-sectional or ground elevation of properties on the gradient, or any indication of how they will be built not the slope.
- **Minimum** 12 metre distance from Bankfield Drive properties is the Kirklees recommendation. Greater distances are needed to prevent loss of light and overshadowing to habitable rooms and principal gardens. These properties were built in 1975 with uninterrupted light and now face serious loss of light issues.