

From:
To: [DCAdmin](#)
Subject: objection to planning application 2023/91212 Land off Bankfield Drive, Holmbridge, Holmfirth
Date: 03 June 2023 10:50:43

Please do not publish my name and address.

This is my objection to planning application 2023/91212 Land off Bankfield Drive, Holmbridge

The Transport Statement contains many omissions. It makes no mention of the actual gradients of Bankfield Drive and Laithe Bank Drive - 1:6 and 1:5 respectively. Vehicles frequently slide in ice and snow into the wall across Dobb Top Road, with a 40-foot drop beyond down to the Sculpture Lounge. This is a major safety concern. Bankfield Drive and Laithe Bank Drive are never gritted by Kirklees. Dobb Top is used by school children to walk to Hinchliffe Mill School - it is designated as a Rural School Route, but this does not make it safe. Previous planning applications including this site have been turned down because of highway safety. This application gives parking for 45 cars yet does not contain any highway improvement measures to mitigate the safety concerns of Kirklees council.

No mention is made as to whether the structural integrity of the existing retaining 2.8 metre high wall on the Northern boundary of the site has been assessed, as recommended in 8.7 of the Ground Investigation Report. The future stability of the wall may not be suitable for the long-term support of the site and surely undermining this wall with sewerage pipes will affect its stability.

The use of artificial stone to build the new houses is not consistent with the existing properties to the West which are natural stone, or dwellings to the East, which contain natural stone. The density of housing proposed is greater than that on the existing estate. The link detached properties are out of character - all existing houses/bungalows on the estate are detached - this was raised at the community involvement stage, but resident's comments have been omitted in the Statement of Community Involvement Report.

The site has a gradient of 1:6 to 1:10 (8.7 Ground Investigation Report) – Orion Homes have omitted to show how the houses/new roads will be built to accommodate this - cross-sectional information and ground elevations of houses, slope of driveways/roads etc. is required. The 12 metres distance proposed from properties on Bankfield Drive is only the minimum Kirklees recommend and longer distances are required to prevent overshadowing and loss of light from habitable rooms, which have enjoyed uninterrupted daylight/sunlight since 1975.

From the public footpath there are currently open views and intervisibility into the Peak District and surrounding landscape which will be lost if the proposed houses

are built, especially along the Southern boundary. The development will not protect and enhance the landscape character of the Holme Valley but will take away visual amenity.

Protected species which use this site for foraging include house martins (observed for 30 years and red listed since 2021), mistle thrush and starlings. The JCA ecology survey was undertaken in the winter, as noted in the report this is outside the ideal dates for surveying summer migrant birds. Any development should include mitigation measures, as recommended by house Martin Conservation UK, such as artificial nest cups, water features for availability of mud for additional nest building, and replacement high-quality foraging habitat on site, following guidance from a suitably qualified ecologist.