

From:

[DCAdmin](#)

Subject:

Erection of 16 dwellings on land to the West of Bankfield Drive, Holmbridge ref: 2023/91212

Date:

06 June 2023 20:49:15

Please find below my letter of objection to the proposed application 2023/91212

6th June, 2023

Kirklees Council
Planning and Development Service
Huddersfield

Dear Sir/Madam

Application number: **2023/91212**

Do you wish your comments to be published on the website anonymously? YES

I do not want my name and address published.

What is the application for: Erection of 16 dwellings with access from Laithe Avenue

Address of the site or building: Land off, Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH

Type of comment: **An objection**

I wish to object to the proposed development on the pasture land adjacent to Bankfield Drive, Holmbridge.

Too many houses are proposed, mainly linked and very close together. The boundary of Peak National Park is less than 1km away. I understand national guidance requires a **diminishing density** of housing near National Parks. The density of this residential development would be the opposite and needs to be more carefully considered by Kirklees Planning.

Road safety – nearby roads are narrow and have no footpaths. The steep access roads of Bankfield Drive and Laithe Drive means that the slightest amount of snow (or ice) makes them extremely dangerous for vehicles and pedestrians to use. Often when the roads below are relatively clear, we are snowed in for days. Our roads don't get gritted. At one point the gradient near the bottom of Bankfield Drive is severe – approximately 1:2 –

extremely steep for vehicles and would be challenging for less mobile and wheelchair users to negotiate.

There is no clarity in the proposed plans that the development will **reflect the character and appearance of nearby housing**.

The Alistair Flatman Planning Support Statement incorporating Design & Access and Climate change appears to have **factual mistakes** which might crucially impact on the planned **consistency with existing dwellings** and the character /appearance design and layout features of the proposed housing development:

3.12 refers to linked-detached dwellings on the site but **there are no linked houses on Bankfield Drive**. All our houses are detached.

3.13 refers to the use of artificial stone on the frontages of the houses on Bankfield Drive. The house **frontages on Bankfield Drive are constructed of natural stone**.

3.15 refers to a development density of 26dph which is considered appropriate. This is not consistent with dwellings on the adjacent Bankfield Drive which are fewer and more spaced out.

Additionally, the low **natural stone front boundary walls**, which are a feature of our estate, appear to have been over looked in the proposed plan. I think if consistency was being aimed for, these **distinctive front boundary walls** should be included.

Also, there are **no footpaths** running North/South, almost the entire length of the proposed development. Obviously, there **is a risk to all pedestrians** sharing the main thoroughfare with vehicles, especially the silent, electric cars we are being encouraged to use. The Bankfield Drive estate has footpaths on both sides of the road.

This support document, which is commissioned and paid for by the developer appears to **contains mistakes/omissions** and might be an unreliable source of information for the developer to base their plans on.

Kirklees Council has a duty of care for the mental wellbeing of its residents and the **Kirklees Health and Wellbeing Strategy 2022 emphasises the need for green, natural spaces that support mental wellbeing**.

It is obvious that the building of houses on this site is going to impact on all who live nearby and significantly on those who live closest.

Many residents have lived here for 20/30+ years. The large number of objections reflect the **upset and anxiety** this development is causing. The site, which has been pasture since at least 1854, is part of an area of natural beauty. It has been cherished by local residents and visitors for generations. The proposed development contrasts dramatically with the surrounding countryside/Bankfield estate, and will form a **stark intrusion** on the landscape.

We are losing a key aspect of our habitat, which **supports our mental wellbeing** – a peaceful green field to look over, a beautiful treescape, a wonderful, diverse, rich ecological environment.

Lots of consideration has been given to the creatures inhabiting the field as detailed in the 70 page JCA supporting Ecological Impact Assessment Report commissioned and paid for by Orion Homes.

Will Kirklees Planning / Orion Homes give the same consideration to the impact this proposed development will have on the **mental wellbeing and health of nearby residents** if the site is bulldozed and built on?

Interestingly, the above ecological impact assessment **fails to specifically mention the section 1 birds** – owls, kestrels, and sparrowhawks, which I see foraging over the area. Buzzards are regularly seen roosting in the enormous trees just West of the site and within 100 metres. An important omission as I believe these are all protected species.

Yours sincerely,