

Hi Ellie,

Thank you for bringing together the site meeting this morning and listening to all the points raised.

I have submitted my objection to the Orion Homes Planning Application via the Kirklees Planning website but as we discussed I have a couple of issues specific to our property, No. 4 Bankfield Drive.

1. The proximity of the planned house on Plot 14 (Falmouth OP) is of immense concern to us, it being so close to our property. The garage would be only 3.5 metres from the window of our outside habitable room and around 9 metres from our general living accommodation. The Falmouth house itself would be 6.5 metres from our outside habitable room and just under 12 metres from our bedroom and conservatory. We understand the minimum 12 metre guidance 'rule' adopted by Kirklees and also appreciate each case is different. The problem here is exacerbated by the difference in height between the floor level of our living accommodation and the level of the field. That difference is 1.4 metres which as you appreciated on site is quite substantial given how close to our property the Falmouth House and garage is planned to be. In addition, the bins for this property are planned to be situated a mere 1 metre from our outside habitable room.
2. The proposed driveway to the Falmouth property would pass within 4 metres of our

bedroom window and construction work for it would require workings well within 10 metres of the high dry stone retaining wall at the northern boundary of the proposed development. I have commented previously about the integrity of this wall given that repairs have taken place on it over the years. Farhad Khabiti has also voiced his concerns. Given the number of dry stone walls that have collapsed during or subsequent to (as over a period of time surface water, drainage and sewerage issues can weaken dry stone retaining walls) major construction work, we need to have assurances that should the structural stability of the wall be compromised, the responsibility for repair or reconstruction will rest with either Orion Homes or Kirklees Council. This responsibility should include the part of the wall that continues on and retains the properties of both No.2 and No.4 Bankfield Drive. We are especially concerned given the recent examples of collapsed dry stone retaining walls locally where responsibility has not been accepted, notably on Burnlee Road at Hinchcliffe Mill, Kirk Bridge Lane at New Mill and South Lane in Holmfirth. None of these examples have resulted in satisfactory conclusions after years of argument.

I feel the planning application should be rejected for all the reasons highlighted in my official objection, but in any case the density of the proposed development is excessive and does not take sufficient account of the rights to privacy and light of current residents. It's density also far exceeds that of the Bankfield Drive, Laithe Bank Drive and Laithe Avenue estate.

On a final matter, I look forward to hopefully receiving confirmation from Kirklees of the current ownership of the high dry stone retaining wall in the not too distant future.

Kind regards,