

About the application

Application number: 2024/92168	
What is the application for?:	Outline application for erection of residential development of 13 dwellings
Address of the site or building:	Land south of, Leak Hall Barn, off Leak Hall Lane, Denby Dale, Huddersfield, HD8 8QU
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input checked="" type="checkbox"/> Yes
<p>SERVICES – Leak Hall Farm’s existing electricity supply and sewer pipes run across this land, as do those of High Barn. The sewer was installed when the houses on Leak Hall Lane were built in 1960s or 70s. This is a small pipe, not capable of being connected into for this many extra dwellings, and likely to be damaged during building. It may even run under some of the new houses, certainly the paved areas shown. This sewer would require lengthy diversion, with considerable difficulty and inconvenience. The electricity to Leak Hall Farm and High Barn comes across the field to the pole, then continues underground. Other neighbours supplies run via wires from the pole. This is represented as a phone line in the application – it is not.</p> <p>Our own water meter, and those of neighbouring properties are all within the existing verge adjacent to Plot 1. These have been installed here by Yorks Water in that location in last few years. Water supply pipes to these properties were moved to improve pressure, and are in this verge.</p> <p>Care will need to be taken during any exploratory works for ground conditions, archaeology, contaminants to avoid damaging these services.</p> <p>Alternative long-term provision will need to be included in the detailed proposals, with no cost to householders and compensation for disruption.</p> <p>FLOODS – The application form states site is not within 20m of watercourse, this is wrong – there is a pipe outlet & trough on adjacent land (marked ‘well’ on early maps) and a periodic stream flows along the site boundary across to behind houses on Leak Hall Road. There is also a spring marked in a different location on the location plan submitted by the agent.</p> <p>There is also a large diameter field drain running under Dark Lane, the onward direction of this has remained elusive despite our efforts – it used to back up and flood down Leak Hall Lane regularly before footpath improvement works were carried out on Dark Lane. There is a large inlet grate at the end of the last gardens next to the footpath. This pipe probably connects to the culvert continuing behind the library & under the old school site lower down, which recently had to be repaired under Wakefield Road when blocked by debris from development at the old school. Great care needs to be taken to identify where this pipe runs, and to protect it from damage, from ingress of materials and to accommodate it within the scheme. There is likely to be conflict with the planned attenuation pipework and/or foundations</p>	

be conflict with the planned attenuation pipework and/or foundations.

The application states there is no increase in flood risk – not possible, they simply plan to slow the additional water reaching drains that are already at capacity. The new development will increase flood risk by increasing amount of impermeable surfaces – roofs, roads etc. The drainage plan recently added shows this as over 2000 sq metres, when total site area is 0.39hectares = 3,900 sq m. ie about half of site.

However, this figure does not include any paving in gardens (although this is shown on drawings), conservatories, sheds, bike stores, etc. We already have tremendous problems after heavy rain in DD, including on main Wakefield road. There is an increasing frequency of heavy rainfall episodes due to climate change.

The idea presented in the Drainage information that every 2 months the occupiers will carry out inspection and servicing to manholes and silt traps is unbelievable – and how will this be enforced? If not done, silt traps will quickly fill and cause problems.

PARKING AND VEHICLE ACCESS – The scheme does not include any provision to accommodate existing parking practice in this area. Usually at least one car, often 3, are parked at top of Leak Hall Lane as owners walk (often with dogs) in Wither Wood, up Dark Lane or drop off/collect children from Denby Dale First School. As more small pieces of land around the village are built on, people drive to take exercise & walk dogs. Where will these cars go? It is likely they will park in the site, on spaces allocated for houses 1 & 2, 13 and around plots 6 & 7. These bays all appear open and away from the houses, unlike a traditional driveway, which would cause conflict. This is especially likely to be problematic at weekends when most site car park provision is in use by occupiers.

The new access & visibility splays disregard the difference in levels between the field and Leak Hall Lane.

OVERLOOKING – The Design & Access Statement describes 27 Leak Hall Lane as the closest property, but the proposed new houses are actually closer to Leak Hall Farm (Plot 6). The statement asserts that the cul de sac is >21m away – it is not. Looking at the plan online, using the scale on the drawing, it seems to be about 10 metres from Plot 6 to Leak Hall Farm to the north west. Note that several of the maps used in the application, including the most recent map in the Phase 1 Environmental Desk Top Study and the Ecology report do not show a major living room extension added to Leak Hall Farm in about the 1970s. If the distance between an existing property with habitable rooms with windows looking towards the site needs to be 21metres, then the new houses would need to be moved significantly further away from Leak Hall Farm.