



We are objecting to the proposed development on a number of grounds, which we shall detail individually below:

- Flood Risk.

At present, the field and fauna at risk acts as a soakaway for rainwater. If this area is built up, the non-porous nature will present a high risk for flooding in the valley. This can be seen and evidenced by a number of other developments in both Kirklees and Calderdale, as well as across the country. There is also a high risk of the new properties developing subsidence related issues as the hillside beneath them dries out and then erodes. This is not something that standard foundations will resolve - and would need substantially more intrusive pillars to attempt to preempt.

- Wildlife/Environmental Impact.

The area is a hunting ground for a number of different species of birds of prey, with kestrels, sparrow hawks, red kites and owls being regularly spotted in the area.

- Road Traffic.

Gynn Lane/Hall Ing Road can already become very congested at times, particularly in the narrow areas of the road. The additional traffic caused by an additional 50 households would be untenable for the present road layout. In addition to this, the risk to both pedestrians (particularly with the nearby school) and equestrians (the road is frequently used by a nearby riding school) is of great concern. Traffic safety risks have already been flagged with the council, and this is before the additional concerns caused by this proposed development.

- Risks from Construction Traffic.

The moving of heavy plant over a prolonged period of time is likely to cause vibration related substructure damage to the properties (many of which are listed) in the vicinity of the constructions.

-Loss of Amenity/Impact on Property Value.

Many of the properties on Hall Ing Road, and in Hall Ing Hamlet benefit from uninterrupted views across the valley at present, in particular those with a west-facing aspect. With a 50 strong newbuild estate on this site that will no longer be the case. This will not only have a huge impact on quality of life, but also on property values for these home owners.

- Impact on Local Infrastructure.

Our local GP surgery is already overworked. An additional 50 households will put additional strain on an already drained resource. Local schools may not be able to accommodate more families in the area.

Based on the above, I highly recommend that the proposed development is rejected on the strongest terms possible.