

Address: Bawson Cliffe Cliffe Lane Gomersal, Cleckheaton, W. Yorks., BD19 4SB

Application number: 2019/90902	
What is the application for?:	Outline application for demolition of dwelling and erection of 92 dwellings
Address of the site or building:	rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB
Postcode:	

Type of comment:	An objection

Re: Planning Application 2019/60/90902/E

Proposal for the demolition of dwelling and the erection of 92 dwellings on land to the rear of 271 Cliffe Lane, Gomersal, BD19 4SB

We write to express our objection to the above planning application proposal for 92 dwellings on Cliffe Lane, Gomersal.

We have fears that this development will impact adversely on
for the following reasons:

- Water drainage: We have concerns over surface water drainage and how this could impact in the form of flooding

in direct line of any such flooding. Drainage of the area is poor and excessive rainfall has already caused some . We have fears that this problem will be exacerbated if adequate measures controlling drainage in the development are not put in place, should planning permission be granted.

- Mine shafts – There are known deep mine shafts underground on the proposed site and the Coal Authority itself considers “that the building over or within the influencing distance of a mine entry should wherever possible be avoided”. There are high risks for construction and we have real fears that any instability caused through development of this land may result in subsidence to .

- Community infrastructure - We have deep concerns that the addition of 92 dwellings will have a detrimental affect on the community infrastructure which is already under great strain. The existing lack of primary and secondary school places in the area has already resulted in a high number of children being turned away from their catchment areas. Doctors surgeries in the area are currently highly over-subscribed and it is already difficult to secure appointments. It would be impossible for either to support increased numbers without significant investment being made into the local infrastructure prior to approval.

- Traffic – Cliffe Lane is already busy and traffic calming measures have already had to be put in place in an attempt to slow down traffic created by the additional housing of the Burnley's estate. The increase in traffic created by that development was greatly underestimated at the time of planning and this mistake should not be made again. The proposed housing site would only add significantly to the existing problem with more general commuting traffic as well as traffic transporting children further afield for schooling.

We hope that the above concerns will be taken into account during your consideration of planning approval for this development.

Yours faithfully