

## About the application

|                                  |                                                                                  |
|----------------------------------|----------------------------------------------------------------------------------|
| Application number: 2019/90902   |                                                                                  |
| What is the application for?:    | Outline application for the demolition of 1no. dwelling and erection of 98no. dw |
| Address of the site or building: | rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB                       |
| Postcode:                        |                                                                                  |

## User comments

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of comment: An objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>Objection to original and revised plan highlighting access road at rear end of site. The revised layout now includes an access road, at the rear end of the site, to the field which is opposite the burial ground next to the Grade Two Listed Building Methodist Church , however, as stated below, removal of permitted development of this field should be a consideration to prevent further structures and fencing along the rear boundary of the site and to protect the agricultural character of Ferrand Lane. Therefore, if this area is to be protected as stated, access would not be required at the rear end of the site as it will not be developed, also hedgerows were to be retained. See notes below for reference.</p> <p>At the Inspector's request, the council to set out a note to identify how the agricultural character of Ferrand Lane will continue to be protected I refer to Appendix 4 below. Matter 37 H591 1.2 Measures to retain the agricultural character of Ferrands Lane could include supplementing tree planting, keeping hedgerows and landscaping. Policy PLP35 provides the framework to address these issues. As part of a future planning application, consideration could be given to removing permitted development right to prevent further structures and fencing along the rear boundary of the site. The council considers that it is too prescriptive to include text within the Local Plan on this issue and the best time to consider this is at the development management stage. At the Inspector's request, the council to set out a note to identify how the agricultural character of Ferrand Lane will continue to be protected. I refer to Appendix 4 below.</p> <p>Appendix 4 Impact on listed buildings/conservation area</p> <p>1.4 The council reaffirms its position that it supports the findings of the site promoter's heritage impact assessment (HIA) that the proposed development will not have an impact on the adjacent conservation area or the listed buildings.</p> <p>“There should be a sensitive approach to the design and landscaping of the site in order to maintain the agricultural character of Ferrand Lane”.</p> <p>The Grade 11 Listed Chapel and cemetery are adjacent to the site however it is of high significance to the heritage aspect as it contributes to the agricultural history and to the setting. The proximity of this land forms the setting to the historic views. The effect of developing this area of land close to the chapel and cemetery should be carefully considered and if this open area of land was to be lost there is the potential for it to cause less than substantial harm to the listed building and conservation area.</p> |

This proposed development, in size, and infrastructure requirements is completely inappropriate and should be rejected. The additional homes and associated traffic movements will have a significant negative impact on the immediate area of Gomersal, its local amenities and surrounding areas.

I object particularly to the taking of greenbelt land, the increase in traffic congestion in an area already busy at peak times and the lack of provision for already oversubscribed infrastructure like schools and doctors surgeries.

The development would create a huge loss of biodiversity and wildlife, which has a natural habitat currently, this also includes bats.

I would also request that the points raised are acknowledged, as I have not received responses to issues I have already highlighted regarding this site, even though I have requested feedback it has not been forthcoming. I would like to know if measures are being taken to satisfy our concerns and, if not, reasons and justification. For example, one issue raised was within this site area, has this been addressed?

I would also like to attach photos for reference re objection but appear to be unable to do so, I will, therefore send these separately.