

Address: The Barn 50 Kilroyd Drive Cleckheaton bd194ea

About the application

Application number: 2019/93303	
What is the application for?:	Erection of 267 dwellings with associated works and access from Hunsworth Lane a
Address of the site or building:	Merchants Field Farm, Hunsworth Lane, Cleckheaton, BD19 4EJ
Postcode:	

User comments

Type of comment: An objection
Planning Objections Further to the objections that I made on the original planning application 2019/93303 at Merchant Field Farm I have the following new and reiterated comments on the revised application. Boundaries 1) As previously stated, the red boundary shown on the plan does not correspond to the boundary shown on the land registry deeds to my property. The new plans still show an area of land and trees which I believe from my deeds are my land but are shown within the new development. This has been pointed out to Harron Homes in my reply to their initial comments on the plan, but I have NOT had any response from them. A similar problem exists with my neighbour. These issues need sorting prior to any approval or development starting. Traffic / Access 1) Whilst I believe access to the site is totally unsuitable from Kilroyd Drive (safety, congestion, disruption etc) it should certainly not be used during the construction phase. Access to my property (and several neighbours) is via the old farm single track at the end of Kilroyd Drive. This needs to be always kept clear to allow access to all the properties at Merchant Field Farm for residence, service vehicles, delivery vehicles and emergency vehicles. This has not been the case while the preliminary work has been carried out. On many occasions the lane has been blocked with large diggers, the loading and unloading of wagons and delivery of equipment. This has, on many occasions, led to complaints being made to the contractors, Harron Homes, the planning officer, councillors and Health and safety executive none of which led to any improvement. Kilroyd Drive also became very congested with contractor parked vehicles. The Highways England report recommends that the following conditions be attached to any planning condition: - “Recommended Conditions 1) Construction should not commence until written details of a construction phase traffic management plan (“CTMP”) for the management of construction traffic incorporating the number of construction trips, routing, timing, access details. wheel wash facilities and vehicle parking for contractors has been

submitted to and approved in writing by Highways England.”

To achieve this and to minimise disruption to all residence of Kilroyd Drive and Kilroyd Ave the condition of planning should be that access is from the proposed new road off Hunsworth lane. This would also ensure this access road is put in (there have been rumours that after initial approval Kilroyd Drive would be used as the only access)..

Consultation

- 1) The statement of community involvement by Harron Homes is very poor and miss representative. It quotes from national guidance that there should be good communications with interested parties so that the final proposal can be amended. Other than a note requesting any issues should be sent to a consultant this has NOT happened. The report then just dismisses all concerns raised on this survey.
- 2) To my knowledge there has been no one appointed by Harron Homes as community liaison for anyone to address concerns, no drop-in sessions to raise concerns or any other means of being able to contact them. All sorts of predevelopment work has been carried out, none of which was communicated with people concerned. In my case this has had significant implications with problems of access and damage to the drive to my house
- 3) Good communications with resident would do a lot to inform people of what is happening and how concerns can be addressed. As Harron Homes do not seem to want to do this voluntarily then it should be part of the planning approval
- 4) Some of the services run down the side of the lane so are vulnerable to damage from any construction traffic. Harron Homes Must consult when any work being done on services or near them