

About the application

Application number: 2020/90436	
What is the application for?:	Outline application for erection of up to 15 dwellings and associated works
Address of the site or building:	Land adj, 115, Westfield Lane, Wyke, BD12 9LY
Postcode:	

User comments

Type of comment: An objection
My young family and I live in close proximity to the proposed development and I would like to put forward the following concerns and suggestions. The planned 15 houses on the site I fear could have a significant impact on the area in several ways. To the environment - the loss of vast amounts of greenspace which immediately borders with greenbelt is home to wild deer, hedghogs and bats which regularly frequent our garden as well as numerous bird species. The garden space acts as a buffer zone to the greenbelt and is part of the original design of the houses on this side of Westfield lane in their design in the 1950s. By densely packing 15 houses into this space this buffer zone is lost. With very little green space effectively in the design this is a great loss to the local wildlife and acts an impassible barrier to their movement. These properties with large gardens that are a wildlife haven are now a rarity. It is in my opinion that plots bordering greenbelt should only be developed on the footprint of the exisiting dwelling and not that of the garden in order to protect the local wildlife. With ample brown field site in the area the greenfield site of this property should not be utilised first. With global warming and environmental impact being a formost concern I would expect that all the properties meet stringent building regulations of insulation and efficiency. If using a green space space this should come with a clause for the developer that requires the implementation of renewable heating technology for each of these properties to reduce their carbon footprint e.g. solar panels and heat pumps. With minimal back gardens and front gardens which are likely to be replaced with parking (something that the design also lacks). The sheer amount of impermeable surfaces being put in place on the development in the form of roads, drives and roofs on a site that is located at the top of a hill is subsequently going to have an impact on the volume of water and speed water arrives downhill in areas that are at risk of flooding. The fields below this site are subject to water logging which will be made worse by the removal of vegetation interception. The site adjacent 113 westfueld lane was developed a year prior with four houses on a plot 50 percent the size of this development. Observations of this completed development see that due to overcrowding of aninsufficient size plot. cars over spill onto the main road and nose a hazard to drivers

and pedestrians in the area. Access to those four houses from one shared drive which is walled also means substantially increased amount of traffic going across the pavement the main route to school for many children with view of pedestrians obscured by the limited access. From examining the plans of this development and location of the the entrance this design is evidently far more worse and with 15 homes would see far more traffic. What is a currently safe journey for my 3 children and many others to walk to school will now be have a perilous obstacle of another busy entrance breaking up a public footpath. This is made worse by the fact that the main snicket through to the school runs along the border of the development, with the exit of the snicket being right next to the proposed entrance to the development, again making pedestrian walks to school hazardous. As such with the 113 westfield development the other side of the snicket, this footpath has now been sandwiched between two new overcrowded developments.

Nowhere in the design proposed is there artisitc impression of what the houses look like and whether they fit in with the local buildings.

With a high number of trees already removed and the large amount of trees that could potentially be lost i would request those trees remaining with existing tree protection orders be catalogued with photographs prior to any works or development to ensure they are not removed / damaged / cut by builders and not qualified surgeons in the development process. It should also be clear to prospective buyers these trees are protected to prevent felling / loss. Where those trees that fall on shared space it should be pre decided who is financially and legally responsible to maintain and adhere to the TPO.