

PROPOSED RESIDENTIAL DEVELOPMENT

LANDS BECK WAY

HIGHTOWN

LIVERSEDGE

WF15 6NB

Statement of Community Involvement - Responses

Two responses were received from local residents in response to the SCI letter sent on 27 January 2020.

Thank you for your letter dated 23rd January 2020 concerning the above mentioned development proposal and for giving us the opportunity to comment as part of the Pre-application Consultation process.

We have a great deal of respect for the builder who will be submitting the plans. His company have completed a number of developments in the area and the quality of the properties has been excellent in all cases. The proposed development looks to be following the same high standards.

Notwithstanding this, there are a number of concerns we would like to raise.

First, there is no proposal to widen the current road on Lands Beck Way. Access to this road for emergency vehicles such as fire engines and council services such as bin wagons is already extremely limited; this for the current development of six properties. This situation would be made far worse with an effective quadrupling of properties and vehicles using Lands Beck Way for access to Halifax Road. We therefore feel that the plans should consider widening Lands Beck Way to alleviate this problem. On the same theme, an adequate turning circle for emergency vehicles does not exist in the proposed development.

Second, there is a lack of symmetry in the new development when compared to existing properties on the road: all four properties currently leading down to the cul-de-sac are offset from the road by several metres, whereas the new properties proposed to border Lands Beck Way will be situated very close to the boundary. There is also a lack of symmetry with the existing bungalow at 257 Halifax Road. We feel that moving the proposed development in line with 257 Halifax Road, at the same time giving plots 1, 13 and 19 a bigger offset, would be more in keeping with the existing surroundings.

Finally, we have a specific concern relating to plot 1, which sits directly opposite our house, right at the boundary line at the narrowest point of Lands Beck Way. As currently planned, plot 1 would leave us looking perpendicularly at a windowless brick / stone wall from all of our front lower floor windows (the living room, where we spend most of our time). Its position and orientation would restrict the amount of light received into our house. We would be very pleased if you would consider offsetting this property at an angle of between 45 and 90 degrees. Not only would this be less oppressive for us personally, but would also make the whole of Lands Beck Way, current and proposed new properties, look more like a single, integrated development.

Response: The development has been designed with bungalows to the west to minimise any impact and meet space about dwellings standards. The windowless elevations back this up.

Can you please provide details as to plot three. You mention in your correspondence that one and two are proposed to be bungalows and four a dormer, but don't give reference to three.

Three looks to back onto our property (253 Halifax Road). Surely this will impact our outlook/privacy, whereby you appear to have considered this for 255/7 with plots one and two designed as bungalows?

Response: The applicant has had discussions over a period of time with some of the occupants on Lands Beck Way who expressed a preference for bungalows opposite. Plot 4 has been set back and kept lower as it is close to 233, 235, 237 and 251 Halifax Road. The distance between plot 3 and 253 Halifax Road meets space about buildings standards as a house but the roof pitch has been designed to try and minimise the impact.