



On reviewing the plans and the considering the elements stated as Planning Matters in your guidance notes, it is very clear that this development contravenes and affects EVERY aspect mentioned as noted below:

Conservation of the natural environment - This is a massive area that has been enjoyed by walkers for many years. In fact when we were children, this was our outdoor adventure playground which occupied most of our time out of school. If this application goes ahead, the fields, hedgerows and woodlands will be destroyed never to be enjoyed by anyone again. I understand that as a nation, we are trying to maintain our green spaces for future generations.

Effect on trees and the landscape - This development will have a massive affect on the trees and landscape as they will all be gone. All the wildlife will disappear with the fields and hedgerows.

Design, appearance and layout - This will be no more that lumps of steel, brickwork and concrete.

Effect on the character of an area - This is a beautiful area with huge character which will be destroyed.

Noise, disturbance and odour - Not only will there be severe noise and disturbance during the construction phase, but this will continue once the development is complete with potentially thousands more cars, vans and lorries polluting the area.

Impact on highway safety and traffic - Leeds Road is already a very busy road. To add over a thousand more cars to the rush hour traffic will make it an even bigger nightmare for commuters

Previous planning applications - I understand previous applications have failed due to various reasons including health and safety worries regarding unmarked mine workings.

Government guidance and legislation - The government are keen to retain the green spaces for our future generation and this is one of the main green areas in this location. Brown field sites or other industrial sites should be developed and utilised to better effect

Effect on living conditions - for example the effect on sunlight and daylight, privacy of neighbours and being overlooked

effect on neighbouring properties - The houses on Willerton Close and Leeds Road have an exceptionally stunning outlook right over towards Ardsley, Batley Road and Kirkhamgate which would disappear completely.

What the building or development will look like - Nothing like the view that the homeowners currently enjoy.