21 Fall Lane

Hartshead

Liversidge

WF15 8AP

25/2/22

Dear Mathias Franklin

Re Planning application 2022/90223 23 Fall Lane Liversedge WF15 8AP

Thank you for notifying of the revised planning application for the above property, Unfortunately I was unaware of the revised plans that were submitted submitted and passed after the original plans were not approved, until my neighbour informed me, he had been granted permission. He stated that he has now got a foot print on the land as the planning application system was a game and eventually, he would get what he wants by repeated applications.

I would have raised the same objections to the plans passed as the original plans, as an over development of the site and not in keeping with adjoining properties. The new plans are again an over-sized development that is not in keeping with the area and takes no account of the environmental impact of the plans and the effect on the eco system of 21 and 25 Fall Lane for the following reasons.

1. There is no indication on the plans or associated documentation that all the trees in the garden will be removed. Behind the property is a large recreation area. The part of which is immediately behind 21,23 & 25 Fall Lane has been left uncut by the council and left for wilding as part of the policy for greener environmental policy. The removal of the trees does not fit with that policy.
2. The recreational field slopes down to the rear gardens of the other properties backing on to it on Fall Lane. The surface water drains down through those rear gardens. The trees especially the 100years old enormous Weeping Willow and other mature trees on the boundary, absorbed this water naturally preventing flooding. The removal of those trees has caused the water table to rise and effect the gardens of the said properties. The erection of a house will further cause the drainage of the field to be further diverted into adjoining gardens. There is no indication on the plans of further drainage being provided to carry the surface water away. These trees also provided a habitat for wild live, birds, squirrels and migrating bats.
3. When I erected a garage in the front garden of my property, I had to remove some Elm trees which were diseased, with Dutch Elms disease I had to replace these with other suitable trees as a condition of the planning consent.
4. The provision of an access road to the proposed house increases the vehicular carbon emissions into 25 Fall Lanes rear garden, and also has a noise prolusion effect on that property.

5. I ask the question when the first amended plans were submitted why if the current proposed development is what was wanted why was these plans not submitted. Are we getting ready for several amended plans till we end up near to the original plans as part of what has been described as a game.