

Address: 111 Quaker Lane Liversedge WF15 8DF

About the application

Application number: 2023/91116	
What is the application for?:	Erection of 67 dwellings
Address of the site or building:	Land off, Primrose Lane, Hightown, Liversedge, WF15
Postcode:	BD19 5LQ

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	No
<p>This representation is sent on behalf of Spen Valley Civic Society. We do not require our name to be redacted. We have chosen to record this submission as a general comment because we acknowledge that this application is on a site which has been accepted as a housing allocation. However we do have sufficient concerns to warrant comment.</p> <p>For those of us who have lived in and around this area for a long time, the fact that the Coal Authority have lodged an objection to the application, comes as no surprise. The area in question was intensively mined for surface and shallow lying coal over many years, and clear evidence remains to this day. This application covers the site of the Stanley mine, and as the Coal Authority point out, ' historic unrecorded coal mining activity is likely to have taken place beneath the site at shallow depth'. The Coal Authority state that intrusive investigation should be carried out prior to the determination of the application, and we fully support this recommendation.</p> <p>Additionally the water company has also raised concerns about the positioning of proposed buildings over a main water pipe.</p> <p>This also needs to be fully resolved before any consideration is given for approval of the application. It may be that the applicants will have to consider building at a much lower density than that currently proposed, with areas of the site remaining undeveloped. This would go some way towards satisfying the very reasonable concerns of many local residents in respect of inadequate infrastructure - roads, health, schools, to meet the large number of housing applications made in the Spen Valley since the implementation of the Local Plan. The 10 year timetable for implementation, presumably put in place partly to give opportunity for infrastructure to expand and accommodate the increased housing numbers, seems to have gone out of the window and the area is struggling to cope, especially with traffic increases.</p> <p>This application should be deferred until such time as all concerns relating to the suitability, stability and safety of the land is confirmed, and if questions remain at the end of process, then the application should be refused.</p>	