

## DCAdmin

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**From:**  
**Sent:** 28 October 2023 13:03  
**To:** DCAdmin  
**Subject:** Planning objection - Ref 2023/92966

We write to object to the planning application no. 2023/92966 for the demolition of a dwelling and erection of 87 dwellings at land to the rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB.

The most crucial objection to this is that the site is in the Green Belt and affects a conservation area and that this housing development would represent unnecessary and needless countryside loss. Overall we believe that this proposed development would be contrary to national and local planning policy as it would result in significant adverse impact to Green Belt purpose, loss of farmland and would cause significant traffic on a local road network that is already over capacity. This development would be detrimental to the open, rural and undeveloped character of the vicinity and not in keeping with the scale of the rest of the area. The adjacent bungalows to Cliffe Lane would be very much over-shadowed by the scale of the new houses.

There are other brownfield sites that could be brought forward for houses far more suitable than needlessly bulldozing farmland with the adverse residential amenity, agricultural and habitat loss. There are other sites in Gomersal better suited to new developments such as the old Gomersal First School site. The council should prioritise that any new development uses brownfield land in advance of greenfield land.

Although there are bus stops near to the site, recently services have been cut to this area. We are concerned that in reality the dwellings would in fact be served almost exclusively by private car use. The likely increase in car journeys to the local road network should be fully considered and adverse impact on local road safety. This is already a very busy road. Cliffe Lane is already quite a dangerous road being very narrow in parts and any increase in traffic would only make matters worse. The junctions at West Lane / Latham Lane and West Lane / Oxford Road are also quite dangerous and an increase in road traffic will make this even more dangerous. The site lines for cars exiting from the proposed new development would make it very difficult to join the main road due to the height of the wall to the adjacent large house.

If the Council is minded to approve this then there should be a planning condition to be put in place to ensure an adequate financial contribution is necessary from the developer to contribute to improved local road network, safety measures around the primary schools and improved public transport services.

There is already a lack of suitable infrastructure in this area which will not sustain a development of this size. There is already insufficient educational and GP infrastructure in the area which will mean families having to travel further for these amenities. Traffic congestion around the local schools is already a major problem.

We strongly object to this proposal and would urge the planning department to refuse this application.

Kind regards

1 Fusden Lane, Gomersal, BD19 4SZ