

DCAdmin

From:
Sent: 12 November 2023 15:50
To: DCAdmin
Subject: Planning application 2023/62/92966/E

Categories:

FAO Richard A Gilbert , case officer

Planning application 2023/62/92966/E Land to the rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB

From:

7 Thatchers Way
Gomersal
Cleckheaton
BD19 4TB

Planning application 2023/62/92966/E. Objection.

My main objection to the application is that of the inclusion of 3 storey or split 2/3 storey houses in the plan.

In my view, houses of this height would be inappropriate for inclusion in a site which is in a semi rural area, next to Green Belt.

Back in 2019 when there was a public meeting in Gomersal as well as a statement of community involvement, one of the points listed in the feedback was " A desire for 2 storey houses as a maximum". This indicated, that the then developers were aware of the community's opinions on this matter.

There has not been a public meeting since then and it should be assumed that the local opinion has not changed. The new developers, Quarters Gomersal Ltd should be aware of this.

Even before then, in 2016 I quote from the Kirklees local Plan:

"From Kirklees Local plan: Publication Draft Sustainability Appraisal report October 2016 P 459 (468 screen)

Land Use (LUC)

The site promoter has submitted an heritage impact assessment. The council is supportive of its conclusions and consider that in designing the final layout of the site, it will be important to ensure the 'agricultural' nature of the treatment to Ferrand Lane is maintained and supplemented. "

In the present plan submitted to Kirklees, out of the 87 dwellings, there are 31 three or 2/3 storey houses. Of these 14 are on the perimeter of the site and 10 next to, or adjacent to Ferrand Lane and Gomersal Methodist Church Walkers using the public right of way down Ferrand Lane would be walking past these three storey houses towering above them.

Surely this would not be compatible with the council's conclusions of "maintaining the "agricultural" nature of Ferrand Lane."

Again in 2017:

From Appendix 1 of the Carter Jonas/KCS Development Hearing statement

"Letter to Carter Jonas from David Wordsworth, Major Applications Team Leader Kirklees council 25/10/2017 with regard to pre application.

4.3 Layout and Design The site borders the boundary of the Gomersal Conservation Area, and to the north-east of the site is the grade II listed Gomersal Methodist Church. The proposal will need to have regard to the impact on the setting of these heritage assets. It is also important that the agricultural feel of the land is maintained. "

The above letter may be from 2017 but it is to be hoped that Kirklees would still uphold the importance of this point. In fact in their recent consultation response to this application, Kirklees states:

" As set out in principle 8 of the Housebuilders Design Guide SPD, the development should provide a soft transition between the built form and Green Belt to minimise any detrimental impact on the openness of the Green Belt." I don't think nearby 3 storey houses represents a soft transition.

The site can be seen clearly from the graveyard behind Gomersal Methodist Church, a heritage asset. Any building would interfere with the, at present, peaceful rural view but 3 storey buildings would be particularly intrusive. Although examples can be found of three storey buildings in rural areas, in my view they are more suited to townscapes. Indeed, even the street name given to the road on which the houses are to be situated is Mews Court, a name which brings to mind mews houses in central London. It is alarming, therefore, to see on the plan, that 3 storey or split 2/3 storey houses are situated, for ten plots, on the perimeter of the site next to or near Ferrand Lane, and in the case of plots 84,85,86 and 87, at the very top of the incline where they would be most visible from Ferrand Lane and Gomersal Methodist Church.

The position of these plots on the site would be, in my view, to be completely contrary to the intention stated below:

From the statement of community involvement, Carter Jonas, September 2023:

Scale of the development .

(Comment from public): Will there be three storey dwellings?

(Response)The proposals are for a mixture of two/three and three storey dwellings. The three storey houses are located within the site, not at the site boundary.

This is not the case, there are fourteen 3 or 2/3 houses on the site boundary.

This point is repeated in the Planning Statement, September 2023 Carter Jonas :

"Scale 3.8 The proposed houses will be two and three storeys. The proposal has been carefully designed to ensure existing neighbours and the occupants of the new dwellings will feel both comfortable with the scale of development proposed and it is not overbearing. To avoid overshadowing or any overlooking issues the houses to the boundaries are generally two storeys to relate to the adjacent properties and any three storey / split-level houses are located within the centre of the layout, where engineered level changes are formed in the site so existing dwellings are not overshadowed."

On the plan this is not the case.

Quite rightly, 2 storey plots have been positioned at the south side of the site to be in scale with the houses on Cliffe Lane. However positioning nearly half of 3 or 2/3 plots to the boundaries is at odds with the proposals outlined in the Planning Statement.

To quote from the September Planning Statement again:

Density 5.16:

" Policy LP7 of the Local Plan requires housing density to ensure efficient use of land, in keeping with the character of the area and the design of the scheme. It goes on to identify that developments should achieve a net density of at

least 35 dwellings per hectare, where appropriate. Lower densities will be acceptable if it is demonstrated that this is necessary to ensure the development is compatible with its surroundings."

To conclude: Quarters have reduced the site density from the 35 dwellings per hectare required by Kirklees, to allow for the incline of the site and other circumstances but the density should be reduced further. 3 and 2/3 houses take up less ground space but should be removed from the plan because of the mitigating circumstances I have outlined. I think it can be demonstrated that this reduction meaning only 2 storey houses are in the plan would be "necessary to ensure the development is compatible with its surroundings"

A second point:

Has any consideration at this stage been given to how the proposal in terms of energy efficiency contributes to the council's ambition to have net zero carbon emissions by 2038? This would be an opportunity for contributing towards this target and also helping the householders with their energy bills.