

About the application

Application number: 2023/92966	
What is the application for?:	Demolition of existing dwelling and erection of 87 dwellings including formation
Address of the site or building:	Land to the rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input type="checkbox"/> Yes
<p>We wish to object about this application for several reasons.</p> <p>Impact on the local community and neighbouring properties - We feel that the housing development would have a significant negative impact on the green space and community feel of the local area. The proposed development is not in keeping with the local surroundings. It will have a detrimental impact on the neighbouring properties, taking away some of their natural light and privacy as they will be overlooked by the new buildings. If the proposed 3 storey buildings are allowed as shown on the plan, then this will dwarf the existing adjacent properties and be completely out of character with the existing buildings which are predominantly bungalows.</p> <p>The area is currently the home to lots of wildlife, including birds, bats and newts, their habitat will be destroyed if this application is allowed to proceed. The removal of the hedgerows and trees having a negative impact on the look and feel of the rural area along with the impact to the planet.</p> <p>Impact on the local road infrastructure - An additional 87 family homes would add at least an extra 150 vehicles per day using the narrow lanes around the development. Cliffe Lane and Woodlands are already very busy roads with narrow access in several places. Additional vehicles would also use the Old Burnleys development as a short cut, this area is already dangerous for the local children and residents. The top of Cliffe Lane where it meets Latham Lane & West Lane is very dangerous, an accident waiting to happen and additional traffic will only make the situation worse, along with increased traffic along Latham Lane through Drub. The proposed access and egress from the site does not have great visibility and is close to several other intersections.</p> <p>Impact on Local Amenities - 87 new family houses will put a strain on the local doctors and dentists which it is already difficult to get registered with.</p> <p>As these are family homes there will also be additional pressures on the local primary and secondary schools which are already struggling to meet the needs of the local community and several parents are faced with having to take their children to schools outside the area. This is not in the best interests of the children and will only get worse if there are an additional 100 plus children moving into the catchment area. As shown</p>	

if there are an additional 100 plus children moving into the catchment area. As shown in your Education response, there is no spare capacity at Whitcliffe Mount in the next 5 years and I believe there will be more than 18 new children requiring primary education.

Impact on locality - The rural village feel of the area is being eroded with all the developments being permitted in the area. Houses and apartments on Spen Lane on the site of the Old Tannery, the development of 10 houses behind Moor Lane and the conversion of the Old Dancing House into apartments. The two developments on Oxford Road and the large development near the Heathfield on Whitehall Road, and possible development in Drub to name a few. The majority of these are taking away the greenfields from the local area when there are several brownfield sites available that would be more suitable for housing without such an adverse impact on the local area.

Flooding & Disruption - We are also concerned what issues may be caused during and after construction for the existing properties. We are aware there are old mines under the ground and are concerned what damage may be caused to our buildings and foundations if any of these structures are disturbed.

The area also struggles to cope with drainage and the removal of fields to be replaced by buildings and roads is a concern for local residents.

The site borders onto the boundary of the Gomersal Conservation Area, a popular footpath and the Grade II listed Gomersal Methodist Church. The proposed development is not providing a 'soft transition' between the built form and green belt.

Personal Impact on our lives - We currently have an open view over the fields and green spaces. We enjoy watching the local wildlife, in particular the bats that have made their home there.

The area is peaceful and quiet. We are concerned that our quality of life will be adversely impacted both during and after construction with views, privacy and tranquility taken away from our property.

We strongly object to the application.