

Address: 8A Cliffe Mount Cleckheaton BD194SD

### About the application

Application number: 2023/92966	
What is the application for?:	Demolition of existing dwelling and erection of 97 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?	No
<p>I object to the original and revised plans submitted.</p> <p>The village of Gomersal is losing its identity and rural nature. The green spaces so important to the health of local residents are being removed at an alarming rate. Existing brown field sites should be given priority for housing development if additional housing is required in the area, not removing greenfields and natural vegetation. The increase to 97 dwellings and the inclusion of apartment blocks further increases the demand on the local roads, infrastructure and amenities.</p> <p>Cliffe Lane is already very busy especially between peak morning and teatime school runs and the proposed increase of around 200 new children to the area will only make this worse. Visibility is already reduced and dangerous at many junctions joining onto Cliffe Lane with parked cars obstructing vision. This proposal will increase the traffic flow and the chances of serious accident to both road users and pedestrians. The additional emissions from the increased vehicle flow will also impact on health of the local residents and could increase the instances of asthma, particularly in young children living, learning and playing in the area.</p> <p>Local residents already struggle to secure places for their children in the local schools and the proposed contributions do not address this issue. Local children will end up having to travel further a field to secure school places. New residents will require access to local doctors and dentists, it is already difficult to obtain appointments for existing residents.</p> <p>The current fields, trees and hedgerows provide a habitat for many wildlife species of birds, bats, rabbits, foxes &amp; newts etc. Whilst the plans allow for some hedges to be retained, I am sure that the building process will drive the inhabitants away. Ferrand Lane is used by the local community for walking and access to the Scout Facility at Fan Wood. The building of these houses will destroy the countryside feel of this precious natural outdoor area.</p> <p>I am also concerned about the water levels and increased risk of flooding in the area</p>	

I am also concerned about the water levels and increased risk of flooding in the area. The land is very waterlogged and removing fields and replacing them with concrete, tarmac and other hard surfaces will only worsen the drainage situation.

I am personally impacted by the development as it is directly adjacent to my property on Cliffe Mount. My property is a dormer bungalow, which was built when the adjacent land was protected greenbelt. The plans do not include an elevation plan showing the impact on my property but in short the development will surround my garden, blocking light and my view with houses directly in front and to the side which will be significantly higher than my property, particularly as some are now proposed as 3 storey building.

My garden is currently a private and tranquil space to sit and watch nature in the fields and skies, the impact of the proposed development will completely change this. The shadows cast by the proposed adjacent buildings will put my garden in the shade for most of the day and I will be overlooked from all sides, invading my privacy. These concerns regarding proximity to my property were documented by the council in the original application process in 2019.

Disturbing the land directly in front of my property could cause land slippage and the plans show the division will be a fence, I am not certain this will be sufficient to ensure my property is not affected. What guarantees are in place to ensure that any issues to existing properties are resolved by the developers? Local residents have had very little communication direct from the developers except an initial leaflet in May 2023, and this was not even delivered to every house on the street.

There are plenty of similar type houses for sale in the local area which are not selling immediately indicating there is sufficient property available for the demand in the area. New properties are already being built on West Lane and the old Gomersal Hall site is for sale with consented planning permission for housing, in addition to the new ones recently built on Spen Lane and Oxford Road.

The council have already recently approved an application for 291 dwellings just a mile away in Hunsworth, all of which will be using the same roads and local amenities and schools.

The council should be considering applications for bungalows and retirement properties in the area to allow the local residents to remain in the village as they get older but free up the family homes they have been living in.

I would like to know if the council have actually visited the site and seen for themselves the impact the proposed development would have on the local area and the existing residents. You are welcome to view the development from my property.

Many of the properties boarding the development are bungalows and predominantly occupied by older members of the community who are not confident in raising their objections via an online process.

I would urge the council to reject the planning application, it is not wanted by the residents of Gomersal.