



Congestion: Woodlands Court already has numerous cars and vans parking there from Burn Road on an evening (as there's not enough room for parking on Burn Road), making it difficult for other cars and emergency services to pass. It will be more congested as the new build car parking will again spill onto Woodlands Court as it does not appear that all of the new builds have multiple car parking spaces.

Entering development via Burn Road (from Halifax Road): many cars will opt to enter Woodlands Court by coming onto Burn Road from Halifax Road. Burn Road is already tight and congested (with numerous car door windows regularly clipped) - this will just add to the issues, whilst also making it more difficult to exit Burn Road onto Halifax Road (for those who are not subject to the one way system), as there will be more cars wanting to turn into Burn Road.

Exiting Harron Homes development: the only exit to go to town is to join Halifax Road from Yew Tree Road. New houses will add even more cars, which will make exiting onto Halifax Road (already congested) even more difficult during rush hour, as more cars will remain backed up on Yew Tree Road.

Overlooking houses: our bedrooms and house face Cliffe Hall farm and the farm land off Woodlands Court is already significantly higher than the houses on Woodlands Court. We are concerned that new houses will be able to look into our homes (especially our childrens' bedrooms), whilst the excessively high pitched roofs will also be over shadowing our homes

Wildlife: we regularly have foxes, hares and birds walk onto our driveway from the land adjacent to Cliffe Hall Farm. There will be even more negative impact on local wildlife and biodiversity due to the loss of natural habitat (initially caused by the erection of the Harron Home development). We need to ensure we preserve green spaces for the ecosystem's health.

Effect on properties: phase 3 (Woodlands Court) are regarded as premium single detached properties for the Harron Homes development, with houses being sold in the region of £700k. New semi detached houses, across the road, will not keep in character with the established homes and will be damaging to the look and feel of neighbouring properties

Possible flooding: when heavy raining occurs, significant rainwater exits Burn Road to Woodlands Court, causing mini floods. We are concerned that if the land adjacent to Cliffe Hall farm is built upon, this will cause Woodlands Court to be prone to more flooding.

Community cohesion: it's important to preserve the existing community and social dynamics, and as such we express concerns that the proposed development could disrupt these and lead to a loss of community cohesion.