

FW: re application number 2024/70/91260/E

The Birches
Hunsworth lane
Cleckheaton
West Yorkshire
BD19 4DX

8th July 2024

Ref planning application 2024/70/91260/E on Merchant Fields

Dear Sir,

I am writing to register my objection to the proposed planning application on the basis the scale of this development is far too large for this site and the following.

1. The road access detailed on the plans to and from site is clearly inadequate for both the construction phase and the ongoing habitation of the development. There are 2 proposed entry and exits onto already busy routes. These existing routes are often backed up at busy times and grid locked if there is an incident on the nearby M62, (which there often is). These surrounding roads are treacherous at times and there have been several fatalities on these roads.
2. The additional traffic would worsen an already polluted local environment by further slowing existing traffic and increasing traffic. The air around the area already smells acrid during still air periods, surveys confirm the pollutants are above recommended limits in this area. The traffic on the nearby M62 regularly queues around the nearby junction 26 at peak times. The scheme to alleviate some of this queuing and pollution (M62 W to M606 N) has been shelved indefinitely as the proposal proved too expensive, which leaves no current proposed improvement to the current situation.
3. The public transport infrastructure is inadequate for this size of development.
4. Infrastructure, The local Schools, Doctors, Dentist etc cannot support the additional population generated by such a large development, evidenced by the difficulty in new registrations.
5. The additional water runoff created by the proposal, what is to be done to alleviate the flooding in the lower areas of Cleckheaton? eg is there sufficient stormwater retention on this development and what is the recourse in the event of this development causing increased flooding in the local area?
6. There are several other large developments planned and underway for this area, Heathfield farm, Blue Hills farm, Whitechapel Road, old YW works, the combined effect on the local area of all these developments would be catastrophic with the increases in traffic volume, air pollution and stress on infrastructure.
7. Health and safety, are the developers competent to deliver such a large project? The developers have already had an incident while clearing the site in October 2018, an excavator made contact with an overhead 11kV cable, and caused a localised blackout, the HSE were informed. In addition Rats were disturbed plaguing local

residents and open fires were set often burning for long periods of time. The developers clearly have no regard for environmental issues or waste management, what else are they not doing correctly?

8. The development will lead to the destruction of natural (not managed) hedgerows, which will severely impact the local wildlife.
9. There are no local shops and on such a large proposal, should shops be included in the development?
10. There doesn't seem to be many open spaces/parkland, are the plans compliant with the specified amounts and suitability? There is a small area set aside but this is hilly and would be impractical for many outdoor pastimes, there are no centralised green/common areas. The area set out appears to be 'lip service' to the planning requirements.
11. The roads on the plan look narrow and as they are winding this could be a problem for parking for so many new residents. This also brings into question the access for emergency vehicles, the 2 access points to and from the site would be busy and congested, impeding emergency services access.
12. The developers appear to be already attempting site access from the Brookfield area which is not represented correctly in the planning application it therefore appears they are trying to circumvent the planning process with blatant disregard for the process.

I trust you will consider my concerns and take the decision to refuse this application in its present form.

Kind Regards