

From:
Sent: 19 July 2024 20:46
To: DCAdmin
Subject: Objection to planning 2024/62/91476/E

Application Reference – 2024/62/91476/E

Dear Sir

I write in connection with the above planning application. I have examined all the plans and supporting evidence and know the site well. I wish to object strongly against the 20 dwellings and 6 quarter houses to be built on the land at Clough Farm Earlsheaton. Please find below the reasons to why I object.

- Privacy Concerns

I live at Number 34 Woodburn Avenue, to which the back of my house currently looks onto the beautiful view of the fields. If the proposed building of the dwellings takes place, it would mean that amenity which I currently have will be removed. Which I have the right to a quiet and private enjoyment of my back garden and privacy in the rear rooms of my property. Like many who live in the neighbourhood, most people chose this area to live because of the quietness and the beautiful view and walks, if the building work takes place this would be taken away from me and others that live in this neighbourhood. The proposed planning application would mean that the dwellings E1 and C1 plots would overlook my property, meaning that me and my family would have a significant oversight, loss of sunlight and zero privacy to my property and rear garden.

- Location of the development is against the national transport policy

The National Transport policy quotes “When considering transport policy compliance for planning applications the main thrust of local, regional and national policy is that a new development should be conveniently assessable by a range of sustainable transport modes, including public transport, cycling and walking.” As part of the pathways are missing in some areas of long lane and other parts the pathways are extremely thin, I myself find it difficult and often result on walking on the road and in conflict with oncoming traffic, with young children. I think with the increase in traffic and additional street clutter this would make my enjoyable walk quite dangerous and unenjoyable. Especially when the build is taking place as there will be lots of large, heavy goods vehicles accessing the road. Also the junction of Walker Street will become more dangerous due to the increased traffic.

This brings me on to my next point that the road is not suitable for large vehicles, which has been an on-going campaign with Yorkshire Water, which has now resulted in a bypass bridge been made to stop heavy vehicles accessing a road which isn't suitable for them. The road is not strong enough to

withhold the weight of these vehicles and it is also not wide enough. In some parts of the road it can be difficult to fit 2 cars past, so fitting a large vehicle and a car would be impossible.

- Schools

There are no school places available locally – which means that new residents would have to travel outside of the area using their cars – adding to congestion. Earlsheaton infant school and Orchard primary school are full. All the local schools are significantly over capacity and therefore out of town commuting for children would be required. There is very limited provision in Earlsheaton and the addition of any new residences would compound this situation, Which could result in residents who already live on Woodburn Avenue loosing out on local school places.

- Parking

Parking in the area is very sparse as the roads are so narrow. People who live on Woodburn Avenue, often park at the top of the hill when the bad weather of snow and ice comes. This is to allow them to commute to work. As Woodburn Avenue is a steep hill and does not get gritted. With the addition of 26 more properties on average of about 50 more cars this will cause even more congestion and difficulty parking in the bad weather, making the roads unsafe as cars would have to park partially on the pavement to allow all the cars to fit. This would especially effect residents on and around the junction of Long Lane and Woodburn Avenue with the possibility of inconsiderate parking resulting in reduced access to peoples driveways. Which would cause problems again for people with pushchairs. The overcrowding of cars on the narrow road would also cause problems for large vehicles and emergency services to get through.

- Wildlife

If the proposed building work was to take place it would effect the thriving wildlife we have. Such as the bats that fly across the field, the woodpecker and other birds nesting in the trees. There are hedgehogs, foxes, deers and many other small wildlife also that use the area as a sanctuary. The disruption of the build would also affect potentially distress the farm animals in the both fields opposite the proposed site and also the barn which is closely situated to the site. It would also mean loss of a lot of the trees in the area which have been there many years.

- Out of character of local area

The proposed planning will look out of character from the houses present on Woodburn avenue and long lane, as most of the houses are semi detached and have no quarter houses in the area. The houses also have little windows at the back of the house which also doesn't match the character of the houses already there.

Yours faithfully