Address: 77 Allen Croft Bradford BD112AB

**About the application**

| Application number: 2024/91853 | |
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| What is the application for?: | Erection of 18 dwellings with garages, formation of adoptable road, private road |
| Address of the site or building: | Birkenshaw Liberal Club, 10, Croft Street, Birkenshaw, BD11 2HT |
| Postcode: | LS27 7LE |

**User comments**

| Type of comment: An objection | |
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| Do you wish your comments to be published on the website anonymously? | No |

We live at 77 Allen Croft, directly adjacent to the site. We are writing to object to the planned development by Riva Homes. Our main concerns are as follows:

- Local Traffic Congestion

We note that a traffic survey was completed, however the timing of this survey was clearly planned to coincide with the lowest possible volume of traffic likely to be using the road. It was carried out at 1pm on a Friday, and finished long before school pick up, and way outside of peak transport times. This road is frequently brought to a standstill with double parking up and down the length of the road and buses on the route unable to get through. In fact as recently as a few weeks ago, the bus route was temporarily suspended owing to prohibitive congestion. Adding another 18 households of traffic trying to access the site from one single access point is only going to exacerbate the issue, and as it is a route used by many pedestrians including older residents and schoolchildren walking to the local primary school, it will only increase the risk to them. The planned access road does not have a good line of sight up and down Old Lane and there is always double parking from local residents of Old Lane who do not have off road parking facilities.

- Overloading of local amenities

Regarding local amenities, as a governor at the local primary school I am aware of the enormous burden placed on the local school and doctors surgery, both of which are already oversubscribed. Along with the other recent housing developments, these 18 new houses will serve to increase their burden whilst there appear to be no plans to bolster local services and amenities.

- Inadequate parking provision for the Liberal Club

As a very well attended local community club, 10 parking spaces demonstrates a significant reduction in the frequently fully utilised parking area currently available to

significant reduction in the frequently fully utilised parking area currently available to the club. Admittedly this has been an informal arrangement to date but without this area of land to park on, attendees of the club will be forced to spill out onto local roads, which are already often double parked. This will not only cause a nuisance to local residents, but will also increase congestion and risk on local roads.

- Loss of woodland and wildlife, and associated flood risk

At present there is a long-established woodland area that has grown over many years. It is an important habitat for lots of local wildlife, and contains a large number of mature trees. It also forms a natural sound barrier between the liberal club and neighbouring houses. We note that there is provision on the plans to retain a very few of the trees, however we believe that losing this huge number of large trees, and the associated ground cover that is currently present will create a serious flood risk to our property and others neighbouring us on Allen Croft from ground run off from the development. Our property sits several feet lower than the planned ground level of the site and as such we believe more woodland needs to be preserved to prevent this risk. In addition, the loss of this natural sound barrier will turn the liberal club into a nuisance to the incoming residents of the development and is likely to result in noise complaints. It would be devastating to the local community to have to change the activities of a much-loved club when it was in situ way before the new houses were built.

- Proximity of plot 10 to our own plot (77 Allen Croft) and associated border

Examination of the plans show that plot 10 has a direct line of sight from a higher elevation into our main living area and kitchen. The rear of the property has two upstairs windows and a large set of patio doors all with a direct view into our house. This is intrusive and appears to violate the minimum distance required by law between properties. We must insist that the plans are redrawn to remove the building that is in violation. It is unclear what border provisions are to be made between the development and our property, however our rear wall is a fragile brick and stone construction, and we are very concerned that ground excavations will result in damage to our wall and garden landscaping.

In summary, whilst we believe that development on this land is sadly inevitable owing to the local housing plan, and based on prior historical development of the site, we would like to see a more sensitive treatment of the existing woodland and a development that is more in keeping with the size and volume of houses previously built on the land. Historically, this land was in majority a bowling green and allotments, with one line of small houses along one side of the plot. Since this prior housing seems to form the main justification for redevelopment of this site, we would encourage the planning officers to consider retaining far more of the plot as green space and preserving a far greater proportion of the mature trees.