

DCAdmin

From:
Sent: 02 August 2024 19:30
To: DCAdmin
Subject: Questions re: planning application: 2024/60/92031/E

Dear Sir/Madam,

Re: the application for residential development at Headlands Works, Headlands Road, Liversedge (ref: 2024/60/92031/E)

We live at '9, The Headlands', backing directly onto the South boundary of the proposed development as shown below (black outline)



We have no issues at all with the application itself, but do have a number of questions/clarifications, relating particularly to the boundary between ourselves and the new development which we would be grateful if you could respond to.

1. We would like to understand what form the boundary fence/wall will take between the development and our property. For example:
 - How high it will be
 - How close to our boundary fence it will be
 - How we will be able to gain access to the other side of our fence for maintenance etc?
2. Who will be responsible for maintaining the rectangle of land outlined in blue above, which appears to be fenced off as part of the proposal, and not part of the main site. It is currently very overgrown with ivy, nettles and other invading plants and we currently have to frequently enter that land to cut it back to prevent it from invading our property and

damaging fences/walls etc. We also believe that at least one of the trees is diseased and at risk of falling onto other residential fences in future

3. The land to the north of our property within the new development is currently very overgrown, particularly with ivy, which in the past has infiltrated and damaged our boundary wall and fence. We similarly currently have to frequently enter the land to cut it back to prevent it damaging our property. Will this be fully cleared and/or managed in future to prevent this happening?
4. There is a drainage hole/pipe through our boundary wall at the point marked by the arrow. In periods of heavy rain this allows water that flows from from the A62 Huddersfield road down our driveway to drain away and prevent our property flooding. This needs to be left unobstructed as part of the development.
5. Will any of the existing trees that border our property on the land be retained? These currently provide privacy and attract a lot of bird life.

Many thanks.