

Planning Application 2024/92031

Dear Ms Bearcroft,

Spen Valley Civic Society wishes to comment on the above application for 23 houses on Headlands Works site, Headlands Rd Liversedge. We appreciate that the comment period has ended – apologies but we don't have a meeting in August, so were unable to discuss it until our September meeting.

These are the comments raised by members:

1. We support the NPPF presumption of development but note that this extra housing will result in loss of an employment site.
2. It is important to safeguard footpath SPE 111a/10 that runs along the length of the site. It serves as a pedestrian route to Spen Valley High School for young people resident in Liversedge and Littleton, avoiding the busy A62 and Roberttown Lane junction, and also as a short cut towards Roberttown.
3. There seem to be few trees proposed in the development. Please can loss of biodiversity be checked as the current overgrown site probably provides a lot of habitat.
4. The current frontage to Headlands Road is an old drystone wall and hawthorn trees. It would be respectful of local heritage if some stone walling can be built into the design instead of the unsightly 2m tall wooden fences often seen around new housing. A similar small housing development in Hartshead (pp ref 2019/92670) has received praise from local people due to the characterful stone walling provided by the developer.
5. Given the small scale of this development we feel that the housing mix is inappropriate. 15 four-bed houses is 65.5% of the total. We think that local housing need requires fewer 4 bed houses and more two- and three-bedroomed houses.

Thank you for your consideration in this application.

Secretary, Spen Valley Civic Society