



1. Impact on light and enjoyment of existing properties on the Ashbourne Estate. For Example

- Ashbourne View No.12. They will have all light into their side room blocked out as they have a large window facing the field. Note previous approvals on this land had no properties on this part of the land.
- Ashbourne Croft No.2. They have west faced solar panels at 1st floor level. These will become obsolete from the proposals. Note a vulnerable person lives in this property so will not have the mental capacity to object to the plans.
- Ashbourne Croft No. 8. They will block all light into recent extension and the sun room/summer house at the rear of the garden.
- Penn Drive (unsure of exact number but believe is No.40. Their conservatory will look directly in the new homes or blocked by a new fence.

2. Impact to surrounding traffic. Given the volume of houses (67 when previous approvals were for 42). It is going to have unmanageable impact on traffic in the estate, which of course adds to noise and safety issues for the existing residents on the Ashbourne estate. For example, Ashbourne View is currently an idyllic cul-de-sac but is now going to be around 100 addition cars a day using the road. Ashbourne Croft will be used as a passing point therefore blocking access regular. Furthermore

- All areas roads and pavements of the Ashbourne estate are very worn and in need of resurfacing. There will be significant damage caused buy the heavy machinery used and then increase in traffic.
- Quaker Lane currently a difficult road to navigate due to parked cars. Ashbourne View is on the brow of the hill where it joins Quaker Lane making it difficult to turn right in to Ashbourne View. This is because you cannot see on coming traffic as the hill the parked cars mask it.
- When it snows Ashbourne View and Ashbourne Croft are not accessible. Cars have many times nearly caused damaged to trying to turn onto Quaker Lane.
- The size of the roads will not be able to cope with the increased traffic. If you observe Ashbourne Drive on an evening you will see difficulty to pass.
- The access on to Westgate near the one way element of Quaker lane is dangerous because from the road angle you cannot see pedestrians (this road is very worn and full of pot holes) and from Hightown road there is serve congestion. This development and the Strada development are going to cause even greater congestion around Cleckheaton.

3. No affordable housing

- Please could an independent review of this be completed as it appears to be lacking. Affordable housing is important aspect of all developments. Given the increase in house prices since this report was written and further increases until they are sold, it should be considered as viable. Also, a number of the developments listed to determine the likely house price are not comparable to this development that is in a desirable part of Cleckheaton and overlooking farmland. This means the expected price of these houses has been deflated (lower than it will be).