

## About the application

Application number: 2024/92727	
What is the application for?:	Erection of residential development 67 dwellings with associated access, parking
Address of the site or building:	Land adjacent to, Ashbourne Drive, Liversedge
Postcode:	LS23 7BA

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>1. No.2 Ashbourne Croft will experience Over Shadowing, loss of outlook and overbearing which will potentially impact on existing solar panels and loss of income. 1.8met fence will cause loss of light to 3 rooms at the rear of the property and will infringe on privacy. Due to this objection, what plans will be put in place to rectify this situation?</p> <p>2. Plans indicate that the show home will be the house adjacent to No.2 Ashbourne Croft, which will, more than likely, incur traffic parked on the pavement and potentially cause damage to the gardens due to the disrespect of visitors. This will also cause noise pollution and other environmental nuisances that again infringe on privacy. Due to this objection, how will this be mitigated?</p> <p>3. Further to noise pollution from visitors, how will works traffic and parking for site workers be planned as access is required at all times to No.2 Ashbourne Croft for care workers and potentially emergency services. Due to this objection. will the highways determine no parking zones while construction is ongoing and make Newett Homes keep the roads respectably clear of mud?</p> <p>4. Dirt &amp; dust from site work. Due to this objection, how will this be controlled and are local residents expected to foot the bill of keeping their own properties clean due to Newett Homes activity?</p> <p>5. Traffic issues when the development is complete – the vastly increased amount of traffic will undermine the activities of children being able to play outside due to the risks with potentially speeding traffic. On this basis, are there any plans for traffic calming measures to slow the speed?</p> <p>6. Traffic exiting through the junction of Quaker Lane / Hightown Road – This is a blind bend already and with the increase in traffic could cause many more accidents. Speed cameras are already in place on Hightown Road, which indicates it is an accident blackspot due to speeding traffic. Parking on matchdays for Liversedge AFC makes this junction very, very difficult to both access and exit. This would need traffic lights &amp; parking restrictions at the junction – could Highways please offer a reason why this should not happen?</p> <p>7. Previous applications have been refused on the basis of coal mining activity and the potential hazards which could arise from this including subsidence and potential</p>	

pockets of gas & mine shafts / fissures. I object based on the safety of current residents and risk to property. Will this have a detailed consultation prior to any building work starting?

8. Drainage – Due to the amount of tarmac / block paving and the threat of overburdening Blacup Beck that runs into River Spen, this could cause a serious risk of flooding in Liversedge where properties already have to deal with problems resulting from increased rain flow. The surface attenuation tank seems small in comparison to the size of the development. Can guarantees be given by the developer and Yorkshire Water that this is suitable option to protect houses outside of the development boundary from flooding?

9. The Spen 94 public footpath crosses the site. Are guarantees in place to ensure this public footpath will still be available both during and after construction?

10. Local Infrastructure – How will Cleckheaton cope with all the additional houses that are being built. Where will all the extra children study and how will the capacity be increased. I note from the KC Education response that only 6.3 extra places will be required – just 1 extra child per 10 homes? This is surely only for this site and doesn't include the hundreds more that have already received planning approval. From your description, it shows Whitcliffe Mount (The only secondary school in the area) already at capacity, the sums don't seem to add up. Can an independent survey be produced?

11. Local Infrastructure – Doctors. They can't cope now so how will they cope with the further influx?

12. Wildlife – The field is home to numerous wildlife including Pheasants, Birds, Hedgehogs, Badgers & Bats. Will protection orders be put in place and a further independent review be conducted to protect this wildlife?

13. Previous applications for this site have both been refused and granted. The original application from Redrow included 54 Dwellings. This was refused and a new application was launched for 46 Dwellings covering issues that were refused in the first application. This was then granted. My objection is to the quantity of homes planned in Newett Homes application for 67 Dwellings. How can this be allowed on the basis of a previous rejection to Redrow?

14. There also doesn't appear to be the required affordable housing on the site which contradicts Cleckheaton's housing development plan. How many times in one town can the development plan be ignored just to increase profits for the developers?

15. Also on Newett Homes plans, the road extensions from Ashbourne Drive & Ashbourne View look to have been purposely left open to possibly plan more development in the further fields. This is very concerning given the restrictive access to the site already. Can planning notifications include a condition that no further homes can be added?