

## 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>There was previously planning application for this land, this had many objections and ultimately resulted in multiple changes and decision not to build. Many bought properties immediately near to the land hopeful that the land would remain open farm land having planning been refused. There have been many concerns raised about the planned development from immediate neighbours as well as wider local residents and the impact on local services.</p> <p>I am particularly concerned about the lack of affordable housing contrary to Kirklees council advising that new developments have 20% affordable housing. This seems a very short term profit for the housing developer with long term impact on the local residents of Cleckheaton. Why are the developers allowed to bypass this? Although the PH suggest a minimum of 10% affordable homes, I find this insulting and pure profit for the developer.</p> <p>Kirklees has a higher demographic of older people than the national average and the projections are that this will increase significantly over the next two decades. There appears to be a view that these properties can simply be adapted down the line, rather than built now to service the older population. It would be beneficial to have more bungalows or already accessible properties. Surely this will incur additional spending by Kirklees council (which is financially struggling) long term to assist in funding these adaptations. Again the planners seem to be overlooking the local housing needs.</p> <p>The local area already has had significant new builds including Strata of 180 homes 0.5 miles away. A Barrett Estate off Whitechapel with 122 homes and Linden Homes estate with 127 homes. This is further pressure on our town, which is already struggling with school places, accessing a GP services and no available NHS dentist places.</p> <p>In your investigations you have only considered 2 primary schools, despite there been several more that local children access which are oversubscribed. You only plan to contribute to the 1 high school, despite the additional pressure the recent new builds will bring to the availability of local school places.</p>	

The immediate roads on Ashbourne Drive and Ashbourne way which would be used for access for the lower development, are already in a poor condition. There are constantly cars parked along the road, which is concerning for large vehicle access and the potential damage and building mess they will bring.(as evidence by the new builds near Kenmore which have constantly soiled and dirty roads)

I am further concerned that this area is regularly used by local children to play football, enjoy the outdoors, ride bikes and further increased traffic puts them at risk as well as the potential soiled/dirty roads. There appears to be no play space in the plans, I am concerned about the potential risk of no safe play spaces long and short term for young people and children and resulting anti-social behaviour.

Additionally, the surrounding main roads are regularly congested, the main access to the development off of Hightown road is already difficult throughout the day and would bring further congestion and traffic.

The farm land is home to local wildlife, we regularly see bats as well as owls, hedgehog and have nesting pheasants on the land from Ashbourne Way. There seems to be no considerations in place for this wildlife.

"Bats are a European species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether bats are present or not." A near-by property had conditions placed by Kirklees council to cease building if bats were found on their property. Will this be upheld for this profitable builder if an independent service finds bats on the large expanse of land?

There has been investigation into the impact on the adjacent farm, where by a 'buffer' area has been suggested. There are no such considerations for the properties immediately backing onto the planned development. In particular the properties on Ashbourne Way which will have the new builds immediately overlooking their gardens and houses (new builds are at a high elevation) reducing their privacy, increased noise, reduced sunlight as well as the current field views. The new builds immediately backing onto Ashbourne Way have smaller gardens are you progress up the land, resulting in minimal space between the current and planned build (increased noise, lack of privacy). This will certainly impact current residents and their enjoyment of their homes and gardens.

The planned properties appear to sit higher up than the current houses on Ashbourne Way, overlooking these properties. I am worried that the water flowing down from the new builds onto these properties. In particular the properties on Ashbourne way above the farm access road are to be very close to the new build, with smaller gardens separating them. What assurances will you give local residents if the properties are build and result in long term water damage? There are only trees in one of these current properties (26) to soak up water with no additional trees planned for the back gardens of the new builds.

The proposed area is within a coal mining area, limited information has been provided to ensure safer builds, I am concerned about the extended time to complete the build and resulting neighbourly noise (as stated "programme of drilling and grouting works

will be required.") and additional time and disruption to local houses. The coal authority have already highlighted that "the majority of the application site and surrounding area there are recorded coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.". It is noted on the Coal Authority report that they have a 'holding objection' until further information is provided.