

Address: 12 Ashbourne View Cleckheaton bd19 5je

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?	No

Owner - 12 Ashbourne view

I object to the proposal for the following reasons:

1. Concern for the infrastructure of the town and the impact the additional residents will have on the already strained schools, doctors and dentists. In addition, the volume of traffic in the town, especially on Westgate/Moorside is already frequently congested. With these additional properties along with the other residential building sites in this area, the congestion will only increase and worsen.

2. Volume of traffic on the Ashbourne estate - parked cars on the local roads already causes issues and it is often the case that cars struggle to get through. With an increase in traffic this will cause further issues and an increased risk to children who play in the area.

3. Size of the development. Previous applicants were refused planning, in part, due to the number of properties. Newett are proposing an increase from circa 40 properties to 67. Likewise the request to not include affordable housing suggests this is all about profit rather than providing the community with what is actually required.

4. Flood risk - the proposal to address the risk seems inadequate. Previous applicants proposed a storage tank type approach which collated the water and trickle fed it into the beck. Will Newett's proposal be sufficient to prevent issues further down the area?

5. Mine shaft risk to new and existing properties - the Coal Authority report states that this is a high risk area with the presence of mine shafts. I am gravely concerned that our property is in the 'red risk zone' with a potential for disturbance to our property. Previous applicants did carry out some boring work but due to the weather and water saturated land, they had to abandon the work. I would want to be absolutely 100% clear there will be no impact to our property.

6. Proximity of the proposal to our property. We have an extension on our house which has windows on the side and an open balcony overlooking the fields to the side and back. Looking at the proposal, there is to be a house immediately next to us which would block all our light into the house and we would be looking at a brick wall. Likewise from the balcony, we would be sat looking into the neighbouring garden. The previous applicant did change their proposal when we complained and removed the proposed properties immediately adjacent to us.

7. Disruption during the build. I am extremely concerned about the volume of industrial plant vehicles that would be coming along Ashbourne View and the disruption this will cause. The roads are narrow and difficult to navigate with cars let alone such large machinery. When the boring work was carried out previously, they had no regard for residents and blocked me into the house, refusing to move. In addition the mess left after on the road was dreadful. This was bad enough after just a few days. What will it be like for the duration of the build and how will Newett treat and respect the homes of the residents????