

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>General objection:</p> <ul style="list-style-type: none">•Building on more greenbelt within Cleckheaton when there are plenty of other appropriate brown belts to build upon•Impact on the wildlife•unsupported infrastructure. Recently you have subjected Cleckheaton to the development of 429 new homes without providing additional services such as GPs, Dentists or Schools. Lack of consideration to the high schools in the area which are already failing the students in attendance, why would Kirklees put additional stress on these schools and essentially fail more of our youth. Kirklees education report has said there is a contribution of £111,699 are the developers providing this?•Amenities such as supermarkets, petrol stations, reliable bus services are not accessible from Cleckheaton, nor are Kirklees providing funding to develop these further, as a struggling authority are you not putting more financial pressure on the council to provide basic amenities to a small town which you are already over building on•Roads in and around the Ashbourne's and Quaker Lane are not up to national standard, Kirklees have chosen not to put money into improving these nor is there any suggestion from the developer to support improving and maintaining the access routes.•Concerns over extending this development further, to cover all the fields adjacent to this land.•Refusal of a previous development at 54 dwellings by Redrow, why is an additional 13 dwellings now deemed appropriate?•Lack of consideration and realistic expectations of the amount of additional traffic/parking this will cause. <p>My individual concerns::</p> <p>Firstly, building three storey houses at the top of the development site will remove all privacy I currently have at my property. Their ground floor window will be on level with our first-floor window due to the significant incline of the field. There would be no ability to level out this field due to the coal mining issues (please see my final point). Our natural light will also be significantly impacted. Overshadowing our property with 10 new dwellings. There is no consideration given to the impact on my property regarding</p>	

new dwellings. There is no consideration given to the impact on my property regarding this matter, yet the proposed developer has shown insight into this by discussion of similar impact on Ashbourne View. I would like to know why my property has not been considered. These dwellings are also not within the character of the surrounding streets. Our houses are either semi or full detached family homes and bungalows, meaning that these new developments will be completely out of character to the area.

Secondly within their plans there is a ZOI on our boundary, stating they are looking to replace our current boundary with a fence, this is not acceptable. In conjunction with supporting the wildlife where possible. We are aware that there are badger habitats and runs that go through the top of our property into the fields. Not only does the development impact on our natural boundary but there are suggestions further removal of trees to input more fences which is not in conjunction with the surrounding areas.

Thirdly, I am concerned at the builders motivation to build on this land, and their lack of care to Cleckheaton and ultimately Kirklees. The builder states they should "not have to contribute in helping the affordability in the area" due to the additional costs they will need to put in to build on this land. I suggest the builder reconsiders whether it is ethically right to build here for profitable gain rather than aiding an improving the area. A matter that is not for planning, but for consideration of residents of Cleckheaton, is the greed Martin House Hospice are showing in selling this land. This land is already rented out gaining Martin House charitable income, however, they have shown over the years their desperation to sell the land. As a charity they are morally happy to ruin a business which provides food for the local community to line the pockets of builders purely interested in profit.

Finally, my most significant concern is the development over the undisclosed mine shafts which surround my property as well as my neighbours. When buying this property, our mining report identified the concerns around building on this land, it states that the building of my property was a concern, however, any issues that could have raised will have done so by now. However, our report goes onto raising concerns around further development on the fields around our home (where this proposed development is) and states that use of heavy machinery on this land will trigger ground collapse and/or subsidence. I would like to know who will take responsibility for this, would this be yourselves as the council agreeing to a significant development on a known High Development Risk Area or the developers themselves for ensuring that the majority of their development is done on unstable ground? As read in the report received by The Coal Authority, it appears they share similar concerns to this and are not fully in support of this development. By agreeing this development, you may be creating 67 new Dwellings but at the risk of a significant amount of already built homes at risk of collapsing due to lack of due care and consideration.

As mentioned above, there is lack of awareness around in the increase in flood risk, the application states that there will be sustainable drainage systems and a main sewer. Unfortunately Yorkshire Water have no updated drainage plans for Ashbourne Croft or adjacent fields. By having our own building work done we have noted there are numerous unregistered manholes in and around our property. Along with this our mining report states that there are several coal and natural drainage streams which properties on Ashbourne Croft have been built around. It is clear that the proposed builders have failed their due diligence around this matter significantly, which raises

more concern around what else they have chosen to overlook.