

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: A supporting comment	
Do you wish your comments to be published on the website anonymously?	<input checked="" type="checkbox"/> Yes
<p>I write in strong support of the planning application for the erection of a residential development of 67 dwellings with associated access and parking on land adjacent to Ashbourne Drive, Liversedge.</p> <p>This proposal represents a high-quality, well-considered residential development that will make a positive contribution to Liversedge, Cleckheaton and the wider Kirklees area, aligning closely with the Council's strategic priorities around regeneration, housing delivery, sustainable communities and economic growth.</p> <p>Design, layout and appearance The proposed layout demonstrates a thoughtful and sensitive approach to design, with a clear structure, legible streets and a scale that sits comfortably within the surrounding built environment. The mix of dwelling types and considered massing ensure visual interest while respecting the established character of the area. The development will enhance the visual quality of the site and contribute positively to the local streetscape.</p> <p>Character of the area and landscape impact The scheme has been designed to integrate well with the existing residential context. Landscaping proposals and retention of key features will soften the development and provide a green, attractive environment for residents. The development represents an improvement to underutilised land and supports Kirklees Council's ambition to make better use of land within sustainable locations.</p> <p>Impact on neighbours and living conditions The proposal has been carefully designed to safeguard the amenity of neighbouring properties. Appropriate separation distances, orientation of dwellings and boundary treatments ensure that privacy, outlook, sunlight and daylight are protected. The development will not result in unacceptable overlooking or loss of residential amenity.</p> <p>Highway safety and access The proposed access arrangements, parking provision and internal layout have been designed to promote highway safety and ease of movement. The development</p>	

designed to promote highway safety and ease of movement. The development supports sustainable travel choices and is located within reasonable proximity to local services and transport links, consistent with Development Plan policies.

Noise, disturbance and environmental considerations

As a residential development, the proposal is compatible with the surrounding land uses and will not generate undue noise, disturbance or odour. Construction impacts can be appropriately managed through standard conditions.

Policy compliance and regeneration benefits

The scheme accords with relevant Kirklees Local Plan policies, national planning guidance and the Government's objective to significantly boost the supply of homes. Importantly, the development will deliver new, high-quality housing, support local services, create construction jobs and stimulate the local economy. It will help meet identified housing needs while contributing to the long-term regeneration and vitality of the Cleckheaton and Liversedge area.

In conclusion, this is a sustainable, policy-compliant and well-designed development that will deliver clear social, economic and environmental benefits. The application should be supported and approved.