



As residents of Moat Hill Farm Drive we would like to register our objection to the proposed development of 30 houses on the site of Clough House and the proposed access via Moat Hill Farm Drive for 23 of the houses.

There will potentially be an extra 40+ cars a day using Moat Hill Farm Drive. This is already a busy narrow cul-de-sac that has access problems. The residents of Rose Terrace and Jason Terrace have no option but to park on Moat Hill Farm Drive, this often involves double parking making the road barely passable at times. Cars park on the pavements causing an obstruction, meaning that pedestrians have to walk down the road.

There have been times when delivery vans have been unable to access the road due to parked vehicles, resulting in deliveries having to be carried up the street.

Emergency vehicles would find it difficult to navigate through if needed.

As the road is not treated in winter it can become dangerous to try to navigate between parked vehicles, and accidents have happened. This makes it impossible for residents living at the top of the road to drive down the street.

The problems with access/parking will only get worse as another development of 10 new houses is nearing completion.

Access onto Leeds Road can also be problematic. Leeds Road can be very busy with traffic speeding up the hill and sight lines are difficult due to the brow of the hill and cars parked on Leeds Road.

Hill Crescent joins Leeds Road opposite Moat Hill Farm Drive, this is also a busy access point and sight lines are obscured by bus stops on the corner of each junction. If a bus is parked at the stop, traffic must pull out blindly into ongoing traffic to go around them. These bus stops are also used for the school bus service.

Clough House has a readymade access point onto Leeds Road, via their existing driveway, this has the benefit of a speed camera nearby which slows traffic before it reaches their driveway.

We do not believe that Clough House should be demolished. This building is 200 years old and it should be preserved as part of the history to the area. In recent years the current owners have cut down most of the trees and bushes on the land, destroying wildlife habitats. The house itself has been left to go into disrepair, which has been accelerated by the demolition team hired to strip out the building, leaving it open to the elements and giving access to vandals until it was bordered up in December 2020.

If the development of the site goes ahead it should include the renovation the existing house and historical outbuildings with access via the existing driveway onto Leeds Road.