



The application supercedes a previous application from 2022 (2022/92356) and introduces a new layout which is detrimental to both existing properties on the cul-de-sac end of Moat Hill Farm Drive and Clough House with the following impacts:

1. Plots 16 & 17 on the current application replaces the previous landscaped space with trees behind Clough House and the barn which presents an inferior proposal compared to the last one. Significantly this will detract from the historical prominence of Clough House on the line of sight from the Leeds Road boundary as the new houses would be viewable and deminish the character of the site which was much loved by the community. If the original concept of a tree planted landscape was retained, it would screen plots 7, 8 & 9 and therefore the character of Clough House and the barn would be preserved.

2. Clearly plots 16 & 17 are a tight squeeze and to accommodate these dwellings, the pavement widths in front of these have been reduced to 0.6 metres (less than 2 feet) compared to the existing 2 metre wide pavements along the adjacent Moat Hill Farm Drive road. This is detrimental to the safety of pedestrians and potentially road users. The existing Moat Hill Farm Drive road being proposed as the access road to the north of the site, is a single carriageway of 5.5 metre width. Grocery delivery vans are in everyday use and when parked on the road, they are usually blocking the road unless they are park half way on the pavement which would force pedestrians onto the road if this occurred on such a narrow 2 foot / 0.6 metre wide pavement. As in many communities, children play together outside of their homes therefore the proposed 2 foot wide pavements is likely to put them in danger and hinder their enjoyment whilst growing up.

3. Expectations from the National Planning Policy Framework as amended in 2023 include that safe and suitable access to the site should be achievable for all users. The 0.6 metre width pavement is less than the standard width of a wheelchair or child double stroller and therefore access is not inclusive for all users of the site.

4. The application has a number of inaccuracies. For clarification the site only has one existing access road which is the gated drive to Clough House from Leeds Road. To the east and west of Clough House are existing housing estates which are cul-de-sacs with road turning points. Moat Hill Farm Drive has inherent topographical challenges exasperated by the increasing number of housing developments being served by this road (namely Jason Terrace, Rose Terrace, Leeds Road properties with rear vehicle access onto Moat Hill Farm Drive) in addition to the two existing housing developments. Inclement weather and the crossroads junction onto Leeds Road represent additional traffic pressure. There have been a number of minor accidents and near misses on Moat Hill Farm Drive which do not appear to have been noted on the Transport Assessment. There is a significant height drop down to the potential access point to the Clough House site and currently there is no clarity how this level difference would be made up and the impact on the existing houses, residents and community. In contrast, Clough Drive to the west of Clough House serves far fewer houses, experiences less traffic congestion, is a shorter route to Leeds Road, doesn't have a similar significant level difference at the turning point adjacent to Clough House and the access to Leeds Road is not hampered by a crossroads. The road is also wider and therefore would present a safer access point to the proposed development plans.