



Architecture
Masterplanning
Urban Design

Land at Highmoor Lane,
Cleckheaton, BD19 6LW

N81:3165

Statement of Community Involvement

May 2025

Contents

1. Introduction	Page 3
2. Public Consultation Exercise	Page 5
3. Public Consultation Responses	Page 6
4. Influence of Public Consultation	Page 15
5. Conclusion	Page 17
6. Appendices	Page 18

Appendix 1 – Public Consultation Leaflet

Appendix 2 – Public Consultation Response Form

Appendix 3 – Public Consultation Boards

Appendix 4 – ‘Where Do You Live’ Board from Public Consultation Event

Appendix 5 – Photographs from Public Consultation

Appendix 6 – Website Extract and Online Response Form

1. Introduction

1.1 Purpose of Statement

1.1.1 This Statement of Community Involvement (SCI) has been prepared on behalf of Thirteen Group to accompany the submission of a full planning application for the erection of 40no. dwellings and associated works on land at Highmoor Lane, Cleckheaton, BD19 6LW.

1.1.2 This Statement is the result of a Community Consultation undertaken on behalf of our client to gather the views of the local community in order to help shape the proposals, prior to formal submission of the application.

1.1.3 Kirklees Council have a Development Management Charter 'Kirklees – The Place to Grow' which provides advice and guidance on a plethora of planning matters for development within Kirklees. Within the document it sets out the Council's expectation in regards to pre-application consultation and public engagement. The document states:

'Pre-application consultation will usually be appropriate for schemes where:

- *the proposals are likely to have a significant impact on the environment or on the local community; and/or*
- *the development is likely to attract significant local interest'.*

1.1.4 The Charter continues by expressing that the Council *'will always encourage seeking pre-application advice and undertaking pre-application consultation for major and potentially controversial proposals'*. As part of the process our client has sought to engage proactively with the Local Planning Authority (LPA), with a pre-application enquiry submitted as part of ref. 2021/21121. Following the response from the LPA and in accordance with the guidance set out within the Charter a public consultation was carried out as part of the pre-application process. This document seeks to explain and evidence the extent of the public consultation undertaken, something which is also set out in the Charter as being duly necessary to accompany any formal submission.

1.1.5 The Council's guidance within the Charter aligns with that set out in the National Planning Policy Framework (NPPF) which further emphasises the importance of early engagement, with paragraph 40 stating:

'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'.

1.1.6 In terms of the weight that can be afforded to proposals that have evolved following community consultation, the NPPF states:

'Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot'. (Paragraph 137).

1.1.7 The Localism Act 2011, Part 6 Chapter 4 Clause 122(61W) sets out a requirement to carry out pre-application consultation. The legislation advises that where a person proposes to make an application for planning permission for the development of any land in England the person must carry out consultation on the proposed application in accordance with the following;

'The person must publicise the proposed application in such manner as the person reasonably consider is likely to bring the proposed application to the majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land'.

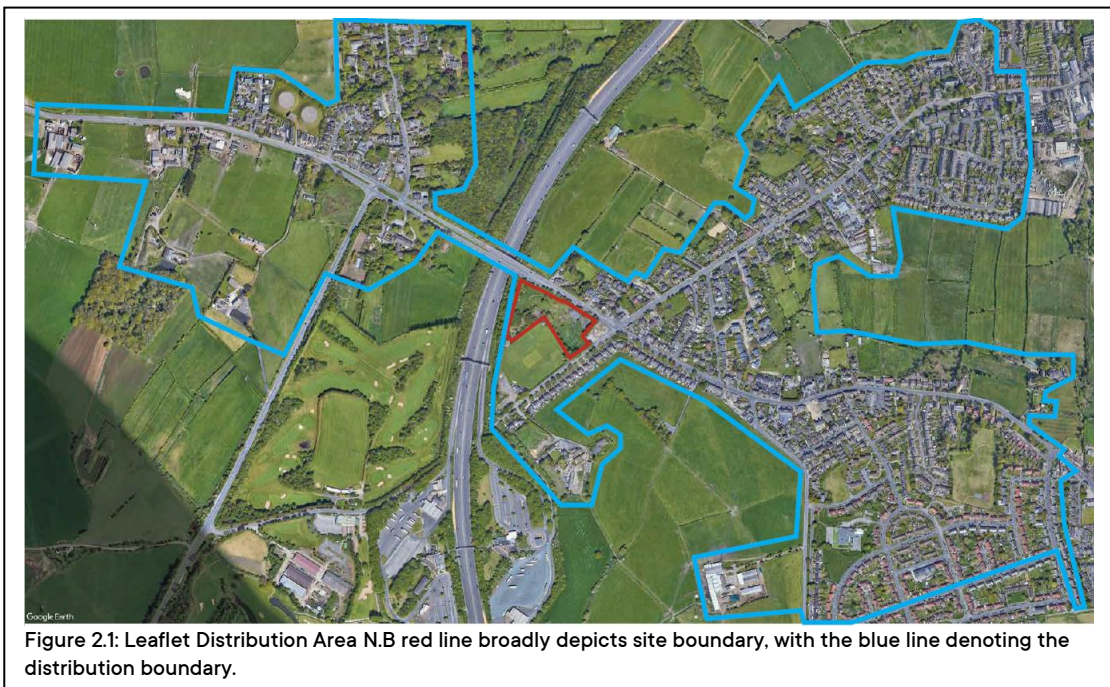
1.1.8 In accordance with local and national policy, along with the requirements set out in The Localism Act (2011), this SCI sets out the work undertaken to ensure that the views of residents and stakeholders have been obtained, reviewed and duly considered as part of the pre-application process.

2. Public Consultation Exercise

2.1 Methods of Engagement

2.1.1 During the pre-application enquiry (ref. 2022/21058) discussions with the LPA took place and it was acknowledged that public consultation should take place, given the guidance with the Charter, as well as within the NPPF and Localism Act. On this basis, a public consultation event was considered most appropriate, alongside other means of communication made available for local stakeholders to provide their views.

2.1.2 As such, a leaflet (shown in Appendix 1) was distributed on Thursday 20th March 2025 to all houses within the blue line boundary shown in Figure 2.1 – albeit as the leaflet distribution was done by postcodes, some houses outside the boundary area shown may have also received a leaflet. This distribution area was considered to be the wider local area and those residents who would likely wish to have input about the development proposals. The leaflet provided information about the Public Consultation Event which was held at Hartshead Moor Cricket Club on Thursday 27th March 2025 from 3pm – 7pm.



2.1.3 In order to be as inclusive as possible a dedicated website was set up with relevant information about the scheme, including visuals of the scheme, along with an online comment form. The leaflet also provided additional information about how the community and local stakeholders could provide their views should they be unable to attend the event, with people able to provide their views by email or post, as set out on the leaflet. Comments could be submitted until Friday 4th April 2025, to give local stakeholders plenty opportunity to provide their views.

3. Public Consultation Responses

3.1 Engagement

3.1.1 As alluded to in the preceding section the Public Consultation Event was held on Thursday 27th March 2025, with members of the project team in attendance to discuss the scheme with local stakeholders. A number of consultation boards were erected (shown in Appendix 3) which provided details of design development, the vision for the site, as well as the proposed site layout, along with proposed elevations and floor plans, along with visualisations.

3.1.2 A response form (shown in Appendix 2) was provided to enable local stakeholders to provide their views on the current proposals and any points that wished to raise with the project team. As aforementioned, the consultation period remained live for another week after the event as some visitors wished to discuss with friends and family and wished to provide their views after the event. This was possible due to stakeholders being able to go away and view the dedicated website as they wished, and they could provide comments through the website (Appendix 6) as well as being able to provide their views via email or post.

3.1.3 The Public Consultation Event was well attended by members of the local community and stakeholders, with approximately 50 people visiting during the event to speak with the project team and discuss the scheme.

3.2 Public Comments

3.2.1 In total, 33no. of responses were received from local stakeholders. These comprised of the following:

- 13no. response forms from attendees of the Public Consultation Event;
- 1no. responses via email;
- 19no. responses through the dedicated website; and
- None by post.

3.2.2 As part of the responses received, there were a mix of positive, negative and neutral comments, albeit with people having different views depending upon the matter being raised or discussed. Nonetheless, the below provides a summary of the comments noted as positive aspects of the scheme, as well as neutral comments that were more general statements about the development or what they would like to see as part of the scheme, in addition to negative comments/concerns that were raised by stakeholders. The list shown overleaf summarises the comments that were received:

Positive Comments

- Good utilisation of a derelict site that has been an eye sore for a number of years;
- New housing helps to meet the housing need;
- Provision of affordable housing helps local people to afford good quality homes, something that is needed in the area;
- Good that part is for affordable purchase for young couples/first time buyers to get on to the housing ladder;
- The proposals fit in with the site and the surroundings;
- Good that there is consultation with local people;
- Plentiful off street parking;
- Use of solar panels and possible air source heat pumps is good to see and will help limit people experiencing fuel poverty.

Neutral Comments

- Why is the development being done by an organisation from outside the area;
- Why is the scheme all affordable and no private properties for sale;
- Disruption caused by unauthorised access to the M62 services and damage to the barrier so can the development do anything to stop this;
- Will the properties be eco-friendly;
- Addition of play facilities would be good;
- Doubt that comments by local people make any difference but glad to see consultation happening;
- Further consultation should take place.

Negative Comments/Concerns

- Too many houses on the site as part of the current proposals;
- The area does not need more housing;
- The site should not be developed;
- The site has been unused for a number of years so should remain this way;
- Site used to be Green Belt, then Urban Green Space, so why is it now being developed for housing;
- Access from the site onto Highmoor Lane is not acceptable and should use the existing access points onto Halifax Road;
- The development will add further vehicles to the area with existing streets/roads being heavily congested and access to the site being a concern;
- Existing traffic lights on Highmoor Lane do not always work and is bias to Halifax Road, additional vehicles on Highmoor Lane will create congestion;
- Concerns about flooding in the area and further built development will only add to water run off;
- Loss of trees impact upon existing wildlife and ecology;
- Not enough infrastructure in the locality, with the scheme putting more pressure on doctors, dentists, schools, etc.;
- Even with the cricket netting, houses will still be hit by balls;

3.3 Response to Public Comments

3.3.1 Many of the comments from local stakeholders concerned a number of different aspects, with people giving varying degrees of importance to different elements. All the comments received have been reviewed and discussed by the Project Team, and where possible changes to the scheme have been made (as discussed in the proceeding section). Nonetheless, it is worth responding to the neutral and negative comments/concerns received in order to address and alleviate some of the points raised. As such, the following commentary seeks to respond to the neutral and negative comments (as set out above) these have been collated into topics in order to provide a clear and concise responses to the matters raised.

Neutral Comments

Thirteen Group/All affordable Scheme

3.3.2 A number of attendees of the Public Consultation Event, along with those who provided response forms, queried why the development would be carried out by Thirteen Group and why the scheme would be entirely affordable homes, with no open market/private properties being built.

3.3.3 Thirteen Group are a well renowned registered provider who primarily operate in the North East but are working alongside Kirklees Council to bring forward affordable housing on a number of sites across the area. Due to viability challenges, the site has not been developed by a standard housing developer, thus the reason as to why Thirteen Group, who are a non-profit organisation, have been brought forward to assist with the delivery of high quality dwellings that meet the housing needs within the area. The provision of affordable dwellings is crucial to ensuring everyone has access to good quality homes that meets their needs and allows them to have a good quality of life. Kirklees has a strong need for affordable family homes thus the reason as to why Thirteen Group seek to meet that identified need.

3.3.4 Many of the attendees of the event, as well as a number of responders have welcomed the provision of affordable homes and for the scheme to be entirely affordable too.

Restricted access to the M62 services

3.3.5 This was a point that many residents, particularly those along Highmoor Lane queried at the Public Consultation Event, with a few people also querying in their responses. At the south-western end of Highmoor Lane is a restricted access for emergency vehicles to Hartshead Moor Services. Although there is a barrier in situ as well as cameras, drivers apparently regularly abuse the restrictions and use the road as a short cut to the motorway.

3.3.6 It is our considered view that the development proposals or Thirteen Group as applicant are not required to find a remedy to these pre-existing issues, and it would be unreasonable for such to be requested as part of any planning obligations on the basis the proposals do not establish such issues and they occur at present. Whilst we understand the frustration of residents, Thirteen Group will inform any future residents

of the development (should planning permission be granted) of the existing arrangements and that access is restricted. If residents wish to raise concerns about these issues, then they should escalate the matter directly with the Local Highways Authority and National Highways for the matter to be investigated further.

Eco-friendly properties

- 3.3.7 This was a query that many attendees raised at the event. Thirteen Group are committed to limiting fuel poverty for future residents. In order to help achieve this objective, all dwellings will adopt a fabric first approach with significant consideration afforded to the use of insulation to create good quality living standards for residents. In addition to this all dwellings will utilise photovoltaic panels, with scope to provide air source heat pumps too. There will also be electric vehicle chargers for all properties.
- 3.3.8 On this basis, the proposals are considered to align with the environmental objectives of Thirteen, as well as those set out in planning policy at both a local and national level.

Addition of play facilities

- 3.3.9 This was a suggestion made by a stakeholder via the online response form. The site is heavily constrained and whilst ever effort has been made to deliver as many positive benefits on site as part of a high quality development, there is limited space for a play facility on site. The proposals do include a central green space which provides a focal point for future residents and allows incidental space for play and recreation, as well as offer views across the adjacent cricket pitch.
- 3.3.10 However, it is considered to not be feasible to provide a formalised playground for children onsite, albeit Moorside Playground is within 150m of the site which has a play space, along with large expanses of grass for sports and recreation and is accessible from the site and provides sufficient means of space for play for children.

Public Consultation

- 3.3.11 From the engagement that was undertaken, some comment were passed by stakeholders expressing a degree of dissatisfaction at the process that 'it is just a tick box exercise' for that they 'doubt that comments by local people make any difference but glad to see consultation happening', whilst others said further consultation should be undertaken.
- 3.3.12 Whilst public consultation is typically a pre-requisite of planning submissions for larger developments, the extent of engagement can vary significantly and many stakeholders can often feel like they are not listened to by developers. Nonetheless as a project team, public consultation forms are a critical part of the process and helps us to gain an insight into matters that may have been overlooked if we do not have local knowledge on specific aspects. As set out in the proceeding section, this engagement process has

been very helpful and all the comments received have been reviewed by the project team so help us to critically assess the proposals and what aspects could be altered, if necessary.

- 3.3.13 Although some stakeholders expressed that further consultation should take place, there is no intention for any more pre-application engagement to be undertaken by the project team due to the extent of the engagement undertaken to date. However, all stakeholders will remain to have the opportunity to provide further comments as part of the statutory consultation that will take place during the determination period of any forthcoming application. This would be done by Kirklees Council as the Local Planning Authority, as opposed to the applicant and wider project team.

Negative Comments/Concerns

Quantum of development/designation and use

- 3.3.14 A number of comments were received which implied that some stakeholders were concerned about the quantum of development (being too many), that the site has remained undeveloped for a number of years and should remain this way, with others stating the site use to be Green Belt/Urban Green Space and why development was now being pursued.
- 3.3.15 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the statutory development plan, unless material considerations indicate otherwise. The application site is identified as an allocated site for residential development under Policy HS102 (Land adjacent to Highmoor Lane) in the Kirklees Local Plan Allocations and Designations (2019). On this basis, whilst the site may have been subject to other land use designations historically, the current Local Plan identifies the site as an allocated residential site and thus redevelopment of the site as is proposed in this instance accords with the Local Plan in this respect.
- 3.3.16 Under Policy HS102, the site is identified as having an area of 1.62Ha and has an indicative capacity of 56no. dwellings. Saliiently, when Local Plans are prepared and sites are reviewed, a typical suburban density would be applied of 35 dwellings per hectare. This is where the 56no. indicative capacity arises from. However, this indicative capacity does not take account of onsite constraints which may limit development, which in this case includes; the need for cricket netting for safety precautions, as well as a significant number of trees with tree preservation order (TPO) attached to them. As such, the extent of developable land significantly reduces. Therefore, the proposed development of 40no. dwellings is considered to be acceptable on the basis that it makes efficient use of the sites working within the challenges of the constraints that are at play in this instance.
- 3.3.17 Therefore, in light of the above, the proposed quantum of development is deemed to be suffice and efficiently utilises the site in accordance with both local and national planning policy requirements and the development would accord with the current land use designation as stipulated in the Kirklees Local Plan.

Access Arrangements

- 3.3.18 The proposed access arrangements were by far the main point of contention both during the Public Consultation Event and in the responses received. The proposals egress from Highmoor Lane by way of a new vehicular and pedestrian route. As part of the feasibility work done previously a number of layout options were considered.
- 3.3.19 As part of the feasibility work, access was considered from Halifax Road (looking to utilise those that served the site historically) however, upon discussions with the Local Highways Authority they advised that the preferred option would be to egress from Highmoor Lane. This was for a number of reasons, firstly the LHA did not want a development served from the A road and the potential conflict with other access points on the other side of Halifax Road, particularly the access that is likely to serve housing allocation HS104 as any proposed access onto Halifax Road may then inhibit development on the aforementioned site. Secondly, the proximity to the crossroad junction and the inability for vehicles to exit the site and turn right onto Halifax Road with cars sat at the traffic lights poses a safety concern. Thirdly, there were issues with the visibility splays, particularly looking eastwards with existing paraphernalia obstructing views. Fourthly, there is a reasonable level change between the level of Halifax Road and the development site, particularly where the historical access points are. As such, this creates issues in achieving suitable gradients within the site for accessibility. On this basis, and in light of the LHA recommendation this is the reason as to why the main access point egress from Highmoor Lane.
- 3.3.20 In addition to the queries about access, some stakeholders expressed concerns of parked cars along Highmoor Lane which would restrict views for the proposed access, and the additional quantum of vehicles that would arise from the development, which would lead to more vehicles parking on Highmoor Lane and also add to congestion in the local area. Turning to parked vehicles first, there are 5no. detached properties adjacent to the site (to the north-east). Despite these vehicles having garages and driveways, some residents park on the footpath. Whilst these vehicles would be situated in unsafe locations if the proposals were delivered, the LHA would have the ability to request or undertake themselves a TRO which could include the provision of parking restrictions to help ensure safe egress from the site can be achieved and parked vehicles do not give rise to safety concerns.
- 3.3.21 Furthermore, the development would be policy compliant for allocated parking with all dwellings benefiting from sufficient parking provision, predominantly comprising of driveways. There is also 11no. visitor parking bays onsite thus meaning all parking associated with the development will be contained onsite and should not lead to indiscriminate parking along Highmoor Lane.
- 3.3.22 Whilst the additional dwellings will understandably give rise to additional trips generated and thus lead to an increase in use of the local highway network, it is considered that the extent of new trips will not be significant enough that they will be detrimental to the capacity of the local highway network, or lead to a cumulative impact upon highway safety. Following input from our Transport Consultant, the proposals are deemed to be compliant with both planning policy and technical requirements.

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- 3.3.23 The other access related query that was raised was in regards to the traffic lights at the cross roads. At present stakeholders informed us that they are biased to Halifax Road and the lights are only on long enough to let a couple of cars out from either Highmoor Lane or Moorside (A643). Stakeholders were concerned that the additional number of vehicles egressing onto Highmoor Lane from the development would mean more vehicles needing to use the traffic lights and due to the current lighting configuration this may lead to congestion.
- 3.3.24 Whilst we understand the points raised, the extent of additional vehicles generated by the development are not considered to be detrimental to the capacity of the local highway network. In addition to this, the LHA may wish to review the lighting configuration so that the lights let more vehicles through the junction from Highmoor Lane and Moorside (A643).
- 3.3.25 In light of the above access related matters it is our considered view that the proposals are entirely acceptable and accord with current planning policy and technical requirements, and interventions can be undertaken to alleviate any issues that may arise, and the project team will be happy to discuss with the LHA during the determination process if they feel some mitigation measures may be necessary.

Flood Risk

- 3.3.26 Some stakeholders raised concerns about the increase of flood risk that may be perpetuated by the development. In response to this, the proposals have been compiled with technical input from engineers and the development will look to attenuate all surface water on site through the use of storage tanks, which will then be discharged into local drainage infrastructure at an agreed rate with Yorkshire Water. This will ensure that there is sufficient capacity onsite to deal with overland flows and also ensure its discharge is done at a rate that meets the available capacity within the wider network.
- 3.3.27 Furthermore, the application will be accompanied by a Flood Risk Assessment and Drainage Strategy. This report will set out the flood risk on site, the mitigation measures that have been adopted to ensure a suitable drainage solution can be achieved and this will comply with both planning policy and technical requirements.

Loss of trees and the impact upon existing wildlife and ecology

- 3.3.28 Due to the site being left for a number of years, understandably nature has taken hold in some parts. In order to facilitate development some loss of trees and other planting is necessary on site. The majority of planting that is to be removed is self seeded or of limited quality. The layout has largely been dictated by the existing mature trees on site and the intention to retain as many as possible, particularly those that have a Tree Preservation Order (TPO) attached to them.
- 3.3.29 However, in the interest of place making and viability, some larger trees are having to be removed as part of the scheme. In total 2no. TPO trees are needing to be removed to facilitate the development. Despite every effort to try and retain them all, it is simply not possible to do so when working within the constraints
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at play and trying to deliver a viable scheme. Whilst this is not ideal, every effort has been made to enhance the site with new planting, including new trees, hedgerows and grassed area, to not only create an attractive development but also ensure sufficient space onsite for wildlife.

3.3.30 As part of the application, Arboricultural Reports set out all tree related aspects, whilst a number of ecological surveys have been undertaken including bat surveys, to identify the ecological species onsite. In addition to this, in line with the Environment Act, all applicable developments must achieve a Biodiversity Net Gain of at least 10%. In order to do this, some mitigation measures are to be provided offsite. Nonetheless, this is entirely acceptable and the accompanying BNG Assessment will set out the specifics of the approach.

3.3.31 Nevertheless, all reasonable consideration has been undertaken to utilise the site's existing characteristics and features and retain them as much as feasibly possible. Whilst some loss is required it is considered that these impacts will be part of the planning balance undertaken by the Local Authority Planners when determining the application.

Not enough infrastructure in the locality

3.3.32 This topic is often raised by local stakeholders for residential developments. As part of the development proposals the Local Authority have the necessary means to request planning obligations (which can include financial contributions) from the applicant which are secured by planning conditions or a legal agreement. These obligations can be related to healthcare, education, open space provision, transport infrastructure, etc., particularly if there is likely to be a shortfall in capacity by virtue of the proposals being delivered. If financial contributions are required then these funds are then used by the Local Authority to provide new or extend provisions within the area.

3.3.33 Although the current obligations are unknown and will likely be confirmed during the determination process, the applicant is willing to engage with the Local Authority and work proactively to identify any obligations that may be required and look to secure such through the appropriate mechanism.

Cricket Netting

3.3.34 One of the main constraints of the application site has been the fact it is directly adjacent to Hartshead Moor Cricket Club. Whilst the pitch provides a picturesque backdrop, there was a real need to ensure any development could be safely delivered and the risk of cricket balls hitting any houses, structures or future residents could be omitted. As such, Labo Sport were commissioned to carry out a Ball Striking Assessment, this then helps the project team to identify where the cricket netting would need to be situated onsite and how high.

3.3.35 Once this information was obtained this enabled the finer details of the proposals to be ironed out and formalised. As such, whilst some stakeholders had reservations about the capabilities of the cricket

netting, the proposals have been informed by technical input and the mitigation measures proposed are deemed to be wholly acceptable.

4. Influence of Public Consultation

4.1 Development Changes

4.1.1 In light of the comments received, the project team reviewed all the stakeholder comments that were submitted. Whilst we understand everyone's views on a plethora of aspects, it is important to reiterate that the proposals have to be devised to accord with both planning policy requirements and technical guidance. As such, not all the suggestions made or concerns raised could be facilitated within the proposals, or there was substantiated reason as to why some suggestions would not be accommodated, as set out in the preceding section.



Figure 4.1: Proposed Site Plan at the point the Public Consultation Event was held

4.1.2 Nonetheless, some changes were made following the public consultation. Figure 4.1 below shows the development proposals at the time of the public consultation, whilst Figure 4.2 displays the current proposals.

4.1.3 As can be seen when comparing Figures 4.1 and 4.2, some changes have been made. Firstly, a slight repositioning of the access into the development has been undertaken to ensure sufficient visibility splays can be achieved and also allow space for associated infrastructure. Secondly, onsite landscaping was reviewed and enhanced where possible, in the interest of place making and habitat delivery. This included the introduction of a small segment of soft landscaping between the driveways of plots 31 and 32 to soften

the street scene (due to the need to provide suitable width driveways and paths for the two plots and sufficient space for access to the service strip to maintain the cricket netting). Thirdly, boundary treatments were reviewed and enhanced not just for visual amenity benefits but to also align with the requirements set out by the accompanying Noise Impact Assessment and ensuring boundary treatments provide sufficient mitigation to help create suitable noise levels within private amenity spaces.

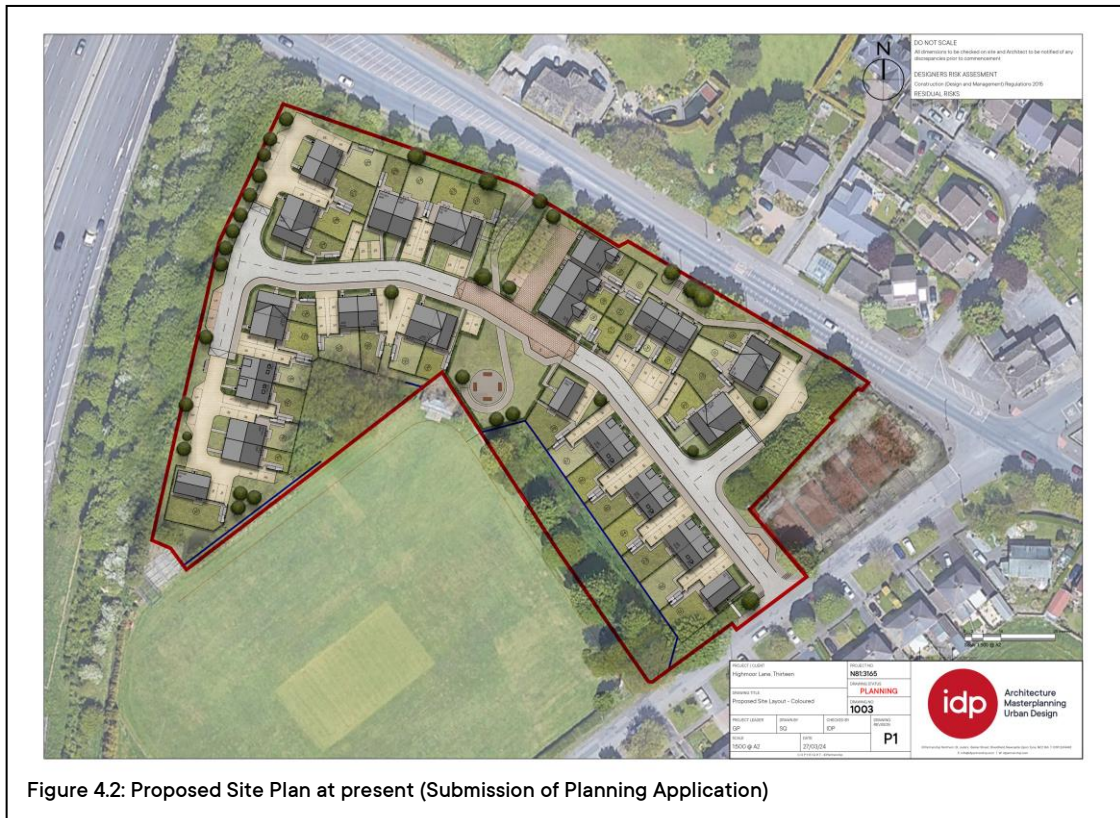


Figure 4.2: Proposed Site Plan at present (Submission of Planning Application)

4.1.4 The abovementioned changes have resulted in a better quality of development which has sought to go some way to alleviate some of the concerns raised by stakeholders. Therefore, the early engagement that has been undertaken has been useful to positively shape the development.

5. Conclusion

5.1 Summary

- 5.1.1 As set out in this report, the applicant and project team undertook proactive early engagement with the local community and stakeholders during the pre-submission process in line with local and national planning policy guidance. The views of the community were obtained and taken on board by the project team. These comments proved useful and allowed the scheme to be altered in order to create a higher quality form of development. The public consultation that was undertaken positively influenced the development proposals.
- 5.1.2 During the consultation process, every effort was made to make stakeholders aware that this consultation exercise does not replace the one carried out by the Council upon the receipt of a formal, valid planning application.

6. Appendices

6.1 Appendix 1 – Public Consultation Leaflet



Public Consultation Event

We'd like to hear your views

Thirteen Group and partners are bringing forward a high-quality residential development of up to 40 two, three and four bedroom homes on land next to the Hartshead Moor Cricket Club.


Date: Thursday 27 March, 2025
Location: Hartshead Moor Cricket Club, Cleckheaton, BD19 6LW
Time: Drop in from 3pm - 7pm

We'd like to invite local residents and stakeholders to attend a public consultation event to hear your views in relation to the current proposals (see overleaf).


Members of the project team will be in attendance.


The proposed site for the new homes is shown below:




 The development proposals are available on our dedicated webpage: www.thirteengroup.co.uk/kirklees

If you are unable to attend the event and would like to provide your views, please contact us via:

 **Email:** news@thirteengroup.co.uk


 **Post:** Development Team, Thirteen Group, Hudson Quay, Windward Way, Middlesbrough, TS2 1QG

 **Telephone:** 0300 111 1000


Closing date for feedback is Friday 4th April, 2025.

Project Team



The project team will include representatives from the housing association, developer, and wider design team.



You can also scan the QR code to submit your feedback:



6.2 Appendix 2 – Public Consultation Response Form

Public Consultation Response Form

Development at Highmoor Lane, Cleckheaton, BD19 6LW.

Please fill in the boxes below to provide us with your views of the current development proposals.

Do you think the current scheme makes efficient use of the site?

Yes No

If your answer is no, please tell us why?

Do you think that the current scheme will deliver high quality housing?

Yes No

If your answer is no, please tell us why?

Do you think that the current scheme responds positively to the local context?

Yes No

If your answer is no, please tell us why?

Continued overleaf.

Do you think that the current scheme provides a good mix of dwelling types?

Yes No

If your answer is no, please tell us why?

Do you agree that the development being entirely affordable housing is a good solution to providing much needed housing in the area?

Strongly Disagree Disagree Agree Strongly Agree

If you disagree, please tell us why?

If you have any other comments about the development proposals then please provide them in the box below.

Thank you for providing your comments, these will be reviewed by the Project Team and your input is very much appreciated. Should you have any further queries then please speak with one of the members of the team.

6.3 Appendix 3 – Public Consultation Boards

thirteen
Managing and building homes

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Site Analysis

The site is 1.52 Ha of unused brownfield land with a mixture of trees and shrubs. The site has been formerly used as a school and has remaining hard standing from the yard and car park.

There are a number of TPO trees on the site which the team look to maintain as far as possible to enable the character of the site to be maintained. The noise levels will be considered as part of the design due to the sites proximity to the M62 and Halifax Road (A649).

Understanding the Site

Key

- Potential site access points
- Sun path
- Existing trees and shrubs
- Noise constraints
- Potential cricket ball strike
- Opportunity for pedestrian access

Existing Site Photograph

Existing Site Photograph

Existing Site Photograph

Constraints and Opportunities Diagram

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Vision

Key Masterplanning Principles

- Landscape Led
- Community for all
- Locally referenced
- Hierarchy of roads

Illustrative Proposed Site Layout - Showing location of streetscenes

A high quality landscape led community for all, working with existing landscape features and protected trees. A landscaped space is located in the centre of the development.

Location One: Corner turner houses to north of site. Location Two: View of houses backing onto cricket club. Aerial view of the site from south west.

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Proposed Site Layout

Key

- Proposed Site Boundary
- Proposed Location of Cricket Net

Illustrative Proposed Site Layout - Showing location of streetscenes

Location 3: View of housing from the entrance to the site. Location 4: View of housing inside the site.

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Proposed Streetscenes

Streetscene A.A: View of houses at the entrance to the development

Streetscene B.B: View of houses inside the development

Example Housetype - 3 Bedroom 5 Person Corner Turner

Front Elevation

Side Elevation

Ground Floor Plan

First Floor Plan

6.4 Appendix 4 – ‘Where Do You Live’ Board from Public Consultation Event

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Welcome

Where do you live?

Thank you for your attendance today. To help us understand the feedback you provide geographically, please mark on the map below where you live.

The proposals look to build 40 dwellings including both houses and apartments, with a mix of two, three and four bed properties.



Proposed Site Location

Plan of the site and surrounding area



Location of the site within the wider area.

Labels on the map include: Halifax Road, Hartshead Moor Cricket Club, Highmoor Lane, Moorfield, and Stamford Road.

6.5 Appendix 5 – Photographs from Public Consultation



Revision	Date	Notes	Prepared By	Authorised By
P1	15/05/2025		TG	GP



Architecture
Masterplanning
Urban Design

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