

## About the application

Application number: 2025/91542	
What is the application for?:	Erection of 40 dwellings and associated works, including formation of new vehicu
Address of the site or building:	Land at, Highmoor Lane, Hartshead Moor, Cleckheaton, BD19 6LW
Postcode:	

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Site access location</p> <p>The site has historically been designated as urban greenspace, only since the local plan was drawn up has it now become land for building upon. There are many trees with TPO's on them within the site, the new access road is going directly through one of these trees on the plans. It is accepted that development is likely on the site however it is shocking to learn that the development entry/exit point is intended for Highmoor Lane.</p> <p>Highmoor Lane is without road markings and is very narrow. It is a no through road except to emergency services, so it is a cul-de-sac. A potential 40 properties (80+ cars extra) on this 'lane' is ludicrous and dangerous. It is not gritted nor maintained by the council. Highmoor lane is an access route for emergency vehicles to get to the motorway more traffic and obstructions is highly likely to cause delays and hold ups - not to mention UBER drivers collecting food from the service area and using the Lane to collect.</p> <p>The cricket club is very popular throughout the year with events which use the 'lane' as additional parking. Commuters who car share/ people travelling to sporting events – all use the lane daily to park and walk to the services to share lifts. This lane is simply at capacity and using it as an entrance to a house development is wrong on so many levels. For the following reasons this would be seriously problematic and needs to be revised. The cul-de-sac lane is not wide enough; at best it's a one-track lane. It has no road markings. Public consultation plans did not include any pathway down the proposed development side which is not very pedestrian friendly. It's a cul-de-sac designed for existing Highmoor Lane residents only, vehicles already struggle to find space to turn in the road to drive back up Highmoor Lane to exit due to the extent of lane parking. The lane is in a bad state of repair, curb stones are also loose, broken and dangerous and during winter the cul-de-sac is not by the council. Heavier traffic will increase these problems and potential for accidents. Highmoor Lane is used by the emergency services as an entry lane to the M62, their access will be affected by all of these points. It is used as an emergency exit lane for the M62 traffic during incidents. During these incidents, the lane is constantly blocked on the development side with slow moving or standstill M62 traffic for long-periods of time. Highmoor Lane is already seriously impacted when this happens, entry &amp; exit to a development on the off side of</p>	

seriously impacted when this happens, entry & exit to a development on the on side of the lane will be impossible when M62 traffic is being filtered up the lane. The cul-de-sac traffic light timings are biased towards other roads causing backup of traffic down Highmoor Lane, the traffic queue caused will undoubtedly be longer as a result of the development which will be impacted by existing residential parking. Higher volumes of vehicles using Highmoor lane will cause serious congestion due to residents parking, cars are regularly heavily double parked outside both sides of the lane from the traffic lights right down past the proposed site entrance. Cars are also parked from the bottom of the cul-de-sac back up to the proposed site on the off-lane side during Liverpool football matches whereby a coach collects supporters from the M62 West Bound Services, supporters leave their long line of cars and walk down to the coach. To alleviate pressure on all of these points the entry/exit to the proposed development should be on Halifax Road which has undergone a recent speed reduction to 30 miles per hour and is monitored by speed cameras. The cul-de-sac is a quiet street with pleasant aspects it is a desirable location and whilst it is accepted that the proposed land is likely to be developed we feel changes to the entry/exit site are necessary, at the very least a second entry/exit point on Halifax road to alleviate some of the impact onto Highmoor Lane cul-de-sac.

The bus stop on Halifax Road next to the traffic lights should be re-sited to improve visibility allowing the old school entry to be used, this will avoid all of the serious problems on Highmoor Lane cul-de-sac becoming dangerously inflamed. All of the existing problems highlighted here on the cul-de-sac will be seriously impacted during the site building works/service works.

Site specific issues including environmental

The cricket club has been in place since 1876, over the years the ground has obviously changed but for approximately 100 years the majority of the drainage goes into the old school site. There is a drain run that has not been fully shown on the plans with manholes within the site. These will need to be considered and maintained. There is a land drain that runs in the school field behind the dry-stone wall (and parallel to the same), again this is not shown on the plans and will need maintaining. The report from developers confirms that the land is not suitable for soakaways (Geo Enviro report paragraph 10.3) so some positive drainage will be required to ensure that water from the development site cannot run onto the cricket field, otherwise the cricket grounds will be washed out. The Geo-Enviro report also mentions the poor ground conditions that are currently in place and the current land is not suitable for directly building foundations upon (Geo Enviro report paragraph 10.1) , there will need to be a lot of wagon movements of poor quality material leaving this site. The completed site plans do not show all the buildings and trees that are a major part of the club site.

Application 2024/91118 -TPO orders – was approved after being rejected – is this coincidence that Thirteen propose to take down some very mature trees to make way for an entrance to a new development? 2. TPO's are in place on the majority of the mature trees on the site – home to birds and bats– Thirteen say there has been a survey (W/C 24/03/25 – I have seen no evidence of surveys / camera equipment) or a report of its findings 3. Thirteen i