

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>I write to formally object to the above planning application on several serious and material grounds relating to both the sale of the land and the proposed development itself.</p> <p>1. Breach of Statutory Duty Regarding Disposal of Public Land It is clear that the Council has failed in its statutory and fiduciary duty to ensure best value in disposing of this public asset. The land in question has not been offered to the open market. Instead, it appears to have been either sold directly to Thirteen Group or that Thirteen Group has been awarded a development contract without any form of public tender or competitive bidding process. This is a clear failure of proper procedure.</p> <p>Local authorities are legally obliged to secure best consideration when disposing of public land under Section 123 of the Local Government Act 1972, unless consent to undervalue has been specifically granted by the Secretary of State. No such public notice, offer for sale, or market advertisement has taken place. This exclusion of market participants potentially results in the Council securing suboptimal proceeds, directly contrary to its public accountability obligations.</p> <p>2. Non-Compliance with Affordable Housing Policy The proposed development is for a full affordable housing scheme, contrary to the Council's own adopted planning policy requiring a 20% affordable housing provision. Not only is this deviation unjustified, but it also exacerbates an oversupply problem: Thirteen Group already holds the contract for the nearby Westgate development, which itself comprises 180 affordable units. The proximity of these two schemes will result in a disproportionate concentration of affordable housing within a small geographic area, contrary to sustainable development principles and community balance objectives.</p> <p>The Council's policies are in place to ensure mixed, integrated communities, not oversaturation of a single housing type. Ignoring these policies risks unbalancing the local housing market and undermines opportunities for private buyers like myself, who are effectively excluded from these new build homes due to not qualifying for</p>	

are effectively excluded from these new build homes due to not qualifying for affordable schemes.

3. Anti-Competitive and Unethical Land Disposal Practices

The non-transparent manner in which the site has been allocated to Thirteen Group raises serious concerns about fairness, transparency, and possible anti-competitive practices. The Council's failure to invite offers from the open market not only denies equal opportunity to other developers and potential purchasers, but may also have deprived the public purse of greater capital receipts from a properly conducted competitive sale process.

In Summary:

The Council has not advertised or offered the land on the open market.

The disposal to Thirteen Group, whether by sale or contract, lacks transparency and due process.

The proposal for 100% affordable housing breaches adopted policy requiring 20% provision.

There is already an oversupply of affordable housing in the immediate vicinity.

The Council's approach undermines mixed community objectives and excludes private buyers from local new build housing.

For the reasons set out above, I strongly urge that this planning application be refused. Moreover, the land disposal process itself should be independently reviewed to assess whether the Council has failed in its statutory duties.