



I submit this objection in my capacity as a local resident directly impacted by the proposed development. My opposition is grounded in both procedural improprieties and the development's misalignment with planning policy, as well as its potential harm to the local economy.

The Council appears to have disposed of this site at Highmoor Lane to Thirteen Group—either by direct sale or contract award—without public advertisement or market competition. This omission may breach Section 123 of the Local Government Act 1972, which mandates disposal at best consideration unless publicly consented undervaluation applies. No such notice or transparency is evident.

Conclusion: This undermines both fairness and public accountability.

## 2. Non Compliance with Affordable Housing Policy

The application proposes 100% affordable housing, directly contravening the Kirklees Local Plan which requires only 20% affordable provision per site. This site is located within the same catchment as the Westgate Cleckheaton development, where £47 million is already being invested to deliver 180 affordable units (110 rent, 70 shared ownership). The cumulative effect is unsustainable and exceeds local affordable housing needs.

There is clear evidence of an affordable housing glut in Cleckheaton, particularly with the Westgate scheme imminent. Additional saturation at Highmoor Lane will skew market balance, marginalise would-be private homebuyers—such as myself—and potentially depress property values.

Local shops in Cleckheaton are under economic pressure. What our town centre urgently needs is a mix of household incomes and buyer profiles—especially private homeowners with disposable income likely to spend locally. A fully affordable scheme limits this, hampering footfall and reducing the vitality of our high street. Without a diverse resident base, businesses cannot thrive—and may fail.

The lack of transparency in awarding the Highmoor Lane site to Thirteen Group raises ethical issues and potential conflicts of interest. Proper procedure would have ensured public notice, competitive bidding, and due diligence. Instead, the Council's conduct risks reputational damage and undermines public trust.

I respectfully request REFUSAL of application 2025/91542.

An independent review of the disposal/award process for the Highmoor Lane site is needed.

Please confirm receipt of this objection and ensure it forms part of the public record for planning application 2025/91542.