

Address: 7 Highmoor Lane Cleckheaton BD19 6LW

About the application

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| Application number: 2025/62/91542/E | |
| 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

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| Type of comment: An objection | |
| Do you wish your comments to be published on the website anonymously? | No |
| <p>write to object to proposal 2025/62/91542/E - Land at, Highmoor Lane, Hartshead Moor, Cleckheaton, BD19 6LW</p> <p>Construction Traffic - It is unsafe and unsuitable for any construction traffic to access the site via Highmoor Lane for the following safety reasons: -</p> <ol style="list-style-type: none">1. Highmoor Lane is too narrow for large numbers of HGV vehicles, The access is at a point in the highway where it narrows from 7.8 meters to 6.6 meters1. Highmoor Lane is too narrow for waiting HGVs which will be inevitable during construction2. There is no safe turning point available down the narrow cul-de-sac for HGV vehicles3. The negative impact on residents will be exacerbated by construction traffic accessing via Highmoor Lane with no viable safety reason for this being required to access the site, when existing safe access is already long established off Halifax Road. <p>Existing Access – The site has existing access which was place at the point of designation of both the development sites on Halifax Road at the time of the Local Plan, no traffic or access constraints are noted in the either allocation. Further, this site was used as a school for years with a higher traffic burden than the proposed development without issue.</p> <p>An application for housing on the opposite side of Halifax Road has been passed in line with the Local Plan allocation presumably deemed safe and acceptable even considering existing access to the development site off Highmoor Lane being opposite. The planning authority had the full details of both housing allocations however did not suggest alternative access being required or list site access as a constraint at the time of the Local Plan.</p> <p>Further the lack of enforcement from the planning authority in respect of the</p> | |

Further the lack of enforcement from the planning authority in respect of the development at the Old Packhorse site has caused there to be a lack of safe curb for pedestrians, with a complete lack of curb stones and no definitive boundary between the pedestrian walkway and the road surface. This was reported to the planning authority some time ago and no enforcement action was taken to have the developer properly implement the permission granted and reinstate a safe pedestrian walkway and curb.

Had alternative access been suggested at the Local Plan stage both the residents and the inspector would have had the opportunity to examine the impact on the residential amenity, and both sites may not have been allocated if the issue was so severe. Alternative access for 40 homes, likely at least 80 regular vehicles, would be directly opposite the residents' homes causing light intrusion, increased pollution and increased noise.

Residential Amenity and Safety Concerns - The plans as proposed cause the following safety concerns and detrimental impact for residents of Highmoor Lane: -

1. Increased air pollution and noise by increased amount of queuing traffic at the traffic lights caused by the development.
2. The access will create light intrusion from car headlights into resident's homes from the new accessway.
3. The access is at a point in the highway where it narrows from 7.8 meters to 6.6 meters which makes exacerbates its inappropriateness.

A TRO has been suggested as being necessary for the plans to proceed with access on Highmoor Lane however no details of the planned application is included. The impact of any traffic restriction to the residents of Highmoor Lane should be published and known prior to passing planning permission so that residents have the opportunity, withheld during the Local Plan stage, to have input into what these suggestions may be.

TPO – The removal of trees, including those with Tree Preservation Orders protecting them, which currently provide a screen and protection to the residential amenity are to be removed under the plans. The plans as proposed maximise the negative impact of the development on the residents on Highmoor Lane on account of poor design. It is not the case that this site could not be developed in a differing layout so that these trees and the protection they provide could remain it is simply a matter of what is best for the developer.