

Subject: Objection to Planning Application 2026/62/90484/E

Site Address: 143 Church Lane, Gomersal, Cleckheaton, BD19 4QN

Dear Planning Officer,

I am writing to formally object to the above planning application for the proposed children's residential care home at 143 Church Lane, Gomersal, Cleckheaton, BD19 4QN. I live at 12 The Coppice and have already experienced difficulties in navigating onto Church Lane, having several near misses with traffic coming up and down Church Lane. One particular incident, ended with the male driver becoming extremely abusive as I had nearly crashed into him. I am aware I am not the only resident that has experienced this. This danger is due to the builder's vans parked on the edge of the Coppice, blocking any vision of on-coming traffic, travelling down Church Lane.

I understand this is about the renovations and the vans will be leaving, however, this is just an example of more parked cars on Church Lane, particularly near the entrance to the Coppice. Also, as stated below, The Coppice is almost to capacity regarding parking for residents, any further parking of cars of non-residents would cause considerable disruption.

My objection is based on the following material planning considerations:

1. Increased Traffic and Parking Pressure

The proposal is likely to result in a significant increase in vehicle movements associated with:

- Shift changes for care staff , including early morning and late-night handovers.
- Visitors and professional appointments.
- Deliveries and servicing.

The Coppice is a narrow residential street/cul-de-sac, with limited parking and no dedicated passing places. Existing parking is already at capacity, particularly during evenings and weekends as many residents have two cars. This would also be an issue when residents have visitors with cars.

The application does not appear to demonstrate that sufficient off-street parking on Church Lane is provided to accommodate staff and visitor demand. As a result, overspill parking is highly likely, leading to obstruction and congestion both on Church Lane and The Coppice.

2. Highway Safety Concerns

The expected increase in traffic movements raises serious highway safety issues:

- The street is frequently used by pedestrians, including children, parents on the school run and elderly residents.
- Visibility when exiting driveways is already restricted due to parked vehicles.
- There are two bus stops opposite the Coppice, bus users would have difficulty crossing if they were unable to see on coming traffic to cross the road safely.
- Additional traffic during shift changes may increase the risk of vehicle–pedestrian conflict.

Without a comprehensive traffic assessment demonstrating safe access and adequate parking provision, the proposal poses a risk to public safety.

3. Late-Night Activity and Disturbance

Unlike a standard dwelling house (Use Class C3), a children’s residential care home operates on a 24-hour basis. This is likely to generate:

- Vehicle arrivals and departures at unsocial hours
- Staff handovers during late evenings and early mornings
- Potential outdoor conversations, car doors, and engine noise

The surrounding area is a quiet residential neighbourhood where late-night activity is minimal. The introduction of regular night-time movements would materially change the character of the area and negatively impact residential amenity.

4. Outdoor Noise Impact

The application does not appear to include a Noise Impact Assessment.

Given the residential density of the street, outdoor activity in the garden area, particularly during warmer months, could result in noise disturbance to neighbouring properties. Sound carries significantly in this area due to the close proximity of houses and gardens.

Without appropriate mitigation measures, for example, management plans, acoustic controls, restrictions on outdoor hours, the development risks causing unacceptable harm to neighbouring amenity.

Conclusion

While I recognise the importance of providing suitable accommodation for vulnerable children, this proposal must be assessed on its planning merits.

In its current form, the application fails to adequately address:

- Traffic generation and parking capacity
- Highway safety risks
- Late-night operational impacts
- Noise and residential amenity concerns

I respectfully request that the application be refused, or alternatively that a full traffic assessment, noise assessment, and robust operational management plan be required before any approval is considered.

Yours faithfully,

12 The Coppice

Gomersal

Cleckheaton, BD19 4QA