

From: [Cllr Matt Edwards](#)
To: [DCAdmin](#)
Subject: Planning Application
Date: 04 November 2021 15:49:44

Dear sir/madam,

I would like to record a formal objection to planning application 2021/62/92603/E at land west of M62, south of, Whitehall Road, Cleckheaton, BD19 6PL.

Please can an email be sent back to confirm acknowledgement of this email.

This objection should be recorded in my capacity as Councillor for Tong Ward within Bradford Council area.

The reasons are as follows:

- 1) The proposed development will have a significant impact on traffic flows at Chain Bar Roundabout and Whitehall Road. Both roads are already at a high capacity and additional traffic flows would be increased stress on surrounding roads – particularly Bradford Road which forms part of the main route in and out of my ward to the M62.

Highways England have already raised concerns regarding the capacity issues at Chain Bar which will be alluded to in other responses.

- 2) The size of the development means it can only be considered excessive and unsustainable. The opening paragraph of paragraph two within the NPPF states “The purpose of the planning system is to contribute to the achievement of sustainable development.” – As such the importance of this strand of objection must be considered within the overall context of being proposed.

The NPPF also states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.” – This development is a significant intensification of industrial units across the M62 in what is a predominantly residential and rural area.

In the immediate vicinity of the developments are small family dwellings which would be completely dwarfed by the proposed warehouse.

- 3) In addition to this, the NPPF states that developments should “support strong, vibrant and healthy communities” – this development would completely conflict with this goal and the increased air, noise and night pollution would have a *significant* detrimental impact on the health of residents on Whitechapel Road.
- 4) There are valid concerns about the infrastructure in this location regarding designated HGV rest stops. There are no suitable locations for drivers to rest in the area and this will increase traffic stresses on neighbouring roads. The potential of drivers using Bradford Road in particular could cause issues across the local highway network issue.
- 5) This development would result in a **SIGNIFICANT** biodiversity net loss which can not be justified under the current planning guidelines.

If planners are minded to approve this application, I would ask for the following conditions:

- 1) **To fund a TRO along the length of Bradford Road to Oakenshaw to prevent lorries using the road as an unofficial rest stop.** The nature of Bradford Road means HGV drivers could use this road to rest. As there is no turning opportunity here, these vehicles would then proceed through the village of Oakenshaw to continue their journey.

This would increase traffic through Oakenshaw and could cause HGV drivers using sat navs to attempt to use the lanes through Woodlands (Mill Carr Hill Road and Cliff Hollins Lane) to continue their journey. Neither road is suitable for HGVs so measures should be put in place to limit this possibility.

Please can me **STRONG** objection to this application be recorded.

Best wishes

Councillor Matt Edwards

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