

Kirklees Council
Planning
PO Box 93
Civic Centre III
Huddersfield
HD1 2JR

20th March 2017

Our Ref; SHF.1302.006

For the attention of Farzana Tabasum and John Buddle

Dear Sirs,

Redevelopment of former Dewsbury Fire Station, Huddersfield Road, Scout Hill, Dewsbury

We have been instructed by the new site owner, WSG Property (Holdings) Limited to provide town planning advice in respect of the above. We are currently working up a planning application for a development of A1, B1, B8 and C3 uses. Our client's architects, Martin Walsh Associates, have already carried out a pre-application enquiry with the Council.

Most of the feedback from the pre-application process is straightforward but there is one element that we would like to query/challenge. This relates to advice from John Buddle in Planning Policy who requested a sequential test be submitted with any planning application. This advice is based upon the changing status of Scout Hill as a local centre in the Publication Draft of the Local Plan.

We would like to take issue with this for several reasons. Firstly, the development plan is the Kirklees Unitary Development Plan (UDP) adopted in March 1999. The Proposals Map of the UDP identifies Scout Hill as a local centre. Whilst the Council are in the process of preparing their Local Plan that will ultimately replace the UDP, it has not yet passed the stage of public scrutiny and therefore must carry limited weight in considering proposals to redevelop this site.

Secondly, and a material consideration in this matter, the site has an extant (outline) planning permission for a Class A1 retail development granted in July 2016 (application reference 2015/92563). This application was approved without a sequential test being undertaken. We don't believe there has been any significant development plan change since this decision in 2016, on a scheme that could be implemented, to warrant such a request.



In the light of the above we would respectfully ask you to reconsider your position on this matter and confirm that a sequential test report is not required to accompany the planning application. Our client is keen to submit the application asap so an early response to this letter would be greatly appreciated.

Yours faithfully,

For Enzygo

David Storrie

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