

52 Baghill Road
West Ardsley
WAKEFIELD
WF3 1DQ

12 October 2025

Kirklees Council
Planning and Development Service
PO Box 1720
HUDDERSFIELD
HD1 9EL

Via email: dc.admin@kirklees.gov.uk

Dear Kirklees Council

Ref.2020/60/92331/E Land east of, Leeds Road, Chidswell, Shaw Cross, Dewsbury

With regard to the above planning application, namely, *'Outline planning application for demolition of existing dwellings and development of phased, mixed use scheme comprising residential development (up to 1,354 dwellings), employment development (up to 35 hectares of B1(part a and c), B2, B8 uses), residential institution (C2) development (up to 1 hectare), a local centre (comprising A1/A2/A3/A4/A5/D1 uses), a 2 form entry primary school including early years provision, green space, access and other associated infrastructure (amended and further information received)'*.

I wish to object to the proposals submitted by Deloitte LLP (the Agent) on behalf of CC Projects (the Applicant).

The development does not accord with the three interdependent objectives of sustainable development which is at the heart of the National Planning Policy Framework (December 2024) as follows.

An economic objective:

- Given the proposed number of houses and industrial buildings in the location and the capacity of the area to successfully accommodate the proposals;
- Development needs to be sustainable for both existing and future populations in the area; and
- The proposals represent the wrong type of development in the wrong place and at the wrong time.

A social objective:

- Increased pressure on local services such as schools, doctors surgeries and public amenities which will be unable to cope with future demand;
- Unacceptable demands on communities both within the Kirklees Council administrative boundary and neighbouring local authorities (including Leeds City Council) given the existing programme of house building; and
- Increased pollution and traffic levels on the local environment and population.

An environmental objective:

- Ancient woodland is a very rare habitat in the UK and covers less than 2.5% of the landscape (source: Woodland Trust). The NPPF highlights that this as an irreplaceable habitat. The proposals will have a negative impact on existing ancient woodland;
- The current proposals will lead to the fragmentation and loss of existing habitat onsite and in the immediate vicinity;
- There is a clear imbalance in terms of the scale, type and design of the proposals with the existing settlement character. The proposals will result in an irrevocable change. This includes with regard to loss of agricultural land. The NPPF draws attention to the wider benefits from natural capital and ecosystem services – including in relation to agricultural land.

- Allocated areas identified by Kirklees Council as being suitable for development in theory as part of the planning process need to be effective in practice. The current design as it stands is not;
- The site has stronger links to open areas of agricultural land and woodland rather than the urban fringe. If the proposals are permitted in their current form it would become the urban fringe. The scale, type and mix of the proposals are totally imbalanced when considering the existing settlement and landscape setting;
- The current masterplan is not an example of good design as it creates a lack of connection between areas of development. The industrial buildings are set between areas of proposed housing and infrastructure. This creates isolated islands of unrelated and segmented built form which have no spatial or character connections either to other areas of the proposed development or the existing settlement pattern; and
- I have highlighted before in relation to this application and the neighbouring 2020/60/92350/E about the out dated ecology and biodiversity reports. Hence, there is a lack of information for both Kirklees Council and local people alike to judge how the proposals accord with current Biodiversity Net Gain legislation. For example, how has the developer satisfied the Biodiversity Net Gain hierarchy set out in paragraph 13 of National guidance (Reference ID: 74-013-20240214)¹.

Further to the above, many residents will have spent a great deal of time in the past few weeks objecting to application ref. 2020/60/92350/E Land south of, Heybeck Lane, Chidswell, Shaw Cross, Dewsbury given the concerns that this would not go back to the Strategic Planning Committee. Residents only have until Monday 13 October to object to ref.2020/60/92331/E reviewing their previous comments and submitted reports etc. I would request that in the interest of fairness and transparency that the public consultation period should be extended a further week until **Monday 20 October 2025**.

Yours faithfully