

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Trees
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Application No.	2020/92331
Proposed Development:	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/D2 uses), a 2 form entry primary school including early years provision, green space, access and other associated infrastructure
Location:	Land east of, Leeds Road, Chidswell, Shaw Cross, Dewsbury
OS Map Reference	SE 427195.0625 423455.3613
Applicant/Agent:	Deloitte LLP
Class:	LargeScale Major Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **28-Aug-2020**.

If you would like to contact the Case Officer: Victor Grayson for any reason then please do so on: Tel. 01484 221000 Ext. 77803.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020/92331> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **28-Aug-2020** then the application may be decided without the benefit of your views.

Dated: 07-Aug-2020

Mathias Franklin
 Head of Planning and Development

**Consultation Response from KC,
Trees**

2020/92331 Land east of, Leeds Road, Chidswell, Shaw Cross, Dewsbury

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Date Responded:08/09/20

Responding Officer:JR

Responding Ref: TPO 01/87

The general principle of the outline proposal and the access on this site is supported.

The illustrative layout and supporting arboricultural impact assessment, demonstrates that the site can be developed while incorporating the existing important trees, woodlands and hedgerows into the design and avoiding adverse impact on these features.

Significantly more detail would need to be submitted with any subsequent detailed or reserved matters application: an arboricultural method statement, landscaping scheme (including new tree planting around the site), landscape/woodland management plan, consideration of the green streets principles within the highways layout etc

In addition, consideration needs to be given to management, and enhancements, of the adjacent ancient woodlands. Given the scale of the proposed development immediately adjacent to these Woodlands, long term it is likely that informal access by the public would be established in and around them. Given this, it would also be beneficial to the Woodland if public access to these sites was allowed under management from the start, to prevent adverse damage associated with more informal ad-hoc access.