Consultation Response from KC Policy		
2020/92331 Land east of, Leeds Road, Chidswell, Shaw Cross, Dewsbury		
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 – revised planning statement and sequential test		
Date Responded: 18 February 2021	**Responding Officer:**	**Responding Ref:**

Planning Policy Response to Planning Statement and sequential assessment December 2020 – Revision A

The revised statement provides an update to the description of development removing the D2 Assembly and Leisure element of the new Local Centre. As such the new local centre is to comprise of A1 shops, A2 Financial and professional services, A3 Restaurants and cafes, A4 Drinking establishments, A5 Hot food takeaways and D1 non-residential institutions. Note, the description of development refers to use classes applicable prior to 1st September 2020.

There has been no change in the amount of floorspace proposed. Paragraph 6.5 of the statement sets out that the local centre 'will comprise no more than 500sq m of commercial retail space (A1 – A5 uses), with a total floorspace of up to 1,500sq m to potentially include D1 uses such as a doctor's surgery or dentist. However, D1 use also includes museums and exhibition halls which are not a local centre function. Apart from museums and exhibition halls, the uses in conjunction with the amount of floorspace proposed can be considered commensurate with the role and function of a Local Centre.

If museums and exhibition halls are removed from the D1 element of the proposal, then an impact assessment is not required.

The revised statement includes reference to Ossett Town Centre in relation to the sequential test. No available or suitable development sites have been identified that could accommodate the new local centre therefore the sequential test has been passed.

Conditions need to be applied restricting the uses and floorspace in the new Local Centre to those set out but excluding museums and exhibition halls from D1. This is to accord with Local Plan Policy LP13 Town centre uses and to protect the vitality and viability of town centres.