



Kirklees Council
Planning
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

11th November 2025

Dear Victor Grayson

Application reference: 2020/60/92350/E

Proposal: Outline application for residential development (Use Class C3) of up to 181 dwellings, engineering and site works, demolition of existing property, landscaping, drainage and other associated infrastructure | Land south of, Heybeck Lane, Chidswell, Shaw Cross, Dewsbury

Application reference: 2020/60/92331/E

Proposal: 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) | Land east of, Leeds Road, Chidswell, Shaw Cross, Dewsbury

Thank you for the opportunity to comment further on application 2020/60/92350/E.

In our letter of objection dated 9th October 2025 we raised a number of significant issues in relation to the potential for these developments to give rise to deterioration of ancient woodland.

We have reviewed correspondence from the applicant dated 6th November 2025 and the revised draft s106 Agreement. As the applicant has not provided any additional information to address our concerns we **maintain our objection** to these applications.

It remains the case that the applicant has not provided adequate supporting analysis to demonstrate that it will be feasible to mitigate impacts on the ancient woodlands. As such, in their current form, these applications are contrary to National Planning Policy Framework para 193 (c) and do not reflect Natural England and Forestry Commission's standing advice.

In the absence of assessment to demonstrate the feasibility of mitigating impacts it is not possible to determine what may be appropriate to include in a s106 Agreement in relation to ancient woodland.

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Planning Policy

The National Planning Policy Framework, paragraph 193, states: “When determining planning applications, local planning authorities should apply the following principles:-

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists;”

Footnote 70 defines exceptional reasons as follows: “For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.”

There are **no wholly exceptional reasons** for these developments and as such in their current form these applications do not comply with national planning policy.

Please contact us at planningcasework@woodlandtrust.org.uk to discuss any of the points raised in this letter.

Kind regards

C Johannesen
Programme Officer - Woods Under Threat