

About the application

Application number: 2022/91822	
What is the application for?:	Modify Section 106 obligation relating to previous permission 2014/93014 for out
Address of the site or building:	Land at Edgerton Road, Huddersfield, HD3 3AA
Postcode:	LS21 1AQ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

The above application seeks to remove financial obligations that formed the backbone of the justification to grant outline planning permission.

Given the 'nominal' fee (Inspectors words) that the developer paid for the site, and the significantly increased land value vs build costs, it would seem highly unlikely that at a minimum, full contributions cannot be made inclusive of normal profit margins.

Affordable Housing

It should be noted that the Affordable Housing contribution as considered by the Inspector when determining the Outline Planning Permission did not fully meet the contribution level ordinarily required. The scheme was considered 'on balance', given the other benefits that bringing forward housing on this site would provide. It should also be acknowledged that the Inspector took into account the fact that Kirklees Council was not able to demonstrate a 5-year housing land supply at this time, so the 'tilted balance' was in play.

As Kirklees can now demonstrate a 5-year housing land supply, there seems no reason as to why a policy compliant scheme cannot be delivered to support the most effective use of land for Kirklees's allocated housing sites, including a contribution for affordable housing, if it is not possible to provide this affordable housing on site.

Education Provision

This financial contribution is calculated with reference to number of units proposed, unit sizes and projected pupil numbers. This need appears to be unchanged.

Sustainable Transport

Within their '2025 Kirklees Transport Vision' Kirklees Council has set an ambitious 20-year Transport Vision to allow sustainable transport systems to flourish. It would be difficult to see how this would be achieved without significant investment from development sites as the future occupiers become service users.

If there is an extant permission in place, it is respectfully requested that the most efficient use of land is made, with a policy compliant, viable, and sustainable development scheme.

It is requested, therefore, that application no. 2022/91822 is refused.