

Tower House
Cemetery Road
Edgerton
Huddersfield
HD1 5NF

08.07.2022

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

PLANNING OBJECTION

Land at Edgerton Road (Clayton Fields), Huddersfield, HD3 3AA

"Modify Section 106 obligation relating to previous permission 2014/93014 for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area)"

Planning application number 2022/91822

HOW TO EXTRACT (NON-EXISTENT) DEVELOPMENT COSTS FROM THE PUBLIC PURSE

1. Having taken legal advice, buy a Town and Village Green (TVG) (Clayton Fields), which you are advised has been legally mis-registered by the Local Authority (Kirklees Council), for **£20,000**.
2. Prior to your purchase of the TVG for **£20,000**, ensure that you are, at least, already two registered companies: a landowner, Paddico (267) Ltd, and a developer, Prospect Estates Ltd.
3. Take legal action to de-register the land as a TVG and recoup your legal costs from the public purse (legal aid).
4. After de-registering the land as a TVG, sign a Section 106 obligation for **£362.308.00** (to be transferred to the Local Authority (Kirklees) when the former TVG is developed), to gain "permission 2014/93014 for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area)".
5. If, for whatever reason, as the developer (Prospect Estates), you are unable to deliver "41 dwellings plus associated works", in this case, in seven years, make a new planning application and argue that your Section 106 obligation of **£362.308.00**, and the additional costs which have accrued to you, in total **£420,467.15**., are the principal reason for the development remaining dormant.
6. Argue, also, (implicitly), that if Kirklees want the Clayton Fields development to progress they need to transfer **£420,467.15** to Prospect Estates.
7. Justify your costs as follows:

(1): That the developer (Prospect Estates Ltd) loaned the landowner (Paddico (267) Ltd) **"£25,000 per annum fixed loan by Prospect Estates Ltd to Paddico (267) Ltd, at £68.49 per day over 2535 days in the period from 16 June 2015 to 25 May 2022, which results in an overall loan amount of £173,622.15"**.

Do not make clear that Prospect Estates Ltd and Paddico (267) Ltd are both owned by you, or that you are setting the daily rate of return on a loan to yourself: **"at £68.49 per day over 2535 days in the period from 16 June 2015 to 25 May 2022, which results in an overall loan amount of £173,622.15"**.

(2): **"Annual management costs incurred by Prospect Estates Ltd in managing the site for Paddico (267) Ltd at £1000.0 per month over an 83 month period, which results in overall costs of £83,000.00"**.

Do not give specific costs for managing your landowner's (Paddico (267) Ltd.) site (Clayton Fields) by your development company (Prospect Estates Ltd.). Simply dream up your management costs as if Paddico (267) Ltd. and Prospect Estates Ltd. are *not* part of the same company.

There is no evidence of any physical management of Clayton Fields, in recent years, which I am aware of.

I note, as a curiosity, that no claim has been made by Prospect Estates Ltd for maintaining the Rights of Way across Clayton Fields.

(3): Consultants and legal fees, etc.: do not admit these are the costs a developer would normally be responsible for.

8. Do not draw attention to any increase in the value of your land, or the value of your planning permission.

9. Do not draw attention to the decline in value, due to inflation, of your Section 106 obligation.

THIS APPLICATION SHOULD BE AUTOMATICALLY REJECTED.

IT IS AN ATTEMPT TO EXTORT £420,467.15 FROM THE PUBLIC PURSE.

Jonathan Adamson

I would like my name and address to be included with my objection on the planning website.