

From:
To: [DCAdmin](#)
Subject: Clayton fields 2022/91822
Date: 15 July 2022 11:40:16

Dear John,

I am writing to object in the strongest terms to the application no. 2022/91822. I find it staggering that such an application can be made; to suggest that the financial obligation agreed to can be avoided because of 'unforeseen' costs, especially as those costs were predictable from the outset. The applicant clearly has no respect for the local community and the detrimental effect it will have on those already living in the area, only their own profit margins. For that matter the payment itself seems small in the grand scheme of values involved in a project like this and seems like a token gesture already in actually being of use to pay for the increased demand the extra housing will bring. The council has a responsibility to the wider community. Whilst we feel let down that the council didn't seek to fully establish village green status we would be seriously let down if going forward the affordable housing contribution was allowed to be removed.

Full objection below.

Many thanks

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.