



Mr N Willock
Robert Halstead
Chartered Surveyors & Town Planners
Office G of H Bridge Mills
Huddersfield Road
Holmfirth
HD9 3TW

16 December 2024

Dear Nick

Planning Application – Land adjacent Ledgerd Bridge Mills, off Back Station Road, Mirfield

I refer to our recent discussions in connection with the above and apologies for the slight delay in reverting. Nevertheless, I have had the opportunity of reviewing the various sites identified and would comment as follows:-

1. Forge Lane, Dewsbury – Filtex occupy the former Austin Trueman/Premium Timber site on Forge Lane and it remains their intention to utilise for employment purposes on a medium to long term basis
2. Forge Lane, Dewsbury – immediately opposite the above site is the undeveloped land which was previously allocated for residential on the Local Plan. We are aware a pre-app has been submitted with a view to employment use of the site (we understand following discussions with the Local Authority over the last couple of years employment is the preferred use for this site)
3. Headfield Mills, Savile Town – this site is in multi ownership and we have recently sold the section owned by TTT Properties. This part of Headfield Mills is multi occupied with more than 30 tenants all benefitting from security of tenure (under the Landlord & Tenant Act). The adjacent section of Headfield Mills is owner occupied and the remaining space is owned and utilised by Pet Brands (who have acquired the adjacent 1.39 acres to the rear of UK Greetings – accessed off Cardwell Terrace – to service their existing premises (part Headfield Mills))
4. Lock Street, Dewsbury – this continues to be utilised for employment purposes and, following further investigations, I understand there are significant contamination issues onsite prejudicing development in the short to medium term



5. Long Lane, Earlsheaton – this site secured a couple of years ago a planning consent for residential development and has been sold by the vendor to the Wordsworths. The Wordsworths have subsequently submitted a new planning application for greater density on the site (which has been validated but not yet determined)
6. Taylor Hall Lane, Mirfield (land south of MX56) - this is a site owned by the Local Authority suffering from access complications and I am not aware of it being offered by Kirklees (or available in any of the recent auctions containing other Local Authority property)
7. Heckmondwike Road (west of junction with Knowles Hill Road) Dewsbury Moor – land in various ownerships dictating site assembly will not be straight forward and immediately to the rear of Rhom & Hass chemical site (with a blast zone implication)

Finally I do have extensive knowledge of Dewsbury Town Centre and surrounds, and I am not aware of any sites in this area of sufficient size.

Once you have had the opportunity of considering the points raised herein and enclosed, should there be any points you do wish to discuss in greater detail or requires clarification, please do not hesitate to contact me.

Kind regards

Yours sincerely



Mr Alec J Michael