

**Consultation Response from KC,
Policy**

2024/90357 Land Adj, Thewlis Lane, Crosland Hill, Huddersfield, HD4 7AB

**Variation condtions 2 and 29 and removal of conditions 15 and 33 on previous permission
2013/90793 for mineral extraction**

Date Responded: 13/11/24

Responding Officer: JB

Responding Ref:

The Local Plan was adopted on 27 February 2019. The Local Plan Strategy and Policies should be fully considered; however, the following response relates to specific Local Plan policies which are of particular relevance to the proposal. This is a high-level response and other policies that are not mentioned here may also apply.

The planning application relates to a variation/removal of a number of planning conditions to a 2013 application for mineral extraction at Land adjacent Thewlis Lane, Crossland Moor, Huddersfield, HD4 7AB.

The site is allocated for housing (HS22) in the Kirklees Local Plan and comprises of an active mineral site. The indicative capacity for the site is 243 dwellings during the Local Plan period with a further 257 dwellings beyond the plan period (500 total).

Principle of the development

Primarily this condition variation relates to the site's overall restoration intentions and timeframes. Given the sites use for mineral extraction and allocation for 500 homes in the Kirklees Local Plan, the intentions were for the site to be fully restored once mineral extraction had concluded in order to develop the site for housing. The applicant is now advising that full restoration of the site to enable housebuilding on the full site is unviable and as such is presenting the option to deliver housing on the remaining parts of the site. This would deliver 327 dwellings on the allocation.

As such the proposed variation to the condition is contrary to Policy as it would fail to achieve an appropriate level of housing on the site in accordance with the allocation. It is however understood that the applicant has submitted information to confirm that the restoration of the site in order to deliver the full allocation capacity is unviable. This would be a material consideration for the planning officer to consider when applying the planning balance.

The council are currently unable to demonstrate a five-year housing land supply and although the proposal would reduce the amount of housing on the site as originally anticipated, it is accepted that the proposal would still provide a significant number of homes on the site, which would be of benefit to the councils current housing land supply position.