

Our Ref: DM/KM/Kirklees  
Your Ref: 2024/90711  
Please Contact: Kate Mansell  
Telephone: 07596 889568  
Website: [www.calderdale.gov.uk](http://www.calderdale.gov.uk)  
Email: [kate.mansell@calderdale.gov.uk](mailto:kate.mansell@calderdale.gov.uk)  
Date: 16 May 2024

Kirklees MBC  
Via email

Regeneration and Strategy  
Planning Services  
C/o Town Hall  
Crossley Street  
Halifax  
HX1 1UJ

Dear Sirs,

**RE: Planning consultation request: Removal of existing storage buildings, containers and poly tunnel and erection of steel framed portal storage building to be used for storage and distribution, light industrial and general industrial use at The Wood Yard, Shepherds Thorn Lane, Brighouse, HD6 3TU.**

I refer to your consultation request dated 5 April 2024 in relation to the above planning application.

The site lies adjacent to the boundary with Calderdale Metropolitan Borough Council.

Whilst Calderdale MBC do not wish to comment on the principle of development, which is a matter for Kirklees MBC to determine, the purpose of this response is to bring to the attention of the Council and applicant that the access to this site is from Shepherds Thorn Lane. This passes through one of this Council's major housing allocations – the Woodhouse Garden Community: Site number LP1451: Land between Bradley Wood and Woodhouse Lane, Rastrick. This allocation has an indicative capacity of 1257 dwellings.

Calderdale MBC recently adopted the Woodhouse Garden Community Masterplan Supplementary Planning Document available at:

<file:///C:/Users/pd15/Downloads/Adopted%20Woodhouse%20Garden%20Community%20Masterplan%20SPD.pdf>.

Whilst access along Shepherds Thorn Lane would be retained because it clearly provide means of entry and egress for existing properties, the Masterplan indicates that a part of it would ultimately be closed to vehicles and converted to a primary active travel route. This would be after the completion of the Primary Street, which would provide an alternative connection to Huddersfield Road.

I hope this information is helpful. Should you require any further information or clarification, please let me know.



Yours faithfully,

Kate Mansell  
Principal Planning Officer