



HIGHGROVE

BEDS OF FINE QUALITY

27 October 2025

Dear Mrs Bearcroft

We write in relation to application for residential development on Headland Works, Headlands Road Liversedge- reference 2024/60/92031/E

As the development is a commercial site in an employment zone as part of local and national policies the applicant has to undertake testing that shows the site has no need for commercial usage.

As you are aware this includes letting and sales information and showing that the site has been advertised for a period of time with no interest in the site, with no offers of reasonable value coming forward.

We write to inform you that the site is a commercial facility and as outlined in our previous letter we are an expanding business who have offered previously a substantial amount for this land to use for commercial purposes.

The owner refused our offer which was above market value for the current usage of the site as we assume they have residential ambitions on the site which will enlarge the value of the site.

We have offered on the basis of commercial usage on the site to work in conjunction with our current business.

This therefore fails on the testing in line with policies.

We would also like to highlight that we believe that land within our ownership has been used in the application.

We had an existing road where the public footpath is which was a previous access route into the site. This has become overgrown but is within our ownership.

It appears that this development has encroached on our previous access road which means this application encroaches on land under our ownership with no notice applied for and we do not allow any development to encroach on our land.

Therefore legally this application cannot be approved

We believe the two above reasons are the basis for refusal in line with objections raised in our objection by our operations manager.