

Our ref: HG.1834

12th July 2024

Kirklees Council
Planning and Development Service
Growth & Regeneration
PO Box 1720
Huddersfield
HD1 9EL

Dear Nick

Planning application – Variation of condition 1 (approved plans) of planning consent 2017/61/90190/W for the erection of 41 dwellings on land at Edgerton Road, Edgerton, Huddersfield, HD3 3AA

I can confirm that a S73 planning application has now been submitted via the planning Portal. As well as this covering letter/statement the following documents have also been submitted:

- Proposed Site Layout – 2489-1-001- G
- Illustrative Street Scenes – 2489-1-003- A
- Hollin B Plans & Elevations – 2489-1-010
- Bentley S Plans & Elevations – 2489-1-011
- Stratton II Plans & Elevations – 2489-1-012
- Knightsbridge II Plans & Elevations – 2489-1-013
- Connaught II Plans & Elevations (Side on Garage) – 2489-1-014
- Connaught II Plans & Elevations (Front on Garage) – 2489-1-015
- Latchford II Plans & Elevations – 2489-1-016
- Double Garage Plans & Elevations – 2489-1-018
- Knightsbridge II Plans & Elevations – Plot 15 Specific – 2489-1-019
- Soft Landscape Plan – Layout 1 of 2_A0 – 4135-2100A
- Soft Landscape Plan – Layout 2 of 2_A0 – 4135-2101A
- Design and Access Statement.

These documents are to replace the following documents submitted previously in Support of Condition 1.

- Site Layout Plan – 1414-101 Ver Z
- House Types 1414-103 Verd – D
 - 1414-104 Ver – D
 - 1414-105 Ver – A
 - 1414-106 Ver – A
 - 1414-107 Ver – B
 - 1414-108 Ver – A
- Landscape Masterplan – R1954-1 Ver C

- Landscape Drawings – R1954-2
R1954-3
R1954-4

Jones Homes (Yorkshire) Limited are applying to vary the proposed housetypes on the consented scheme to account with their own housetype portfolio.

The site has a long and complex history with the relevant matters summarised below:

The site was granted Outline Planning Permission for the erection of up to 41 residential units by appeal on the 11th September 2015 (APP/Z4718/W/15/3002523). A section 73 variation of conditions on the outline was granted outline planning permission (2017/70/91916/W) on the 1st September 2017 subject to 24 conditions. The section 73 variation was for amendments to condition 23 to provide sight lines in accordance of what could be achieved. Reserved Matters permission (2017/61/90190/W) was granted on the 21st April 2017 subject to 10 conditions.

The approval also has an associated S106 Agreement which covers the payment of the following:

- Affordable Housing payment of £248,255.25 as contribution toward affordable housing needs in the North Huddersfield Area.
- An education contribution of £89,547 as a contribution towards additional school places generated by the development at Birkby Junior and Birkby Infants and Nursery Schools
- A Metro Card Contribution of £19,505.75 as a contribution towards assisting with public transport options for occupiers of the development.
- A Bus Priority Contribution of £5,000 as a contribution towards improvements to highway infrastructure at the junction of Edgerton Road and Blacker Road.

The current S73 planning application does not seek to alter the amount or timing of the above payments in any way.

In order to implement the consent the current owners also began construction of the approved access from Queens Road in February 2019 I have included below some current images of this access.



There are a number of footpaths currently crossing the site and in February 2021 permission was granted to divert the footpaths along the proposed routes contained within the reserved matters approval. The proposals subject to this current application do not alter the position of the roads or footpaths as such the diverted route remain unchanged.

I trust this letter and above listed details are sufficient to validate the application but please do not hesitate to contact me should any clarification of further information be required.

I look forward to receiving any further comments the Council may have on the submission and I would be more than willing to meet with you and relevant officers to discuss the application and assist in progressing to a swift decision on the proposals.

In the meantime if you need anything further please let me know.

Yours sincerely

Howard Gray
Divisional Land Director