

Louise Bearcroft
Planning and Development
Kirklees Council
PO Box 1720
Huddersfield
HD1 9EL

13 January 2025

Dear Louise,

Re: Planning Application ref. 2024/92727 - Residential Development (up to 67 dwellings) with associated access, parking, amenity space, landscaping and infrastructure works | Land Adjacent Ashbourne Drive, Liversedge.

I write further to our correspondence regarding an alleged discrepancy between the red line boundary of the site and land designations as per the local plan policies map.

In your email of 24/10/2024, it was raised that the red line boundary for the application site overlaps with the Urban Green Space land designation, meaning part of the site would fall outside of the site's designation for residential use; this correspondence is provided at Appendix A.

Newett Homes provided the LPA with a version of the Planning Layout with the policies map overlaid; this plan is provided at Appendix B. This plan shows that the residential allocation does not tie up with the red line boundary of the site, and Plot 13 falls outside of the residential allocation, within Urban Green Space.



Figure 1 - Extract of Appendix B

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However, based upon the planning history of the site and the date the local plan was adopted, Newett Homes consider there is a cartographic error with the policies map which has led to the discrepancy between the red line boundary of the application site and the sites designations as per the policies map.

The Site was granted outline planning permission for residential development on 18 December 2013. This occurred at a time in which the Council had just withdrawn its core strategy and had begun consultation on the scope of a revised plan in November/December 2013. Resultantly, the site had extant planning permission from the earliest stages of the local plan process and was consequently identified as an allocation for residential development within the Publication Draft Local Plan, published for consultation between 7 November 2016 and 19 December 2016.

Clearly, the allocation of the site in the local plan was due to the fact that it benefitted from an extant planning permission.

Given the site benefitted from an extant outline planning permission, the policies map should have been drawn based upon the red line boundary of the extant planning permission. The policies map has been overlaid onto the layout for the Redrow Homes scheme, which is provided at Appendix B. This plan shows that the policies map does not correlate with the red line boundary of the extant planning permission and has been drawn in an arbitrary manner. Indeed, plot 8 of the Redrow Homes layout drawing also falls outside of the residential allocation and into Urban Green Space.

The Site subject to planning application ref. 2024/92727 is the same land subject to the previous permissions. It does not extend any further into the urban green space land, as is evident from a comparison of the plans provided in appendices A and B.

Had the policies map been drawn based upon the red line boundary of the extant planning permission, which was clearly the intention given that the planning permission predated the preparation of the local plan, there would be no inconsistency; highlighting that the discrepancy is a cartographic error.

Irrespective of the above, it has been requested that a statement is provided to clarify compliance to policy LP61, relating to Urban Green Space.

Policy LP61 states:

“Development proposals which would result in the loss of urban green space (as identified on the Policies Map) will only be permitted where:

- a. an assessment shows the open space is clearly no longer required to meet local needs for open space, sport or recreational facilities and does not make an important contribution in terms of visual amenity, landscape or biodiversity value; or*
- b. replacement open space, sport or recreation facilities which are equivalent or better in size and quality are provided elsewhere within an easily accessible location for existing and potential new users; or*

- c. *the proposal is for an alternative open space, sport or recreation use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing green space”.*

The 'loss' of urban green space totals 447.54 sqm, illustrated within Figure 2.



Figure 2 - Area of Urban Green Space

It should be noted that this Urban Green Space is inaccessible to the public, being set within private land. The enjoyment of the land as urban green space is therefore limited to visual amenity.

In accordance with Policy LP61(b), replacement open space is provided in the form of Public Open Space provided as part of the development proposals. Approximately 2,163 sqm of Public Open Space is provided within the site, which plots 19 – 26 front onto. This Public Open Space is a suitable replacement for the minor loss of urban green space given that the on-site Public Open Space is land which the public can access and use and enjoy for amenity. It is also significantly larger in size.

On this basis, it is not considered there is any conflict with Policy LP61. In any case, we do not consider there is any conflict with Policy LP61 due to the cartographic errors discussed above as the land is clearly intended for residential development.

Yours faithfully,

Ben Gibson MRTPI
Senior Planner

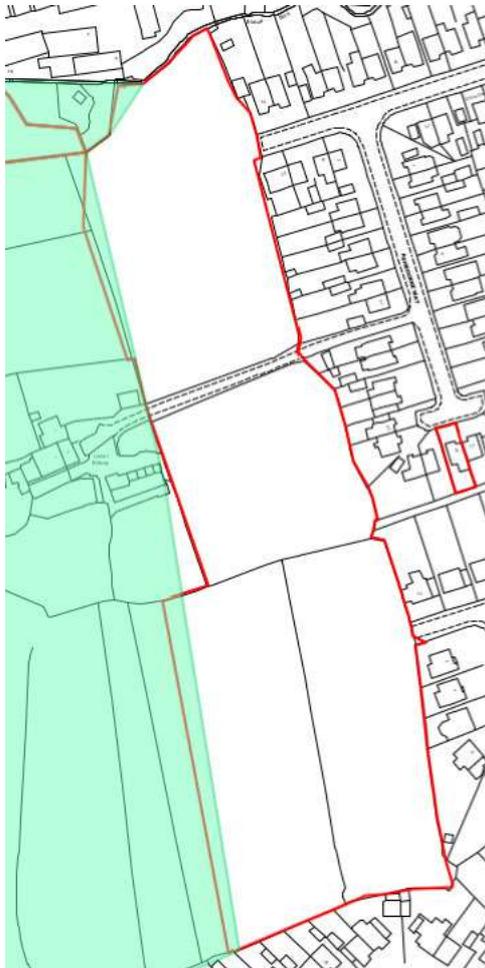
Appendix A – LPA Correspondence dated 24/10/2024

From: [Louise Bearcroft](#)
To: [Ben Gibson](#)
Subject: 2024/92727 at location Land adjacent to, Ashbourne Drive, Liversedge
Date: 24 October 2024 09:01:12
Attachments: [image001.png](#)
[image002.png](#)

Hi Ben,

Thank you for your email, I managed to get access to the full site.

I have noted from our mapping system that the red line boundary for the application appears to overlap in part the adjacent Urban Green Space allocation (see below)



In these circumstances the red line boundary will need to be adjusted, otherwise the application would have to be advertised as a departure and potentially referred to Strategic Planning Committee for a decision under the Delegation Agreement.

Please can you check/confirm whether the red line application boundary extends beyond the Housing Allocation boundaries, and which parts of the development/plots are affected?

Kind Regards

Louise Bearcroft
Senior Planning Officer

Planning and Development Service
Place Directorate
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Please note my working days are Tuesday, Wednesday and Thursday

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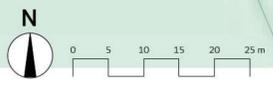
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Appendix B - Newett Homes Layout with Policies Map Overlaid



| ACCOMMODATION SCHEDULE | | | | | | | | | |
|-------------------------------|-------------|-------------|-------------------|---------------|------|----------------|-------------------|-------------|-----------------|
| Market Units | | | | | | | | | |
| Housetype | Bed | NDS | Storey Height | SQFT | SGM | Number | Total SQFT | 2 Bed % | |
| MALT A | Maltby | 1 | Maisonette | Y | 1 | 651 | 60 | 2 | 1302 |
| MALT B | Maltby | 1 | Maisonette | Y | 1 | 651 | 60 | 2 | 1302 |
| Total | | | | | | | 4 | 2604 | 0% |
| Housetype | Bed | NDS | Storey Height | SQFT | SGM | Number | Total SQFT | 3 Bed % | |
| MALT C | Maltby | 2 | Maisonette | Y | 1 | 794 | 74 | 2 | 1588 |
| MALT D | Maltby | 2 | Maisonette | Y | 1 | 794 | 74 | 2 | 1588 |
| Total | | | | | | | 4 | 3176 | 6% |
| Housetype | Bed | NDS | Storey Height | SQFT | SGM | Number | Total SQFT | 3 Bed % | |
| DAL | Dalton | 3 | Semi | Y | 2 | 908 | 84 | 6 | 5448 |
| DAL | Dalton | 3 | Detached | Y | 2 | 908 | 84 | 1 | 908 |
| SAX | Saxton | 3 | Detached | Y | 2 | 939 | 87 | 1 | 939 |
| SAX | Saxton | 3 | Semi | Y | 2 | 939 | 87 | 4 | 3756 |
| GRA | Grassington | 3 | Semi | Y | 2.5 | 969 | 90 | 16 | 15504 |
| FEW | Fewston | 3 | Semi | Y | 3 | 1145 | 106 | 4 | 4580 |
| SCO | Scotton | 3 | Semi | Y | 3 | 1188 | 110 | 8 | 9504 |
| Total | | | | | | | 40 | 48679 | 60% |
| Housetype | Bed | NDS | Storey Height | SQFT | SGM | Number | Total SQFT | 4 Bed % | |
| LED | Ledham | 4 | Detached | Y | 2.5 | 1138 | 106 | 4 | 4552 |
| LED | Ledham | 4 | Semi | Y | 2.5 | 1138 | 106 | 2 | 2276 |
| ADD | Addingham | 4 | Detached | Y | 2 | 1258 | 117 | 2 | 2516 |
| HAL | Halham | 4 | Detached integral | Y | 2 | 1417 | 132 | 8 | 11336 |
| MID | Middleham | 4 | Detached | Y | 3 | 1351 | 126 | 1 | 1351 |
| Total | | | | | | | 17 | 22031 | 25% |
| Housetype | Bed | Arrangement | NDS | Storey Height | SQFT | SGM | Number | Total SQFT | 5 Bed % |
| CAW | Cawthorne | 5 | Detached | Y | 2 | 1661 | 154 | 2 | 3322 |
| Total | | | | | | | 2 | 3322 | 3% |
| GRAND TOTAL | | | | | | Number | Total SQFT | | |
| | | | | | | 67 | 71772 | | |
| GROSS DEVELOPMENT AREA | | | | | | 5.85627 | ACRES | 2.37 | HECTARES |
| NET DEVELOPMENT AREA | | | | | | 4.25012 | ACRES | 1.72 | HECTARES |

- Key
- Site boundary
 - Proposed housing
 - Existing footpath / public right of way
 - Proposed new footpaths
 - Existing landscaping
 - Proposed landscaping
 - Main road
 - Existing trees / hedges removed
 - Existing services
 - Potential retaining wall
 - Potential 6m drainage easement
 - Sheds (cycle storage)
 - Bin Storage
 - Bin Collection Point
 - Sales Area



| Date | Description | Rev |
|----------|---------------------------------------------------------------------------|-----|
| 25.07.24 | Sales Area amended | B |
| 21.08.24 | VPs updated. | C |
| 04.09.24 | Agricultural access annotation added - gates added to boundary treatments | D |
| 16.09.24 | Site layout amended following internal review | E |

Drawing Title **Planning Layout**

Site **Lower Blacup Farm, Cleckheaton**

Scale 1:500 @A1 Date 04/09/24

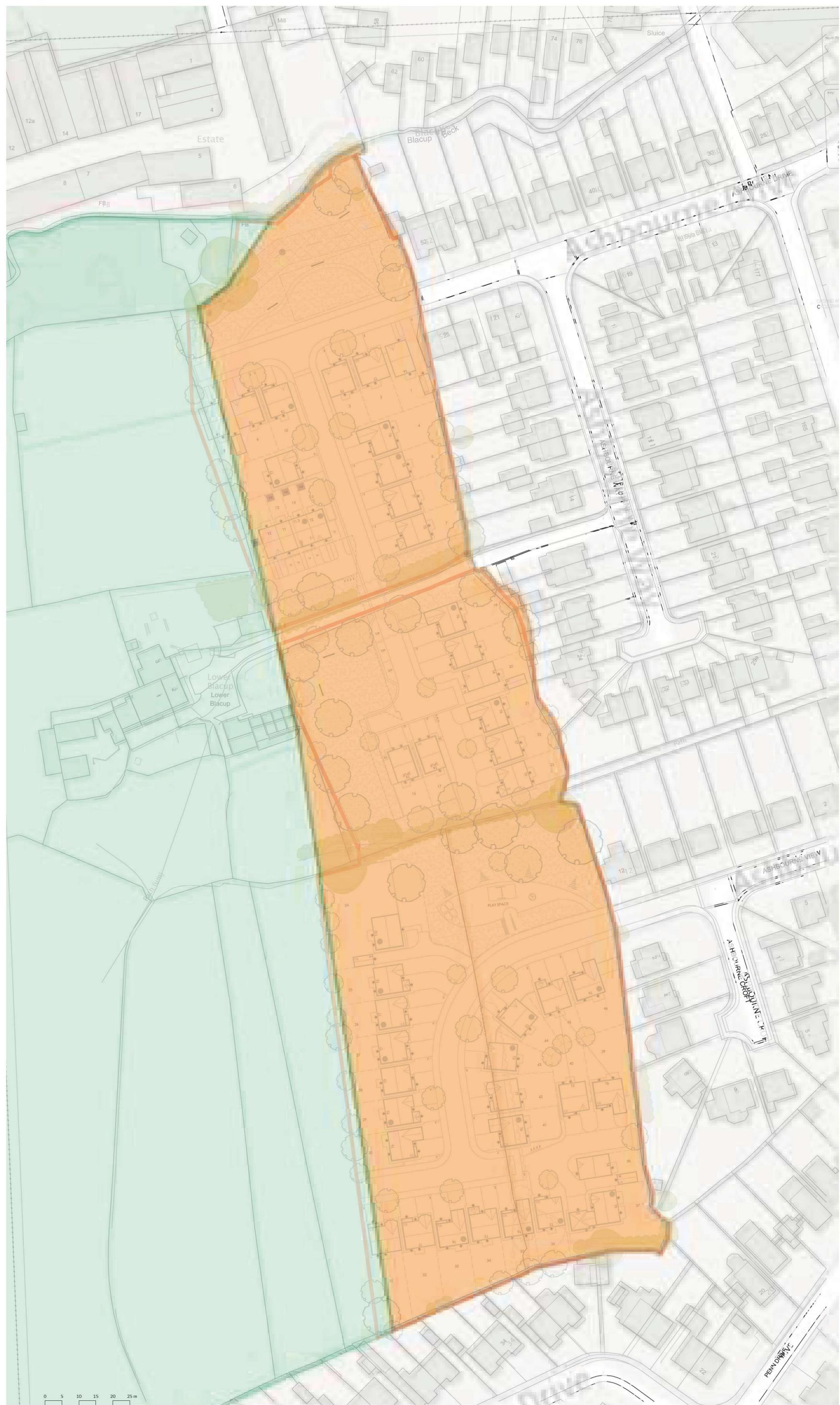
Drawn VB/MC Checked MC

Drawing No. Z168.002 Rev. E

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Appendix C - Redrow Homes Layout with Policies Map Overlaid



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