1.2 Planning Designations and Proposals

What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

Biodiversity Opportunity Zone (Pennine Foothills and Adjacent Built-up Area)/ Mineral Safeguarding/ Housing Allocation/ Strategic Green Infrastructure Network/ Wildlife Habitat Network/ Core Walk Cycle Existing/ Adjacent Green Belt

Informative: The Kirklees Local Plan (adopted on 27th February 2019) is the statutory development plan for Kirklees. Within the planning system, there are provisions for Neighbourhood Development Plans which also follow a formal plan preparation process and can allocate land for specific uses. Once a Neighbourhood Development Plan is made (adopted), it forms part of the development plan for the designated neighbourhood area. The Holme Valley Neighbourhood Development Plan has reached an advanced stage but is not yet made as this will be dependent on a referendum in the area affected. As it has been through independent examination it does now carry weight in decision making.

Planning law requires that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Planning applications on land not specifically allocated for development in the Local Plan will be assessed against Local Plan policies and any material considerations to determine whether planning permission should be granted for the proposed use.

The Local Plan (including the Policies Map) can be viewed at: www.kirklees.gov.uk/localplan and information relating to emerging Neighbourhood Development Plans can be found at: www.kirklees.gov.uk/neighbourhoodplanning

Planning Policy Group can be contacted via email: local.development@kirklees.gov.uk or telephone 01484 414746 for more information.

2. ROADS

Roads, footways and footpaths

2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

(a) Highways maintainable at public expense
Cumberworth Lane - Yes
Leak Hall Crescent (excluding turning head) - Yes
Leak Hall Cresent (turning head) - No
Leak Hall Lane (Wakefield Road to 20 only) - Yes

(b) subject to adoption and, supported by a bond or bond waiver
None

(c) to be made up by a local authority who will reclaim the cost from the frontagers
None

(d) to be adopted by a local authority without reclaiming the cost from the frontagers
None

Local Land Charges - Official Search

Informative: If a highway extent search is required, please contact the highways department directly at highways.registry@kirklees.gov.uk A charge may apply.
If a road, footway or footpath is not a highway maintainable at public expense, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection
.

Public Rights of Way

2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?
Yes - Denby Dale Public Footpath 61 and 135 (approximate routes shown coloured purple)

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?
No

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?
No - however there is an application to upgrade footpath to bridleway at Dark Lane (shown with gren dashed line)
DEN/dmmo app166/30

2.5 If so, please attach a plan showing the approximate route.
Yes - see attached plans

Informative: The definitive map shows recorded public rights of way.Additional unrecorded public rights of way may exist which the local authority is not aware of.
For further information about public rights of way,contact the Public Rights of Way Team at publicrightsofway@kirklees.gov.uk

3. OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of the relevant documents be obtained?

3.1 Land Required For Public Purposes

Is the property included in land required for public purposes?
No

3.2 Land to be Acquired for Road Works

Is the property included in land to be acquired for road works?
No

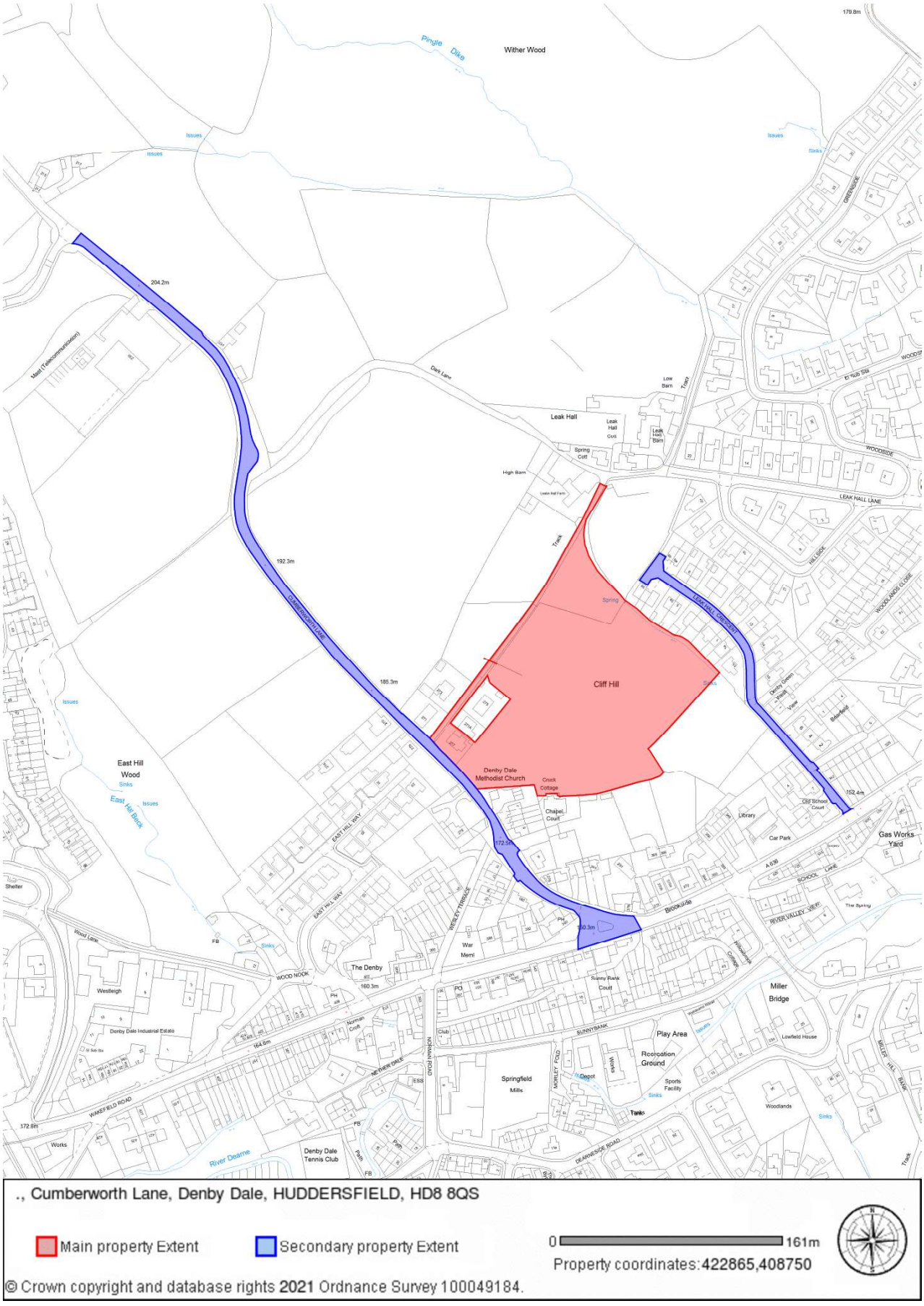
3.3 Drainage Matters

(a) Is the property served by a sustainable urban drainage system (SuDS)?
Not Known

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?
Not known

(c) If the property benefits from a SuDS for which there is a charge, who bills the

Local Land Charges - Official Search


., Cumberworth Lane, Denby Dale, HUDDERSFIELD, HD8 8QS
Main property Extent
Secondary property Extent
0
161m
Property coordinates: 422865,408750
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Cliff Hill
Denby Dale Methodist Church
Leak Hall
Wither Wood
East Hill Wood
The Denby
Miller Bridge
Springfield Mills
Play Area
Recreation Ground
Denby Dale Tennis Club
Gas Works Yard
Cumberworth Lane
Leak Hall Crescent
Wakefield Road
Dearneside Road
River Dearne
East Hill Beck
Pingle Dike