Kirklees Council
Planning Dept.
Investment & Regeneration Service
PO Box B93
Civic Centre 3
Off Market Street
Huddersfield
HD1 2JR

28th January 2025

Dear Sir/Madam,

RE: s.73 Application for Revision/Variation of Planning Conditions 4, 5 & 7 of permission 2013/90204

This application seeks approval for a variation to the approved scheme for erection of 42 dwellings, formation associated site access and drainage and landscaping works.

The proposed revision would increase the landscaped element of the site on a small parcel of land that was originally proposed as an unlit footpath link between Dryden Way and Wadsworth Road.

The area of land has been physically enclosed with fenced boundaries since the adjacent plots were completed and has not been accessible to the public during this time. It is a steeply sloping, narrow strip of land running adjacent to rear gardens of 7 & 9 Wadsworth Fold and 27 & 76 Dryden Way.

Under the proposed revision the area would remain the responsibility of the Management Company and maintained as a landscaped area, in conjunction with the similar linear area that bisects the subject parcel, approximately at its mid-point, in a north-south alignment along the top level of a significant retaining wall. It is proposed that the area is reseeded with a wildflower seed mix, so increasing the biodiversity provision on the site.

The development has now been substantially completed and occupied for approximately 10 years, without any access to the area. On this basis it is felt that the alternative provides a sympathetic use for this strip of land and removes the potential for what could otherwise become an undesirable, underused liability that poses a security risk to the adjacent properties.

If you require any further information or clarification of the proposals please don't hesitate to contact me.

Yours sincerely

J. Beeson
Planning Manager
Harron Homes Ltd
JonBeeson@harronhomes.co.uk