



**GERALDEVE**

Kirklees Borough Council  
Development Management  
PO Box B93  
Civic Centre 3  
Huddersfield  
HD1 2JR

No.1 Marsden Street Manchester M2 1HW  
Tel. 0161 259 0450  
[www.geraldeve.com](http://www.geraldeve.com)

***For the attention of Kate Mansell***

5 August 2020

**Our ref:** DPA/MC0692

**Your ref:**

Dear Kate,

**Town and Country Planning Act 1990 (as amended)**

**Submission of a Planning Application at Land off Blackmoorfoot Road and Felks Stile Road, Huddersfield**

Gerald Eve LLP is instructed by Empire Knight Group Ltd to submit an outline planning application, with means of access and all other matters reserved, to Kirklees Borough Council ("the Council") for its determination of the following development proposal:

*"Outline application with details of points of access (matters of access, scale, layout, landscaping and appearance are reserved) for the development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/C3) with doctors surgery of up to 350 sq m (Use Class D1); up to 500 sq m of Use Class A1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works."*

This planning application has been submitted electronically via the Planning Portal (Planning Portal reference: PP-08932792).

The following documents have been submitted in support of this planning application:

- Planning Application Form (signed and dated)
- Land Ownership Certificates (signed and dated)
- Drawing pack prepared by Planit-IE LLP:
  - PL1713-AB-005-12 – Site Location Plan (1:2000 at A1)
  - PL1713-PLA-XX-XX-DR-U-0010-S1-P04 - Indicative Masterplan
  - PL1713-AB-007-02 – Combined Parameters Plan
  - PL1713-AB-008-03 – Indicative Phasing Plan
  - PL1713-AB-013-01 – Development Area Parameter Plan
  - PL1713-AB-014-01 – Land Use Parameter Plan
  - PL1713-AB-015-01 – Access and Movement Parameter Plan
  - PL1713-AB-016-02 – Green Infrastructure Parameter Plan
  - PL1713-AB-017-01 – Building Heights Parameter Plan

- Acoustic Planning Report (July 2020) prepared by Lighthouse Acoustics
- Air Quality Impact Assessment (July 2020) prepared by Redmore Environmental
- Design and Access Statement (July 2020) prepared by Planit-IE LLP
- Ecology Assessment Addendum Note (August 2020) prepared by Tyler Grange LLP
- Ecological Assessment (March 2018) prepared by Tyler Grange LLP
- Flood Risk Assessment and Drainage Strategy (July 2020) prepared by Campbell Reith
- Health Impact Assessment (July 2020) prepared by GHEM Consulting
- Historic Environment Desk-based Assessment (July 2020) prepared by RPS
- Landscape and Visual Impact Assessment (July 2020) prepared by Planit-IE LLP
- Lighting Assessment (July 2020) prepared by Redmore Environmental
- Phase I and Phase II Geo-Environmental Site Assessment (February 2018) prepared by E3P
- Planning Statement (August 2020) prepared by Gerald Eve LLP
- Preliminary Arboricultural Impact Assessment (July 2020) prepared by Tyler Grange LLP
- Statement of Community Involvement (August 2020) prepared by UK Networks
- Transport Assessment including Travel Plan Framework (July 2020) prepared by Croft Transport Solutions
- Utility Study (February 2018) prepared by UCML Limited

Due to the Planning Portal's restrictions on file sizes, it has been necessary to sub-divide or reduce the quality of some of the above documents. As such, I shall arrange for a file transfer link to be sent to you via email which will contain a complete version of all documents in high resolution.

As you are aware, this outline planning application represents the first resubmission following the refusal of planning permission for a development of a similar nature (planning reference: 2018/90748), submitted on behalf of the same Applicant and which has been submitted within 12 months of the date of the previous decision (i.e. 14 August 2019). As such, no planning application fee is due in accordance with Regulation 9 of The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.

I trust that you find the above to be in order and sufficient to enable the swift validation of this planning application. However, should you require any additional information or clarification please do not hesitate to contact me using the details below.

Yours faithfully,



**Dominic Page**  
Senior Associate

Dpage@geraldeve.com  
Direct tel. 0161 259 0477  
Mobile. 07557973907