

**Additional Information – SL2297, Mill Lane,
Flockton**

Kirklees Local Plan

On behalf of Mr P and Mr N Crowther

3 April 2018



Additional Information

This submission is in response to questions asked by the Inspector in respect of Site SL2297 - Mill Lane, Flockton. The submissions are made on behalf of the site owners Mr P and Mr N Crowther.

The Inspector has requested details of the properties that are in the ownership of the submitters/ land owners as asserted in the statement.

i) **Provide a map showing the location of these two properties**

With regards to the two properties in question (No.s 3 & 4 The Paddocks and associated land), we provide title plans identifying the extent of the ownership at Appendix I. It should be noted that the submitters are also the owners of No.1 The Paddocks on the Barnsley Road frontage.

ii) **Provide further information confirming ownership/control of these properties**

The titles as identified in the title register are identified as follows:

1 The Paddocks – Title ref. WYK822022

Absolute Title is with JW Crowther & Son Ltd (The submitters are proprietors of JW Crowther)

3 The Paddocks – Title Ref. WYK822023

Absolute Title is with Paul Crowther and his spouse.

4 The Paddocks – Title Ref. WYK822023

Absolute Title is with Nigel Crowther.

iii) **Indicate potential delivery timescales for gaining access and bringing forward a development scheme.**

The owners of site SL2297 are willingly putting forward the land for development. The size of the properties are such that an access solution would only require one but both are available. The properties are tenanted and whilst that does not mean immediate availability, they can be made available in the context of the Local Plan in the short term. The land and property can be made available during the Plan period should there be a decision to allocate it, or otherwise if the safeguarded land designation be confirmed, then this will be considered either beyond the current plan period, or as part of any review.

Mill Lane

Access can be gained to the eastern side of the site from Mill Lane. The width of the access point at the frontage is sufficient for a range of vehicles. It is physically possible to widen or improve this access but may require obtaining a property currently not in the submitters' ownership. This can currently at very least be used as a secondary/ emergency access to a future development.

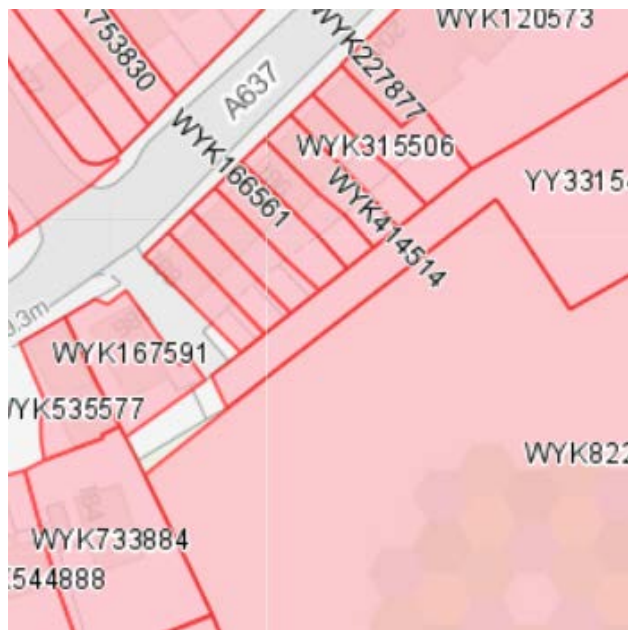
Purchase of other properties may be considered in future if necessary, but for the purposes of allocation, access can be gained via The Paddocks as the primary route of access in the control of the owners/ submitters of SL2297 and is not reliant on Mill Lane.



Right of Access to the West

This point of access has been identified as a matter of fact, although there is no reliance on this point of access for purposes of allocation. The route to the gated access is in ownership other than that of the submitters and may be unregistered (see title overview extract below. This could be obtained/ considered in future should it be beneficial to any development proposal (either pedestrian or vehicular link). However, again the site can be allocated without reliance on this due to access being available in the submitters' control via The Paddocks.





Summary

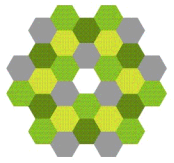
In response to the Inspector’s questions, our clients confirm that the land identified as SL2297, Mill Lane, Flockton is available for development and that access may be achieved via a route that is in their control. The development is achievable in this respect and meets the tests as set out in The Framework and accompanying PPG.

We trust that this now provides the requisite information in line with the questions raised. However, please advise if any more clarification is required.

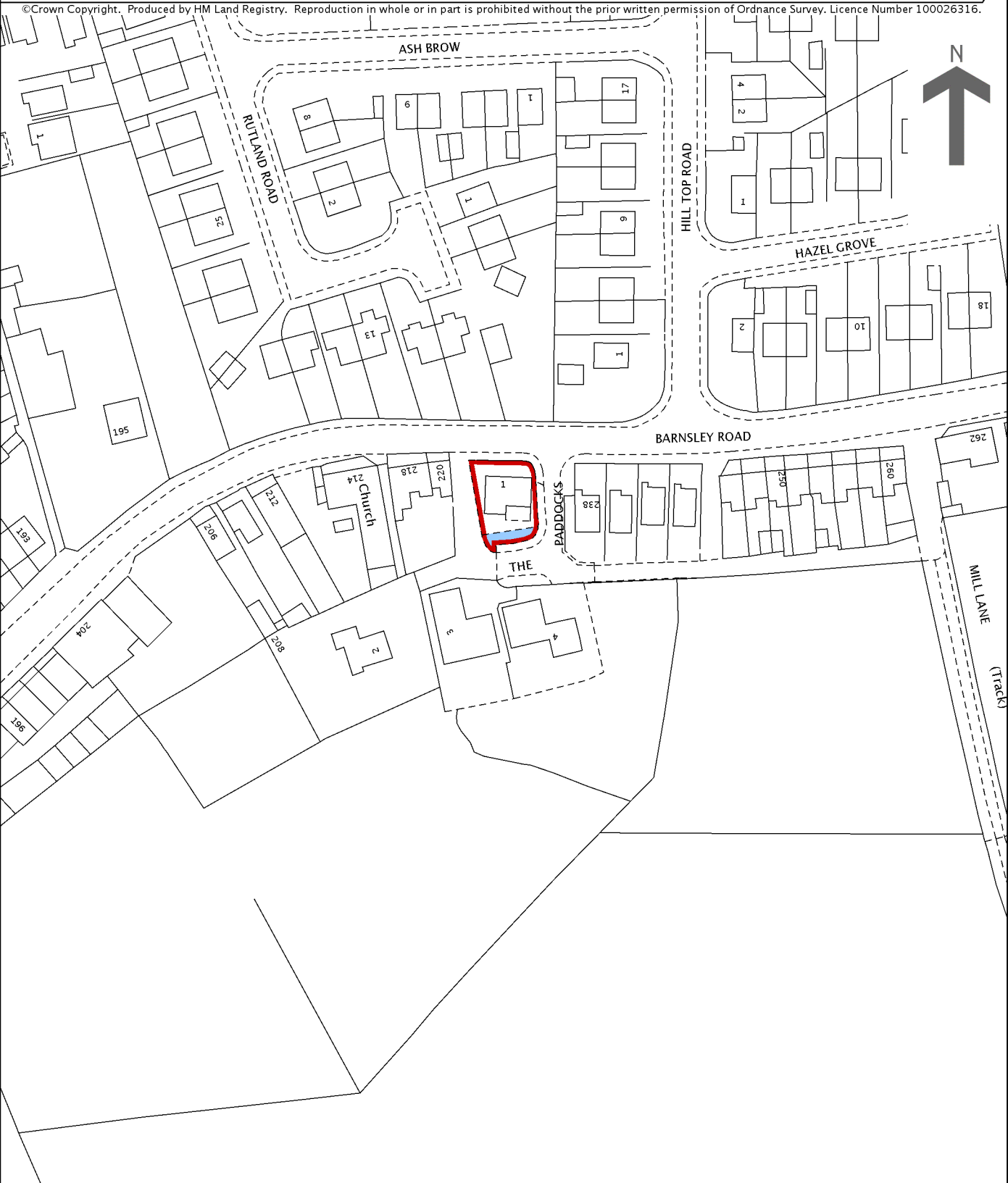
Appendix I – Title Plans

HM Land Registry Current title plan

Title number **WYK822022**
Ordnance Survey map reference **SE2415SW**
Scale **1:1250**
Administrative area **West Yorkshire : Kirkles**



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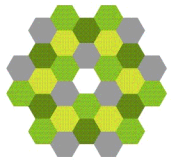


This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 03 April 2018 at 09:24:46. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

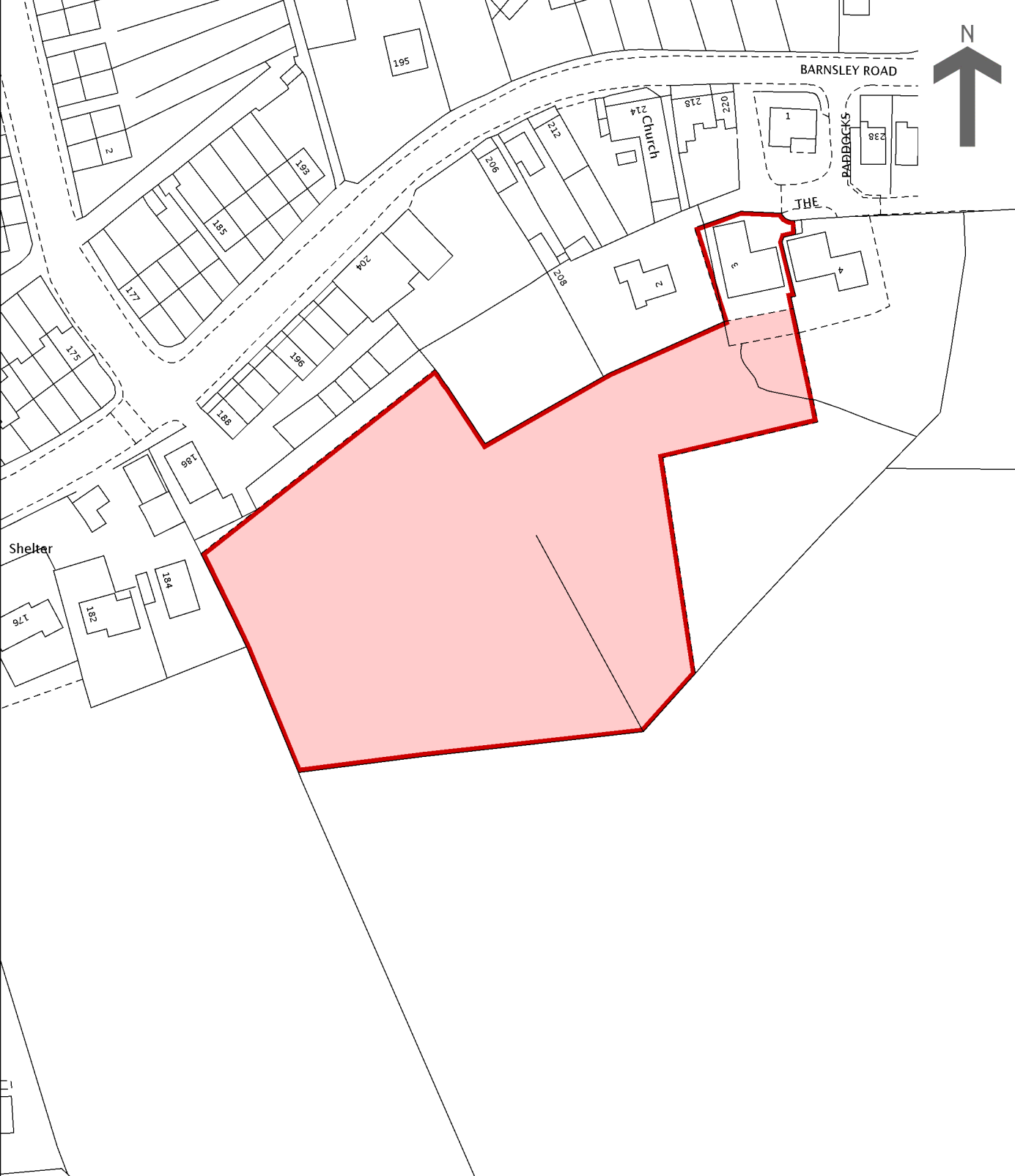
This title is dealt with by HM Land Registry, Nottingham Office.

HM Land Registry Current title plan

Title number **WYK822023**
Ordnance Survey map reference **SE2415SW**
Scale **1:1250**
Administrative area **West Yorkshire : Kirklees**



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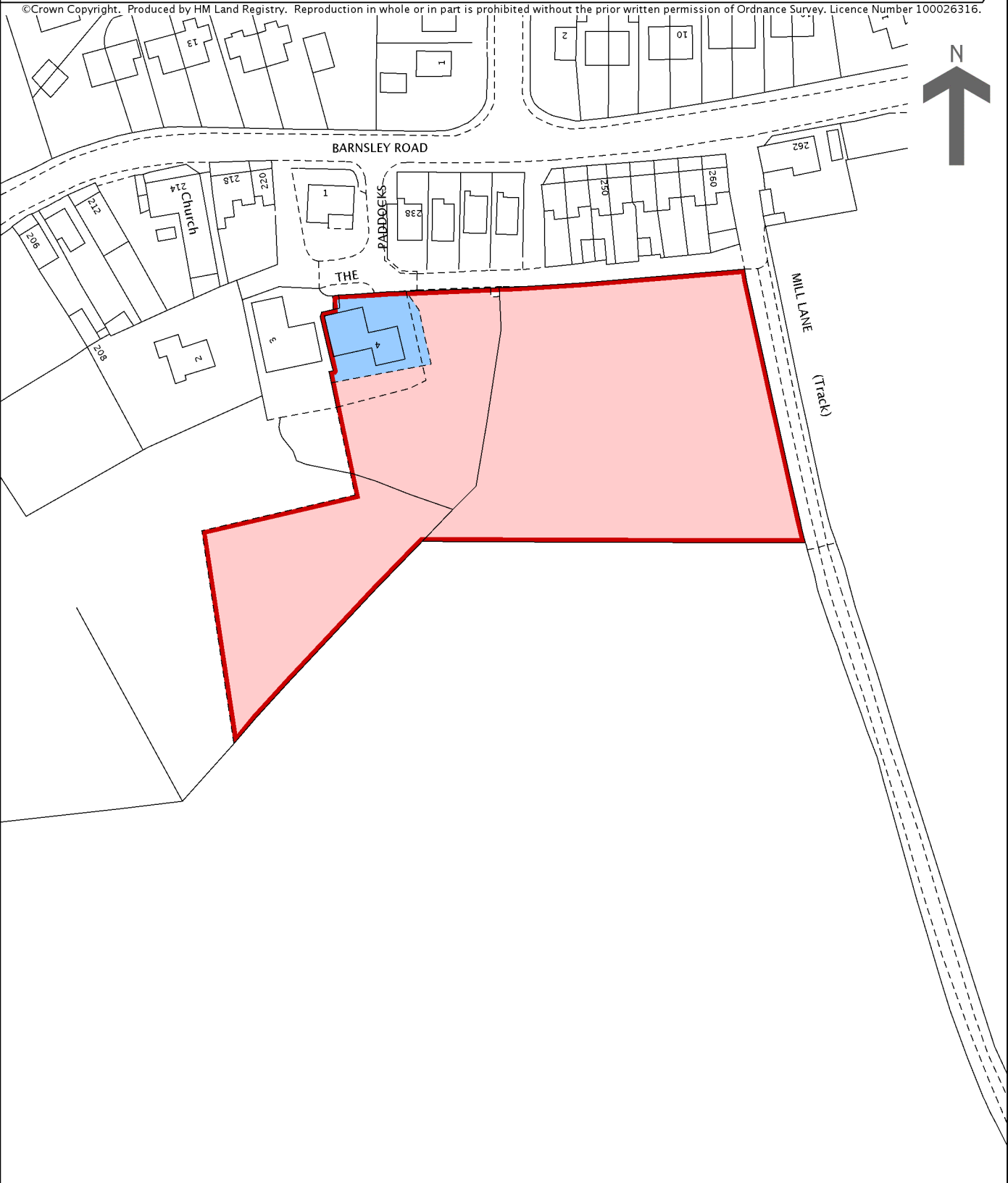
This title is dealt with by HM Land Registry, Nottingham Office.

HM Land Registry Current title plan

Title number **WYK822024**
Ordnance Survey map reference **SE2415SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **West Yorkshire : Kirklees**



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