



Kirklees Local Plan Examination

Matter 32: Huddersfield Mixed Use Allocations Council Response to Inspector's Requests

April 2018

Planning Policy Group
Investment and Regeneration Service
Kirklees Council
PO Box B93
Civic Centre III
Huddersfield
HD1 2JR

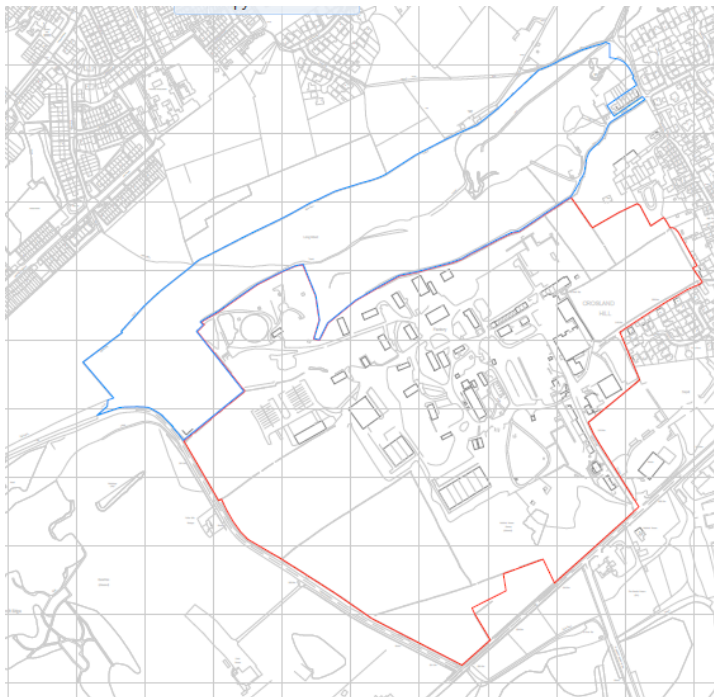
Matter 32 (Item 94): MX1930 Land north of Blackmoorfoot Road, Crosland Moor

Inspector's request for:

- Note to set out the planning history of the site, potential access to the site and ownership information

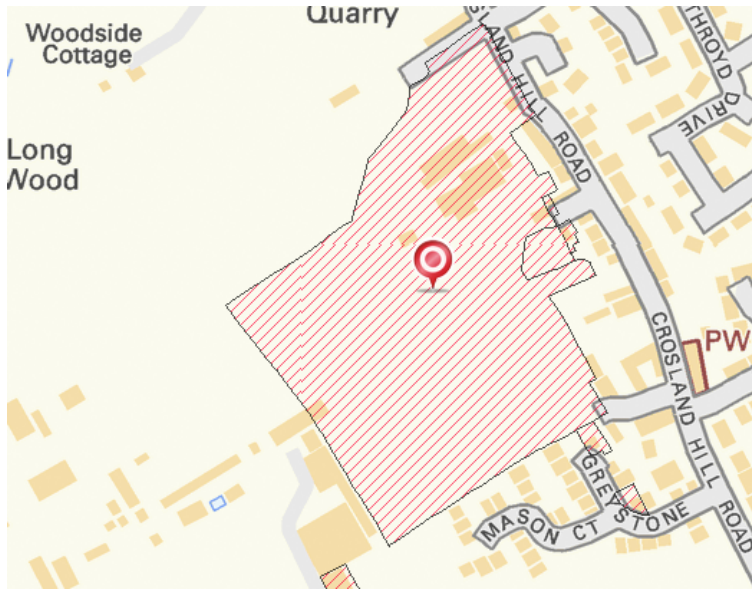
Council note on planning history of the site:

- 2018/60/90748/W - Outline application for the development of up to 630 residential dwellings (Use Class C3), up to 70 care apartments with doctors surgery of up to 350 sq m (Use Classes C2/C3/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 – pending decision (application submitted 6/3/2018) <http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2018%2F90748>
- This application includes the whole of the allocation boundary and has been submitted by the site promoter minus a small area to the north east.. Two access points have been proposed from Blackmoorfoot Road and Felk Stile Road to the west to serve the site. There are no proposed access points to the north east part of the allocation:



- In relation to the previously refused scheme on the north eastern edge of the site, this relates to an outline application (ref. 2004/60/94438/W1) for up to 180 dwellings with access via a new junction onto Tom Lane. This was refused on 10/05/2005 for reasons the land was Provisional Open Land and concerns re. the

local highway network around Tom Lane. This decision was subsequently appealed (ref. APP/Z4718/A/05/1188670) and dismissed on 03/07/2006:



- Part of this area of land is within separate land ownership to the majority of the allocation site. However, the capacity for the site (700 dwellings) is demonstrated via the current pending planning application which currently excludes this area. The Council has contacted the landowner for the north eastern portion of the allocation (which is excluded from the planning application) and they have confirmed the land is available.
- The site promotor confirms the amended phasing table shown below which takes account of the 70 care apartments coming forward at once (year 24/25). This ensures that the 700 homes for the site are delivered within the plan period.

Year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Annual Delivery	0	0	0	0	44	80	150	80	80	80	80	80	26
Cumulative Delivery	0	0	0	0	44	124	274	354	434	514	594	674	700

- To ensure the north east portion of the site is deliverable in the future, the Council propose a modification to the site text box to state:

‘Provision to be made within the masterplan to access the north eastern portion of the site via access from Blackmoorfoot Road/Felks Stile Road’