



# **Kirklees Local Plan Examination**

**Matter 35 Dewsbury & Mirfield Employment, Housing and  
Mixed-Use Allocations: Urban Sites (Non-Green Belt)**

**Council Response to Inspector's Requests**

**May 2018**

Planning Policy Group  
Investment and Regeneration Service  
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**Matter 35 (Item 131): H1937 Cliffe Street, Dewsbury**

**Inspector's request for:**

- Clarification on whether Cliffe Street Car Park is surplus to requirements.

**Council note:**

There is low usage of the car park and alternative equivalent car parking opportunities exist in the town centre. The decision was therefore taken to put it forward as a site for housing development given the residential development opportunity its offers within close proximity to the town centre and existing housing. It was subsequently assessed for inclusion as a housing allocation in the Local Plan which was approved by full council.

**Matter 35 (Item 137): H1664 Red Laithes Court, Red Laithes Lane, Ravensthorpe, Dewsbury**

**Inspector's request for:**

- Further information on the delivery of the site

**Council note:**

Council officers have been looking at different options for a new sustainable facility in the north of Kirklees over the last two years and stakeholders will be consulted on the plans. The timescale for delivery of housing on the site has been revised for building to start in April 2022 and it is anticipated that the new phasing timetable will be met.

The timing for a planning application and the phasing of the delivery of housing on the site is addressed in the note on the delivery of council owned sites.

## **Matter 35 (Item 141): H269 Land adjacent 414-416 Lees Hall Road, Dewsbury**

### **Inspector's request for:**

- Note on the re-assessment of the open space

### **Council note on open space assessment:**

Part of open land site OLS1024 falls within the boundary of housing allocation H269. This includes an area of maintained amenity greenspace adjoining the existing vacant industrial unit and an area of enclosed trees along Forge Lane. A small crescent shaped area of grassed highway verge at the junction of Forge Lane and Lees Hall Road lies outside the housing allocation H269 to the south.

Open land site OLS1024 was included in the council's Open Space Study 2015 (Revised 2016) but was not subject to an Open Space Assessment being a small site below the 0.2 hectare size threshold for assessment (LE119, page 138).

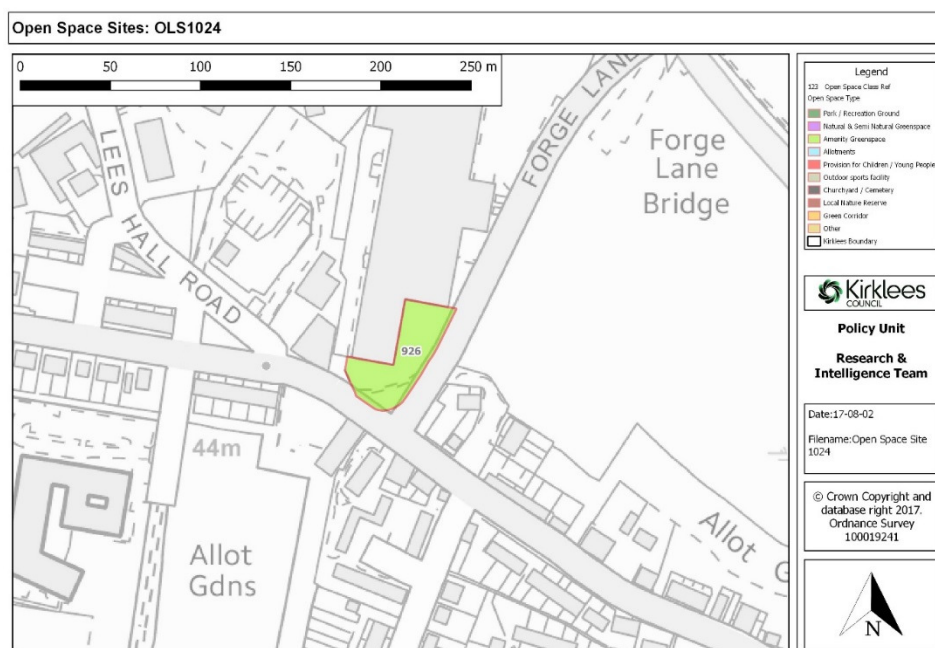
An Open Space Assessment has now been undertaken for site OLS1024 (see below) which identifies the site as having low value as open space with limited visual value other than the area of existing trees.

With regards to the development of H269 and the loss of open space, a range of mitigation measures could be considered at the design stage of the planning application including open space provision and the potential retention of existing trees in accordance with policies PLP 63 New Open Space, PLP 24 (i) Design and PLP 33 Trees."

### **Kirklees Open Space Assessment: OLS 1024 - Land adjacent 414-416 Lees Hall Road, Dewsbury**

**Gross site area (ha): 0.17**

Classes: Amenity greenspace (926)



<b>Open Space Reference</b>	1024	<b>Amenity greenspace</b>
<b>Class Reference</b>	926	Class Area (Ha): 0.17
Built facility strategy: No		Playing pitch strategy: No
<b>Open Space Site Assessment</b>		
Level of use	2	Scarcity Value : 0
IMD Rank	5	
<b>Space meets needs of:</b>	<b>Score</b>	<b>Comment</b>
Elderly	0	
Juniors	0	
Teenagers	0	
Disabled	0	
Family	0	
Others	0	
<b>High Benefits</b>		
Structural and landscaping	0	
Ecological	0	
Educational	0	
Social and Health	0	
Cultural and heritage	0	
Amenity and a sense of place	0	Provides open frontage at road junction. Limited visual value other than area of trees.
Economic	0	
Designated Nature Site	0	
Friends of group to the site	0	
<b>Total score</b>	<b>5</b>	
Percentage	5	
Value rating	LOW	Comprises (i) small maintained amenity space adjacent vacant industrial unit, (ii) small crescent shaped area of grassed highway verge and (iii) area of trees fenced off and within the curtilage of the industrial unit. Tarmaced footpath through the site.

**Matter 35 (Item 148): MX1929 Land at Slipper Lane, Leeds Road Mirfield**

**Inspector's request for:**

- Clarity on mix of uses proposed

**Council note:**

The proposed mix of uses on the site is housing and employment (B1c, B2, B8). A modification is to be inserted into the site text box setting out the uses proposed.

**Matter 35 (Item 149): MX1929 Land at Slipper Lane, Leeds Road Mirfield**

**Inspector's request for:**

- Clarification on the housing delivery rate of 50 per year when the standard is 30 as referenced in Table 6 – Build Rates, page 17 of the Housing Supply Topic Paper (EX30.2)

**Council note:**

The delivery rate for housing on site MX1929 set out in the Housing Supply Topic Paper (EX30.2) was an administrative error.

This has been revised and updated in the Housing Phasing and Delivery Options Paper (April 2018) (EX45).