

HEARING STATEMENT



Kirklees Local Plan Hearings

Matter 31 – Huddersfield employment and
housing allocations:urban sites (non-Green Belt)

Site H789 – Land at Tanyard Road, Oakes,
Huddersfield

Date; Jan 2018

Ref; SP45

1.0 Introduction

Issue – Are the proposed employment and housing allocations in the urban area of Huddersfield justified, effective, developable/deliverable and in line with national policy?

- 1.1 These comments are made in respect of proposed housing allocation H789 on behalf of the land owners, John and Sue Roberts.
- 1.2 We sent the following letter to the Council in April 2017.

Kirklees Council
Planning Policy
Via e-mail

14th April 2017

Our Ref; SP45

For the attention of Steve Wright

Dear Sirs,

Kirklees Draft Local Plan – Proposed housing allocation H789 – land off Tanyard Road, Oakes, Huddersfield

We write in respect of the above site on behalf of the site owners, John and Sue Roberts. We note that the site is a carry-over allocation from Kirklees Unitary Development Plan adopted in 1999. Although allocated for housing in the UDP it has not come forward in over 18 years.

As landowners, our clients want me to make it quite clear to you that they have no intentions of ever releasing this site for housing development and would ask that the site be deleted from the emerging Local Plan and the housing that would have been provided here found on a site where development is likely to take place within the plan period.



9 Furnbrook Gardens, Kirkheaton, Huddersfield HD5 0DY

M. 07770514721 www.storrieplanning

We are aware that the Council are about to send their Draft Plan to the Planning Inspectorate for it to be examined in public. We will of course make the appointed Inspector aware of the position here but would welcome your comments and an acknowledgement that there is no reasonable prospect of this site coming forward in the plan period amplified by the fact that, despite being allocated in the 1999 UDP it remained undeveloped some 18 years later.

I trust the above is clear? Please do not hesitate to get back to me should you have any queries.
Yours faithfully,

David Storrie

David Storrie Dip TP, MRTPI

1.3 No reply was received to this letter. At the Hearing session on the Local Plan Strategy in October 2017 we brought this to the attention of the Inspector and the Council and followed it up with an e-mail to the Council reiterating the point that the site was not available and therefore not deliverable. Their response is below.

Dear David,

Thank you for your email.

We confirm receipt of your letter and will keep it on record in relation to site (H789) at Tanyard Road.

Site specific issues can be considered during stage 4 of the hearing sessions as set out by the Inspector.

Regards,

Thomas.

Thomas Fish BA (Hons) MA MRTPI
Planner



9 Furnbrook Gardens, Kirkheaton, Huddersfield HD5 0DY

M. 07770514721 www.storrieplanning

Planning Policy Group
Investment and Regeneration
Kirklees Council

- 1.4 Given the Council response we would like to reiterate the point that there is not a willing land owner and the site is not deliverable in the plan period. As a consequence, the proposed housing allocation should be deleted.



9 Furnbrook Gardens, Kirkheaton, Huddersfield HD5 0DY

M. 07770514721 www.storrieplanning