

Kirklees Local Plan Examination Hearing Statement

Matter 32: Huddersfield mixed-use allocations

25th January, 2018

Our Ref: 180117/MB/PT/32

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Stage	Matter Number	Site Reference
4	32	MX1911 – land south of Lindley Moor Road, Lindley (533 dwellings, 53,125 m2 employment)

1.0 Introduction

- 1.1 This Hearing Statement is made for and on behalf of Persimmon Homes West Yorkshire (PHWY) and responds to the questions set by the Inspector out under Matter 32 – Huddersfield mixed-use allocations, in particular reference to site MX1911 – Land south of Lindley Moor Road, Lindley (533 dwellings, 53,125 m2 employment).
- 1.2 This Hearing Statement should be read in conjunction with the representation submitted on behalf of PHWY by Lichfields during the Publication Draft Local Plan Consultation (2016) ref: 50579/JG/AJk/12967364v2, the Hearing Statements that were submitted by Lichfields on behalf of PHWY prior to Stage 1 of the Local Plan Examination which took place between 10/10/2017 and 18/10/2017 and the Hearing Statements submitted by PHWY prior to Stage 3 of the Local Plan Examination which took place between 05/12/2017 and 14/12/2017.
- 1.3 The relevant questions are included in bold for ease of reference. A representative from PHWY will be available at the relevant Hearing Session if required.

2.0 MX1911 – land south of Lindley Moor Road, Lindley (533 dwellings, 53,125 m2 employment)

Question (a): Does the proposal provide sufficient clarity regarding the mix of uses and permissions in different parts of the site, and the overall phasing of the scheme?

- 2.1 With reference to the formal representation ref: 50579/06/JC/AJk/12967364v2 submitted by Lichfields on behalf of PHWY the Publication Draft, it is considered that there is insufficient clarity in the proposal regarding the mix of uses and permissions in different parts of the site.
- 2.2 As of 19th January 2018, PHWY owns an area of land of c. 3.86ha to the north of Crosland Road Farmhouse, east of Crosland Road, upon which permission has been granted for 109 dwellings and associated infrastructure (ref: 2016/92055). This parcel of land forms part of the wider mixed-use allocation (MX1911) for 533 dwellings and 53,125 m2 of employment space, over a net area of 25.46 hectares.
- 2.3 Including the approved application ref: 2016/92055 for 109 dwellings, the cumulative level of approved development within the mixed use allocation amounts to 361 dwellings and 17,767 m2 of employment space across 21.65 hectares of the allocation.
- 2.4 Therefore in order to meet the indicative capacities of the allocation, a further 172 dwellings and 35,358 m2 of employments space needs to be accommodated on the land remaining within the allocation.
- 2.5 Taylor Wimpey has control of the only developable part of the allocation without an extant permission, and it is considered that this land is capable of accommodating around 90 dwellings. If an application was to come forward on this parcel, there would still be a shortfall of 82 dwellings as well as 35,358 m2 of employment space.
- 2.6 The 82 dwelling shortfall will therefore need to be delivered on another new site which should be identified on an alternative site in the Local Plan.
- 2.7 In summary, the principal of a mixture of employment and residential uses across site MX1911 is supported, however, the allocation cannot be considered sound as the quantum of development it seeks to accommodate cannot be justified.
- 2.8 In addition, the Local Plan Methodology statement Part 2 (BP23) shows that the Council has assumed that mixed use sites will be developed with a 50/50 split of employment and

residential uses. Taking the evidence above and the extant planning permissions within the MX1911 allocation, it is considered that this is too simplistic an approach which could lead to a shortfall in housing land provision.

- 2.9 It is not considered that phasing needs to be prominent within the wording of the allocation, since the majority of the land parcels have already received planning permission.

Question (b): Does the proposal provide sufficient clarity regarding access points, infrastructure requirements and mitigation measures, particularly in respect of parcel where development has yet to occur?

- 2.10 It is noted within the policy allocation that Highways England have a number of planned improvements to the Strategic Road Network funded as part of the government's Road Investment Strategy (RIS). It is also noted that sites may need to deliver or contribute to schemes identified in the Infrastructure Delivery Plan or other appropriate schemes.

- 2.11 During the consideration of planning application ref: 2016/92055, a request was made for financial contributions to fund two separate junction improvements at Ainley Top/Cavalry Arms and Crosland Road/Lindley Moor Road.

- 2.12 However, prior to determination of the application it was considered that the identified junction improvements had already received sufficient funding from other schemes in the vicinity to ensure their deliverability. Additional funding was therefore considered to not be justified and did not meet the requirements of CIL 122 Regulations.

- 2.13 In terms of access points, it is considered that there is insufficient clarity and since the majority of land parcels have now received planning permission, approved access points could be logically plotted onto the allocation plan.

Question (c): Is the site available and deliverable in the timescales envisaged? How do the rates in the Council's housing trajectory relate to the different land parcels?

- 2.14 PHWY cannot comment on the deliverability of the site as a whole; however we expect to deliver the first completions for the 109 unit applications towards the end of 2018 with completions continuing thereafter at a rate of approximately 35 per annum.