

Robert Halstead

Planning & Development Surveyors

N.C. Willock MRICS MRTPI

Unit 57 Bowers Mill Barkisland Halifax HX4 0AD

Tel: 01422 379841 e mail: nick@roberthalstead.co.uk

Planning Development

Kirklees Local Plan EIP Hearing Statement

Matter 37 – Batley and Spen Sub-Area (rejected) housing allocations Site ref: H666 – land off Carlinghow Lane, Batley

The full details of my client's case for arguing the Local Plan is unsound in respect of being unjustified in its strategy of allocating other large tracts of Green Belt land ahead of the 24 hectare Carlinghow Lane site, are contained in our submission to the Council at the Publication Draft Stage which comprised:

- 1) Representation letter (9 pages)
- 2) Location Plan
- 3) Highway Access Appraisal
- 4) Plan showing site's wider relationship with surrounding settlements

As the Inspector and Council will already have a copy of these documents, I do not intend to fully recite these submission at the hearings. At the time of writing, the MIQ's for rejected housing sites have not been published and therefore, guided by the Inspector, I would like if possible to discuss this case on the basis of the following headings:

- Merits of Carlinghow site in relation to five key purposes of Green Belt and why we consider the Council's view that neighbouring towns will merge is erroneous (evidence shows they have clearly already merged).
- Comparisons to H2089 (land south of Ravensthorpe / Lees Hall Road, Dewsbury, and MX1905 (land east of Leeds Road, Chidswell). Please note we are not seeking to specifically object to these other land allocations; we are simply aiming to ensure the strategy for allocating sites is appropriate and justified in relation to tests of soundness.
- Highway access for H666 (reference to the Highway Access Report and other matters).
- Availability & deliverability of H666.

In my view, the release of H666 for housing development is considered to represent a more appropriate strategy when considered against reasonable Green Belt release alternatives.

Proposed modification: allocate H666 for housing development.

Nicholas Willock MRTPI MRICS

3rd February 2018