



JohnsonMowat
Planning & Development Consultants

Kirklees Local Plan Examination

Stage 4 Hearings

Matter 41

**H454A – Land to the West of Manor House Farm, Wakefield Road, Clayton
West**

Taylor Wimpey

January 2018



This Hearing Statement should be read alongside the attached Ownership Plan and the previous comments submitted to the Publication Draft Local Plan December 2016.

i) Will the proposals affect the viability and operations of the adjoining cricket ground?

We do not consider the development of H498 or H454a will affect the operations of the Cricket Ground. For ease of reference and to aid the understanding of the relationship between the proposed housing allocations H498 and H454a and the adjacent Cricket Club (on land contained within UGS 936) please note the attached plan which diagrammatically explains the links between the land.

While the Cricket Club are in control of the majority of the Cricket Pitch, they are reliant upon the goodwill of two other landowners to maintain the operation of the Cricket Club, as follows:

1. Taylor Wimpey own the Cricket Club access to Wakefield Road (within H454a) (Pink land on the attached Plan).
2. Hardy (who own H498) also own one third of the cricket pitch, which is under licence to the Cricket Club on an annual basis. This licence can be withdrawn at any time (Green Land on the attached Plan)

If the licence agreement for the Cricket pitch land were to be withdrawn (either by Hardy or any future owner) than the Cricket Club would cease to operate.

We are working with the owners of H454a and H498 in order to guarantee the long term future of the Cricket Club to ensure that the Cricket Club can in the long run control the two elements highlighted above. Please note that the Cricket Club's continued desire for the control of wider land is more difficult to deliver, and many of their demands are a matter for planning applications rather than the allocation of H498 and H454a (e.g. protective fencing).

We are confident that the delivery of H498 and H454a and the continued operation of the Cricket Club are achievable, and all parties are working towards that aim.

ii) What is the relationship between sites H454a and H498? Would a joint proposal and comprehensive approach to development be appropriate?

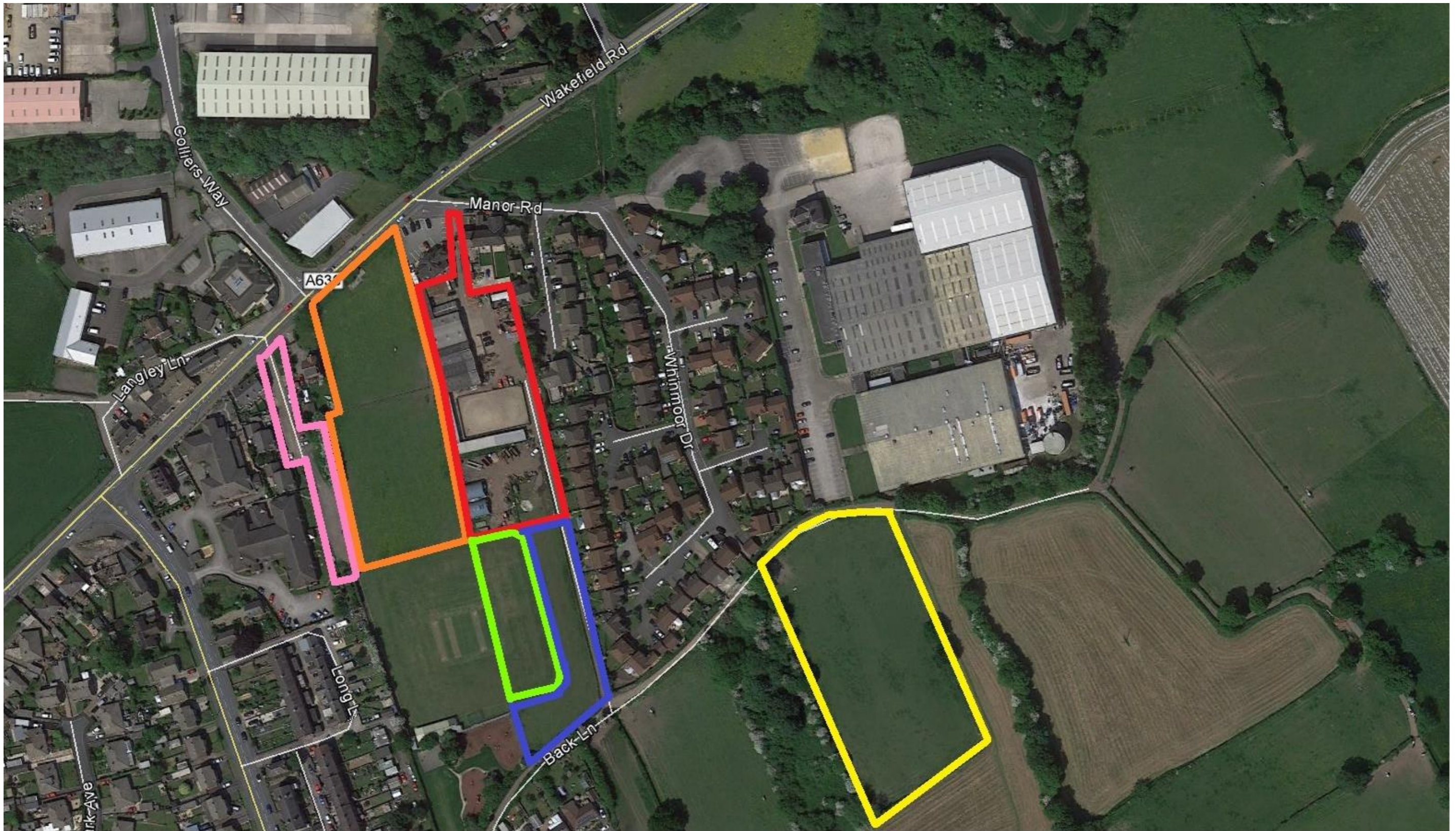
The two sites are in separate ownership, although the owners of H498 also currently uses site H454a for grazing land (see attached diagrammatical plan of ownerships and usage). An obvious relationship between the two sites is the shared boundary. Beyond that, the two sites can remain as separate allocations, with each site having its own access. In this regard we disagree with the policy wording of H498 that states "Access to the site would need to be taken through site H454A." This is not the case as H498 has its own access off Manor Road, which (subject to required upgrading) is appropriate for vehicular access to serve the proposed residential development of H498. There is therefore no reason why H498 and H454a cannot be delivered separately.

As explained above and in previous responses from the Cricket Club, there is a delicate relationship between the Cricket Club and both sites H498 and H454a. It is considered appropriate that sites H498 and H454a remain separate rather than a joint proposal, in order that the sites can be delivered



separately. It may be that the sites are required to be delivered at different times in order to allow the continuation of the Cricket Club.

There would be no objection to the insertion of wording in both H498 and H454a allocations to refer to the need for each site to have regard for one another, as well as referring to the complex land ownership matters and links with the Cricket Club.



- Hardy H498
- Hardy relocation of farming business and dwellings
- Hardy UGS936 to be retained for grazing
- TW H454a land used by Cricket Club for access and parking
- TW H454a land used by Hardy for grazing
- Hardy UGS936 used by Cricket Club as playing pitch