

GEORGE F. WHITE



SITE H49a: MATTER SEVEN
SUB TIT MATTERS, ISSUES AND QUESTIONS
4TH September 2017

HELEN BOSTON

1.0 **Introduction**

- 1.1 George F. White (Planning and Development) are instructed by Mr John Lund ('the Site Owner'), Site H49a (Land adjacent Brick Hill Farm, Oddfellows Street, Scholes, Cleckheaton) to submit representations to the Kirklees Local Plan; Stage 1 Matters, Issues and Questions, 10 July 2017.
- 1.2 The publication of the plan and the need to accommodate the new homes and jobs, within Kirklees up to 2031, is strongly supported.
- 1.3 In responding to the Matters, Issues and Questions Document, we have considered each of the questions and make representations only to those considered relevant at this time. We would also like to rely on the submissions to date, which for ease of reference has been appended to this submission.
- 1.4 We welcome the opportunity for further engagement and the opportunity to appear at the Examination in Public.
- 1.5 We trust that you will confirm that these representations are duly made and will give due consideration to these comments.
- 1.6 Please do not hesitate to contact us to discuss any issues raised in this Representation further.

2.0 **Matter 7 - Retail needs and delivery**

Issue - Does the Plan set out a positively prepared strategy for the delivery of retail development, which is justified, effective and consistent with national policy?

Policy PLP 13 (section A only), 17, 18

3.0 **Questions**

- a) Is the assessment of future retail floorspace needs in the Council's Retail Capacity Study Update (2016) (LE36) soundly based and justified? Should these figures be identified in the Plan?**
- b) Is there capacity in defined centres, on edge of centre sites or within existing urban areas to accommodate this scale of retail growth over the Plan period? If not, how/where will retail growth be accommodated? Are there implications for Green Belt boundaries and locations?**
- c) Do Policies PLP 17 and 18 provide sufficient clarity regarding the role of the forthcoming Area Action Plans and the delivery of retail growth in Huddersfield and Dewsbury town centres?**
- d) What quantum of retail development is anticipated on the mixed use allocation sites within Huddersfield town centre? (sites MX1906 and MX2101)?**
- e) Is the list of defined centres and their role and function, as set out in Policy PLP 13 (section A), appropriately framed and justified? Is the hierarchy consistent with the role of Huddersfield and Dewsbury as outlined in Policies PLP 17 and 18?**
- f) What additional Local Centres are anticipated to be delivered over the Plan period?**

- 3.1 We do not wish to make any detailed comments on the above. We are satisfied in the Council's technical ability.
- 3.2 The location of a housing site such as H49a will not directly affect the number or range of services in a particular location (although a large scale housing development could potentially stimulate the provision of new services); however the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities.
- 3.3 Site H49A is within 6-10 minutes travel time to a local centre. Most of the site lies within an 11-15 minutes travel time to a town/district centre. The Council in their sustainability appraisal considered that the development of this site would have *"a minor positive effect is therefore likely on this SA objective"*.

4.0 **Conclusion**

- 4.1 Whilst the Local Plan will be examined by the Inspector, who will ultimately conclude whether the plan has been prepared with the Duty to Cooperate, legal and procedural requirements and sound. We are satisfied that the Plan the Inspector is being asked to consider is positively prepared and justified, effective and consistent.

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