

Asda/Huddersfield

07 January 2021



Mr A Walker
Kirklees Council

Sent via email: planning@kirklees.gov.uk

Dear Mr Walker

Planning Application 2020/62/93308/W
Erection of an A1 foodstore with associated parking, servicing areas and landscaping

We write on behalf of Asda Stores Limited to object to the above application submitted to Kirklees Council.

We are aware of the previous application (ref 2019/91433) made by Lidl for this site which was refused by the planning committee in December 2019.

Contrary to site allocation

The adopted Kirklees Local Plan identifies the application site as a housing allocation (HS38) and has an indicative capacity of 32 dwellings. The Local Plan was only adopted in 2019 and can therefore be said to be up to date. The proposal therefore clearly fails to comply with the requirements set out in the Policy and should not therefore be supported.

The Council decision into the previous application confirmed the above and was cited as a reason for refusal. There has been no change to the development plan since that decision was taken and therefore the position remains the same. The site contributes to the five year housing land supply. The committee report for that application states *"The applicant has also indicated that there is no realistic prospect of the site coming forward for residential use because they own the land and have no intention of developing it for housing. Nevertheless it is not considered that significant weight can be afforded to this argument, especially at such an early stage of the Local Plan. To accept this premise would undermine the fundamental basis of the land allocations within the Plan. The applicant has also suggested that the site would not be viable to develop for housing because of the topography of the site although this has not been tested through a viability exercise and previous applications on the site for housing suggest that housing would be viable."*

Whilst the Council accepted that there may be some benefits to the development if a foodstore, these benefits *"are not considered to outweigh the essential need to deliver the Council's housing targets, which is predicated on the delivery of allocated housing sites such as this."*

The position remains the same and therefore the Council should take the same position on this point.

Given the concerns set out above, Asda consider that the application should be refused.

We would be grateful if you could provide confirmation of receipt of this representation.

Yours sincerely

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