



Kirklees Local Plan Examination – Stage 1, Matter 2 Hearing Statement

For: Bradley Park Golf Club, Huddersfield
SHF.1381.001. P.R.001



Contact Details:

Enzygo Ltd.
Samuel House
5 Fox Valley Way
Stocksbridge
Sheffield
S36 2A

tel: 0114 321 5151

email: david.storrie@enzygo.com

www: enzygo.com

Kirklees Local Plan Examination – Stage 1, Matter 2 Hearing Statement

P Kirklees Local Plan Examination

r

o

j

e

ct

:

F Bradley Park Golf Club, Huddersfield

o

r:

St Stage 1, Matter 2 Hearing Statement

a

t

u	
s:	
D	4.9.17
a	
t	
e:	
A	David Storrie
u	
t	
h	
o	
r:	
R	David Storrie
e	
vi	
e	
w	
e	
r:	

Disclaimer:

This report has been produced by Enzygo Limited within the terms of the contract with the client and taking account of the resources devoted to it by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

Enzygo Limited Registered in England No. 6525159

Registered Office Stag House Chipping Wotton-Under-Edge Gloucestershire GL12 7A

1 MATTER 2 – SPATIAL DEVELOPMENT STRATEGY

Issue- Does the overall growth and spatial strategy for the Plan present a positive framework which is consistent with national policy and will contribute to the achievement of sustainable development?

- 1.1.1 This Hearing Statement has been prepared by **Enzygo Environmental Planning Consultants** on the instructions of Bradley Park Golf Club. We have submitted representations on their behalf through the consultation process carried out by the Local Planning Authority and will be making site specific comments through the examination process.
- 1.1.2 For the purpose of this stage we focus on Policies PLP 2 and 3 in the Draft Local Plan and the questions raised by the Inspector. Our response is primarily to questions raised at d) and e).
- 1.1.3 The emerging Local Plan acknowledges that Kirklees is a diverse area with differing characteristics throughout the district from the more densely populated areas of Huddersfield and the Heavy Woollen area to the more rural South Kirklees area. It is a Metropolitan Council. A large part of the district is within the Green Belt.
- 1.1.4 The Council's spatial development strategy seeks to focus most of the growth in the main areas of Huddersfield and Dewsbury. These are seen to be the most sustainable locations within the district having regard to transport links, employment and shopping opportunities. In seeking to meet the housing needs the strategy relies heavily on three large strategic allocations at Bradley Park Golf course in Huddersfield, South Dewsbury and Chidswell. All three sites currently fall within the Green Belt.
- 1.1.5 As a district Kirklees have never allocated housing sites of this scale in the past nor have sites of this scale been developed. Given their scale and locations there are infrastructure requirements and highway improvements necessary to be provided

before development can take place such that they are likely to result in delays to implementation. Add to this the fact that the likely build rates (especially with competing house builders) will be low. This questions their overall deliverability within the plan period, sites that are proposed to deliver a significant proportion of the housing requirement (over 20%) . Whilst they clearly appear to deliver a large proportion of the Council's housing requirement, is the scale of development appropriate and deliverable? We think not.

1.1.6 Whilst we can understand a strategy where a large proportion of the housing requirement is being met in and around the main urban areas of Huddersfield and Dewsbury, we think the approach taken by the Council is wrong. These are significant Green Belt incursions. Whilst a review of the Green Belt is long overdue and it is currently too tightly drawn around settlements within the district, we believe that deliverable housing would be better achieved by promoting smaller sites with a reduced loss of the Green Belt. A number of rejected housing sites in and around Huddersfield and Dewsbury have only been rejected because of their Green Belt status. Their release for housing would be consistent with the aim of achieving sustainable development without undermining the function and purpose of the remaining Green Belt.

1.1.7 The strategy appears unclear for other parts of the district with what appears to be an inconsistent approach having regard to a strategy that promotes sustainable development. For example, there are a large number of proposed housing allocations around the settlement of Lepton (that has limited shopping facilities) when compared to Honley, a settlement that has a clearly defined retail centre and a railway station. Despite these positive factors Honley has limited housing allocations proposed when compared with Lepton despite sites being promoted that fail only on Green Belt grounds. The proposed Lepton allocations are currently in the Green Belt. This begs the question as to whether the strategy is clear and consistent? There are a number of cases where more sustainable sites, in relation to accessibility to facilities, have been rejected whilst less sustainable sites have been identified for allocation. We think not for the reasons advanced.

- 1.1.8 Furthermore, and whilst this will be debated under Matter 8 (Green Belt), the Council have repeated the position of the Unitary Development Plan where a number of settlements are washed over in the Green Belt and others are inset. There is no rationale to this. Such washed over settlements such as Birdsedge, Bolster Moor and Totties, to name a few, have development opportunities that would help sustain the settlements, denied them by their Green Belt status.
- 1.1.9 The large strategic housing allocations should be either deleted or significantly reduced in size to enable deliverable development within the plan period. Sites outside the Green Belt identified as Safeguarded Land in the emerging Local Plan should be revisited as potential housing allocations as well as a review of those Green Belt sites rejected solely because they are in the Green Belt but their release would not undermine the purpose of the Green Belt. Cumulatively these sites could make up numbers from the loss of the strategic sites.
- 1.1.10 We also ask that settlements currently washed over in the Green Belt should be inset with development opportunities identified.



Enzygo specialise in a wide range of technical services:

Property and Sites

Waste and Mineral Planning

Waste Technologies and Renewables

Landscape and Visual Impact

Environmental Assessment Co-ordination

Hydrology and Flood Risk

Waste Contract Procurement

Noise and Vibration

Environmental Permitting and Regulation

Development Planning & Policy

Ecology Services

Contaminated Land and Geotechnical

Traffic and Transportation

Planning Services

BRISTOL OFFICE

The Byre,
Woodend Lane,
Cromhall,
Gloucestershire GL12 8AA
Tel: 01454 269 237

SHEFFIELD OFFICE

Samuel House,
5 Fox Valley Way,
Stocksbridge,
Sheffield S36 2AA
Tel: 0114 321 5151

MANCHESTER OFFICE

76 King Street,
Manchester,
M2 4NH

Tel: 0161 413 6444

Please visit our website for more information.

enzygo.com

