

Response to Matter 43 – Site H584

Client: Downey Family

Agent: Savills

Site: Land at Gynn Lane, Honley (Site Reference H584)

Matter 43 – Holme Valley North Allocations

- 1.1 This statement has been prepared by Savills (UK) Limited on behalf of the Downey Family in support of the allocation of the land at Gynn Lane, Honley Reference H584 (“the site”) in the Kirklees Council Local Plan.
- 1.2 This statement follows representations and stage 1 matters statements submitted previously in 2014, 2016 and 2017. For the avoidance of doubt this supports the Local Plan as a sound document in this regard and H584 housing allocation as a deliverable and developable site for residential purposes, suitable for Green Belt deletion.
- 1.3 This statement deals with Stage 4: Matter 43 in respect of Site H584.

Issue – Are the proposed employment, housing and safeguarded land allocations in Holme Valley North justified, effective, developable/ deliverable and in line with national policy.

- 1.4 We agree with the Council’s identification of site allocations in Holme Valley North in respect of H584, and approach to Green Belt and maintain that the allocation is sound and in line with national policy.

General Questions

- a) Is the site suitable for the proposed use? Does the plan provide clear guidance on requirements and constraints and seek appropriate mitigation measures.*
- 1.5 We agree that the allocation H584 provides clear guidance for the development and confirm that it seeks appropriate mitigation measures which can demonstrably be achieved on site. We agree that the site is suitable for the proposed use following the commissioning of a range of technical reports which have informed the Vision Document and illustrative layout (reference SK01C prepared by Savills) which is appended to this statement.
- 1.6 In short there are no insurmountable constraints which would prevent the development of the site.
- b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure.*
- 1.7 As demonstrated on the illustrative layout SK01C, we can confirm that a development of 50 units can be accommodated on the site which takes into account the constraints and

provision of necessary infrastructure. Heritage matters raised specifically in respect of the site are dealt with below.

c) Is the site available and deliverable in the timescales envisaged?

1.8 We can confirm that the landowner is willing and able to realise the development of the site and the development is deliverable in the council's timescales envisaged in line with standard industry build out rates i.e. 20-30 dwellings per year allowing an appropriate lead in of two years.

d) For sites currently in the Green Belt – what effect would the proposed boundary change and allocation have on the Green Belt and the purposes of including land within it? Are there exceptional circumstances that justify altering the Green Belt?

1.9 63% of the district is washed over by Green Belt and we have written in our Vision Document and previous matters statement for Stage 1 (Matter 8) how the Green Belt in this location performs poorly in respect of the five purposes of including land within the Green Belt and the detail is not repeated here.

1.10 In summary, this is well established through Kirklees' evidence base (Green Belt Review 2011 and 2015) in respect of the site, as it involves 'rounding off' of the settlement with clear defensible boundaries in place and in light of the exceptional circumstances given the strategic need to release Green Belt sites is entirely justified in its alteration and deletion.

H584 – land south of Gynn Lane, Honley

1.11 We have split each of the questions into their respective parts. Dealing with each in turn.

- *Has the impact of the proposal on heritage assets been adequately assessed and addressed?*

1.12 We have appointed Wardell Armstrong to review the heritage impact of the scheme as the masterplan develops. They comment as follows: *"we would expect that the impact on heritage significance would be limited at most using our assessment methodology, especially given the location of the entrance, so the level of harm in the Farrell and Clark [LE75] report does seem over harsh"*. A detailed heritage assessment will accompany the application as set out in the site allocation entry.

1.13 Nevertheless the impact on the heritage assets has been fully assessed insofar as is possible for this allocation stage. Our own independent assessments have shown that whilst we recognise there will be some level of harm given the change, this would be limited, with mitigation addressing this further in the planning balance of policy PLP 3 and the overall benefits of this sustainable site.

- *What are the implications arising from the Heritage Impact Assessment (LE75)? What effect would the provision of site access, visibility splays and a pedestrian footpath on the Gynn Lane frontage have on the heritage asset, the character of the locality and protected trees?*

1.14 As discussed, we disagree with some of the conclusions of the Farrell and Clark assessment, namely in respect of the sensitivity of the Gynn Lane frontage. Fundamentally it has been prepared without the benefit of the latest illustrative layout. Based on our own independent assessment by Wardell and Armstrong, we have found, when considering the illustrative layout (SK01C), the impact on the Grade II listed building to be limited.

1.15 In coming to this conclusion its significance as a Grade II asset and Historic Environment Record has also been taken into account. To detail, mitigation measures which have limited the harm such as the introduction of a 50m buffer distance from the heritage asset to the nearest developed land. We have drawn on the site's topography to limit visual impact on the asset, retaining the intervening established bank of vegetation and focussing development to the south and east whilst still achieving the required densities and an overall yield of 50 units.

1.16 Whilst the tree belt across the site entrance is the most sensitive location in terms of the setting, it would not be wholly developed. Ludhill Dike would be retained for the majority of its length and culverted only where necessary for the road. Through a careful road alignment which has been agreed with Kirklees Council arboricultural and highways officers which is required for site access, trees of only moderate to low value are required for removal (see Arboricultural Implications Assessment prepared by TPM Landscape). This is with the benefit of proposed vertical alignments. These removed trees could then be replanted at an appropriate ratio on site within the areas stated in line with common practice to mitigate the impact on the character of the area. Visibility splays can largely be achieved to the west without removal of existing tree cover, with the exception of a non native Cyprus hedge which is buffered with existing mature vegetation between the site and the heritage asset, providing a visual break (see figure 1).

1.17 The pedestrian footpath would be located east of the site entrance away from the heritage asset so as to limit harm. In terms of the setting of the heritage asset and character of the locality, the access is screened due to the bend in the road and established mature vegetation (Figure 1). Much of the building's significance involves the front elevation which would be unaffected (Figure 2). It is therefore important to consider the development in the context of the reduced significance of the rear elevation of the Grade II listed building, comprised through 20th Century extensions and uPVC glazed windows (Figure 3).



Figure 1 – View looking to site from rear elevation of 30/32 Gynn Lane

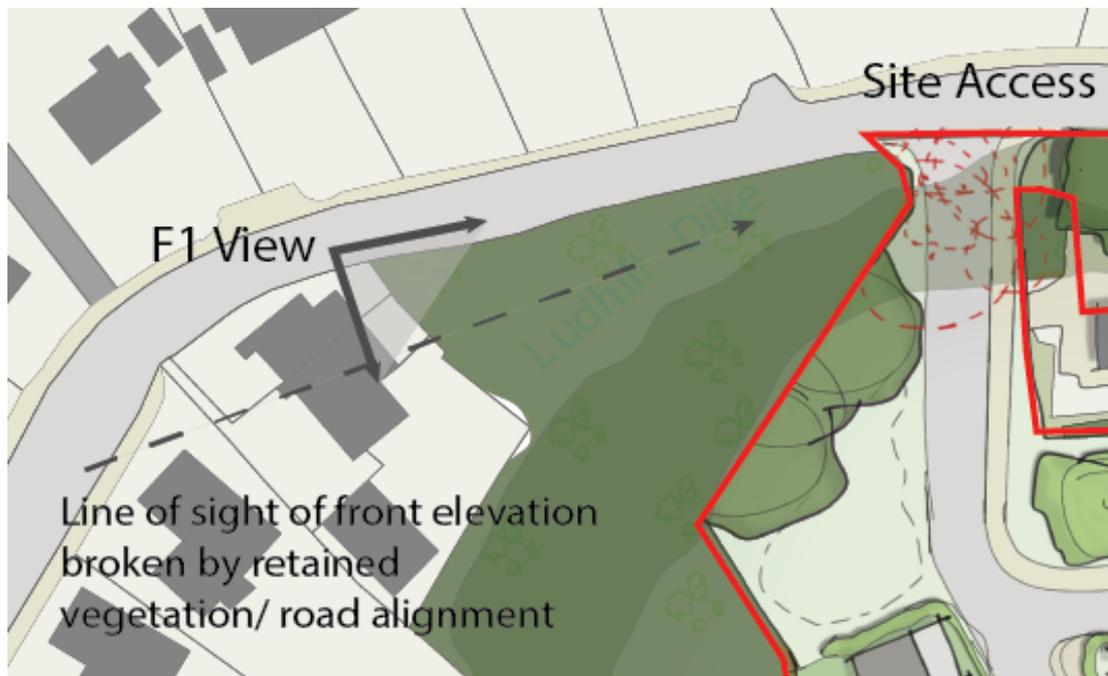


Figure 2 – Plan view of heritage asset in respect of site

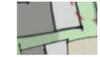


Figure 3 – 30/32 Gynn Lane rear elevation, compromised through 20th Century single storey additions and uPVC Glazed windows.

- 1.18 Whilst we accept there may be harm to the heritage asset, we have assessed this with the relevant technical experts and can independently confirm that this would be limited and can be seen in the context of the housing strategy of policy PLP3 as the Submission Local Plan requires and the presumption in favour of sustainable development.
- 1.19 In summary, we can confirm and agree with the Kirklees that, in the planning balance, this is an extremely sustainable site, is entirely deliverable and developable in accordance with the definitions of paragraph 47 of the NPPF (footnotes 11 and 12) and that the very special circumstances exist to warrant Green Belt release in this location and contribute towards the acute housing crisis.
- 1.20 H584 therefore represents a sound housing allocation in the context of a sound Local Plan.



KEY

-  Site Boundary
-  Proposed Development
-  Existing vegetation
-  Existing buildings
-  1 Replanting to mitigate loss of TPO trees
-  2 Area of Play/ Amenity Space
-  3 Grade II Listed 30/32 Gynn Lane
-  4 Native wildflower meadow trim trail
-  5 Shared Space private access
-  6 Pedestrian Access to Marsh Platt Lane
-  7 Drainage attenuation feature

Illustrative Layout
Land at Gynn Lane, Honley

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drawing no. SK01
 rev C
 scale 1:1250 @ A3
 drawn by RM
 checked by MB

drawing Illustrative Layout
 job no. LEPL319405
 date 1 February 2018

