

9th May 2017



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Submitted via Planning Portal Ref: PP-06055771

Dear Sir,

Town and Country Planning Act 1990 (As Amended)
Land at Dunford Road, Hade Edge, Holmfirth
Full planning application for erection of 59 dwellings and associated means of access
Jones Homes (Yorkshire) Limited

1. Introduction

We are instructed by Jones Homes (Yorkshire) Limited, to apply for full planning permission for the erection of 59 dwellings at land to the east of Dunford Road, Hade Edge.

An outline application, submitted by Jones Homes (ref: 2016/91967) in June 2016, is currently under consideration by the Council. This is a separate, standalone application, submitted in full and therefore provides greater detail and certainty on important matters such as design and layout.

The application comprises the following documents:

- i. The application forms
- ii. This covering letter
- iii. Planning Statement (Savills)
- iv. Design & Access Statement (Niemen Architects - ref: 2847)
- v. Draft Section 106 agreement
- vi. Statement of Community Involvement (Savills)
- vii. Extended Phase 1 Habitat Survey (Applied Ecological Services Ltd)
- viii. Golden Plover Survey Methodology (Applied Ecological Services Ltd)
- ix. Phase 2 Ground Investigation Report (Michael Joyce Associates - to be submitted separately due to file size).
- x. Flood Risk Assessment (Dudleys Consulting Engineers)
- xi. Transport Statement (Part A & Part B) – Appendices Including RSA, Designers Response to RSA and Vehicle Swept Paths (Sanderson Associates)
- xii. Drawing References (Niemen Architects):
 - Location Plan (2847-0-000 B)
 - Proposed Site Plan (2847-0-001 E)
 - Proposed Site Plan – Colour (2847-0-001-E)
 - Proposed Street Scenes (2847-0-002 B)
 - Floor Plans and Elevations for Bungalows (2847-0-005)
 - Floor Plans and Elevations for Banbury House Type (2847-0-006)

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- Floor Plans and Elevations for Northwood House Type (2847-0-007)
- Floor Plans and Elevations for Holcombe House Type (2847-0-008)
- Floor Plans and Elevations for Stratton House Type (2847-0-009)
- Floor Plans and Elevations for Cranford House Type (2847-0-010)
- Floor Plans and Elevations for Beverley House Type (2847-0-011)
- Floor Plans and Elevations for Latchford House Type (2847-0-012)
- Floor Plans and Elevations for Northwood House Type (2847-0-013)
- Floor Plans and Elevations for Latchford House Type – Plots 23 & 25 (2847-0-014)
- Floor Plans and Elevations for Beverley House Type – Plots 31 & 39 (2847-0-015)
- Floor Plans and Elevations for Banbury House Type – Plots 13 & 55 (2847-0-016)
- Floor Plans and Elevations for Holcombe House Type – Plots 4 & 59 (2847-0-017)
- Floor Plans and Elevations for Holcombe House Type – Plot 22 (2847-0-018)
- Single garage (2847-0-019)
- Double garage (2847-0-020)

The requisite planning application fee of £20,084 for the application has been paid via cheque issued under separate cover.

2. The Site

The application site consists of approximately 2.5 hectares of land, which is currently vacant, open land. It is located in the village of Hade Edge, which is approximately 10.5 km to the south of Huddersfield town centre. The village is also approximately 2.75km to the south of Holmfirth which provides access to a range of shops and services.

It is relatively flat, with levels across the site falling steadily from the southwest, totalling approximately 10 metres. Hade Edge Methodist Chapel sits to the west of the site and is a Grade II Listed building. In addition, the village currently has a school (Hade Edge Junior & Infant) and a butcher's shop. There is also a band/village club building and adjacent to this is a playground with play equipment for children. A public house sits to the north of the village, on the junction of Penistone Road and Longley Edge Road. A football pitch is also located close to the Band Club.

There are open fields to the north, east and partially to the south. To the west is Dunford Road, and beyond this is largely existing residential development. This is characterised by cul-de-sac developments of varying sizes. Estate type housing, with closely spaced properties, is present within the village on the western side of Dunford Road, and more especially on the Bayfield Close/Dunford Road development to the northern part of the village.

3. The Proposal

This is a full planning application for the erection of 59 dwellings. A full complement of plans has been submitted with this application, including proposed floor plans and elevations. Following pre-application discussions with the Council and consultation with the local community, the number of units proposed has been reduced from 64 down to 59 and the retail unit previously included in the scheme has now been removed.

The development adopts a cul-de-sac type approach, which replicates the type of development already found in Hade Edge and particularly present on the western side of Dunford Road (on Hopefield Court, Abbey Close, Abbey Court and especially Green Abbey)

Vehicle access into the site is proposed from Dunford Road, via a new access point. Further details of this are set out in the accompanying Transport Statement, prepared by Sanderson Associates.

This scheme has increased the variety of house types proposed, with two bungalows and an increased number of semi-detached (12) and terraced (10) properties. The properties range from 2 bedrooms up to

5 bedrooms. The development would therefore deliver a diverse mix of house types, catering for a range of future occupants in terms of size and demographics.

The dwellings will be constructed from a mix of natural stone (Cottingley Natural Walling Stone) and a high quality artificial stone (Costhorpe Black Old Weathered) which has been accepted elsewhere by Kirklees Council, including recently at St. Mary's Avenue, Netherthong. Natural stone will be used to Plots 1-4, 51-54 and 59, to take account of the Dunford Road frontage and the presence of the Listed Chapel.

4. Pre-application advice

A pre-application meeting with the Council's Major Developments Officer was held on the 24th January 2017 and a meeting subsequently held on the 7th March at Kirklees Council's offices. A formal, written response was received on the 20th April 2017.

This letter confirmed that the *"Council is currently unable to demonstrate a five year supply of deliverable housing sites."* This response also stated that, *"the proposal could amount to sustainable development"*, which supports the principle of residential development on this site.

5. Assessment

The acceptability of this proposal is considered in detail in the accompanying Planning Statement at Section 6. This covers the key matters of: Principle of Development (including Housing Land Supply, Kirklees Local Plan, Unitary Development Plan and Sustainable Development), Layout, Design, Drainage, Ecology and Highways.

In summary, it is noted that the is currently allocated as Provisional Open Land (POL) in the Unitary Development Plan (UDP). As Kirklees is unable to demonstrate a 5 year supply of housing land, Policy D5 of the UDP is out of date. The NPPF's Presumption in Favour of Sustainable Development, set out at paragraph 14, is therefore engaged. The development is considered to constitute Sustainable Development as it delivers economic, social and environmental benefits, as set out in Section 6 of the Planning Statement.

The site also benefits from a draft Housing Allocation in the emerging Local Plan.

The proposal has been considered against the relevant Unitary Development Plan Policies and the National Planning Policy Framework and is considered to be acceptable in that regard.

6. Conclusion

The proposed development would deliver 59 new homes at a time when Kirklees Council is unable to demonstrate a 5 year supply of housing land. This includes the provision of 12 new affordable homes and significant Section 106 contributions as set out at Section 8 of the Planning Statement.

In light of the above, we conclude that the proposal is meritorious and planning permission should be granted without delay.

We trust that the details included with this submission provide you with sufficient information to register and consider the application. In the meantime, should you require any further clarification or additional information, please do not hesitate to contact Jonathan Ainley at these offices.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Savills", written in a cursive, stylized script.

Savills
Planning

cc. Howard Gray – Jones Homes (Yorkshire) Limited