

**Consultation Response from KC,
Policy**
2020/90725 Land at, Penistone Road, Fenay Bridge, Huddersfield, HD8 0AW
Erection of 74 dwellings with associated access, parking and open space
Date Responded:
**Responding Officer: Elaine
Orme**
Responding Ref:

The site is allocated in the Local Plan for housing development (reference: HS1) therefore the principle of development on the site is accepted. It is noted the applicant has had pre-application discussions with the Council prior to the submission of this application.

The site allocation box in the Local Plan notes three site constraints for the site. This notes environmental constraints relating to noise from adjacent Penistone Road; the site is close to an area of archaeological interest and the site is located in a high risk Coal Referral Area. The site is allocated for 68 dwellings; this application is for 74 dwelling which is in excess of 35 dwellings per hectare as specified in Policy LP7 however it is considered in accordance with the Local Plan Methodology due to the proximity of the site to a main transport corridor.

The provision of 100% affordable housing is welcomed on this site and will contribute to meeting affordable housing needs across the district and specifically within this locality. It is considered the amount of affordable housing provision proposed meets the policy requirement of LP11 and the Interim Affordable Housing Policy.

Any affordable housing provision should be indistinguishable from market housing in terms of achieving the same high quality of design. It is noted that this site achieves a higher density that specified in the site allocation box and it is important that all housing development should ensure a high standard of amenity for future occupiers, in accordance with criterion b of LP24. The Council has not adopted the Nationally Described Space Standards, but these are used as a benchmark for ensuring that homes offer sufficient internal space to provide high standards of amenity, it is recommended that the proposed housing is broadly in line with these space standards.

In terms of site layout; the Kirklees Highway Design Guide SPD should be used to inform the site layout. The site layout should have regard to LP24 with particular attention given to residential amenity, promoting walkable neighbourhoods and minimising the risk of crime. There is scope to reduce the number of rear gardens which face onto Penistone Road on the northern section of this site. It is unclear from the plan if there is a direct north-south pedestrian route; but this could be provided to link the residents of the site to the public open space provision and to link residents to bus stops on Penistone Road. In terms of parking provision, criterion e of LP22 applies which states that a range of parking solutions should be considered, and that car parking should be visually unobtrusive. The site plan shows a large parts of the site having car parking on both sides of the street and to the frontage of houses; which could be more flexibly accommodated or broken up by planting.

Policy LP20 relates to the consideration of sustainable travel. This site is located in a sustainable location adjacent to a main transport corridor. The opportunity to promote and utilise sustainable modes of travel in this location should be emphasised. It is noted that the applicant has submitted a travel plan to outline measures to encourage the reduction of car use, it should be ensured this is secured via s.106 and also should encourage bus use by the

promotion of metro cards. The site also lies adjacent to part of the Core Walking and Cycling network as identified by local plan policy LP23. At present, the site layout provides no connected links to this route and opportunities should be sought via s.106 to secure improvements to the adjacent disused railway line where possible or other green routes in the locality. Strategic highways should be consulted in this respect as part of the highways consultation response. It is noted all dwellings will be provided with an electric vehicle charging point in accordance with local plan Policy LP24.

In relation to policy LP63 (New Open Space) of the Local Plan new residential proposals are required to provide open space to meet the needs of the development based on an assessment of the quantity, quality and accessibility of the existing open space within an area taking into account any deficiencies. This analysis will help determine the need for new on-site or off-site open space, enhancement of existing provision and/or a financial contribution and considers the need to provide for different types of open space.

The assessment at the end of this response indicates the open space requirement for a development of 74 houses in this location. Further detailed information should be sought from the Landscape/Parks & Open Spaces teams.

Policy LP63 is clear that where existing open space is insufficient to meet local needs, new open space on-site would be preferred to meet the needs of the development. Where this is not viable, the expansion or improvement of existing open space in the area can be acceptable. In areas where existing provision is sufficient, new open space can be provided on-site for amenity purposes and to achieve a well-designed scheme.

There appears to be open space provided as part of this proposed development. The below assessment identifies existing deficiencies in the quantity of park/recreation grounds and amenity greenspace in the area and a deficiency in access to parks and recreation grounds, amenity greenspace and provision for children and young people.

Open space provision should therefore be provided in accordance with policy LP63 for recreational purposes, the provision of parks and recreation grounds, amenity greenspace on-site and a Locally Equipped Area of Play (LEAP) is required. The Landscape Team should be consulted for their views on the location of a LEAP and whether a financial contribution towards the improvement of existing play facilities within the area would be more appropriate in lieu of on-site equipped play provision.

Open Space Quantity, Quality & Accessibility Assessment						
Open Space Types	Quantity Standard (Almondbury)	Quality Standard	Accessibility Standard	Outcome	Amount (sq m) required per dwelling	Total amount (sq m) required for 74 dwellings
Parks & Recreation Grounds	Not met The district wide quantity standard for park and recreation grounds is 0.8 ha per 1,000 population. However, current provision within the ward is below this standard at 0.65 ha per 1,000 population.	Not applicable	Not met	Existing deficiencies indicate the need for useable recreation space. Explore opportunities to provide recreation space on-site within the development or off-site within a 15 minute walk. For developments of 11-500 dwellings, a financial contribution towards new or enhanced provision within the vicinity may be appropriate.	19.44 sq m	1438.56 sq m Minimum amount required

Natural/Semi-natural Greenspace	Met The district wide quantity standard for natural/semi-natural greenspace is 2ha per 1,000 population. Current provision within the ward is 2.12 ha per 1,000 population.	Met (Jumble Wood)	Met	New provision not required.	48.6 sq m	New provision not required.
Allotments	Met The district wide quantity standard for allotments is 0.5 ha per 1,000 households Current provision within the ward is 0.68 ha per 1,000 households.	Met (Oak Tree Avenue Allotments)	Met	New allotment provision not required.	5 sq m	New allotment provision not required.
Amenity Greenspace	Not met The district wide quantity standard for amenity greenspace is 0.3 ha per 1000 population. Current provision within the ward is 0.18 ha per 1,000 population.	Not applicable	Not met	Provide new amenity greenspace on-site.	14.58 sq m	1,078.92 sq m Minimum amount required
Children & young People	Not applicable - No quantity standard has been set against which to	Not met	Equipped children's	As the development is for 74 dwellings this triggers the	6.1 sq m for children's	991.6 sq m Minimum amount required

	assess quantity deficiencies.		provision not met Teen provision met	requirement for a Locally Equipped Area of Play (LEAP). Please contact the Landscape Team for further comments.	equipped designated play area 7.3 sq m for young people provision	
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