

**Consultation Response from KC,
 Policy**
2020/91896 Pentlands, New Mill Road, Holmfirth, HD9 7LN
Demolition of existing dwelling and erection of 25 dwellings with associated access and external works
Date Responded: 05/08/20 Responding Officer: TB/AL Responding Ref:

The proposal forms part of Local Plan housing allocation HS189, accounting for 0.43 hectares of the housing allocation and leaving 0.14 hectares undeveloped. The proposal also includes an unallocated garden site which is currently occupied by Pentlands. The proposal accounts for approximately 0.53 hectares. NPPF paragraph 70 states “Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”. Any proposal that includes the redevelopment of a residential garden should have regard to Local Plan Policy LP7 and delivering the efficient and effective development land (in this case a Local Plan housing allocation) and policy LP24 and the respecting and enhancing the character of the townscape.

The Site Allocation Box in the Local Plan states that site HS189 has a capacity of 12 dwellings. This capacity is based on the previous planning permission (2014/91492) for 4 dwellings to the west of the site. The calculations for indicative capacities in the Local Plan are set out in the Housing Topic Paper which accompanied the Local Plan at Examination, stating in paragraph 5.17 that “In some cases, sites proposed as housing allocations in the Local Plan may have also recently received planning permission. The housing capacity of the planning permission has been used as the indicative site capacity as this represents a realistic assessment of the amount of housing a site is likely to deliver if the planning permission is implemented.” As that planning permission has not been implemented, the starting point for assessing the site’s development potential should be Local Plan Policy LP7.

Policy LP7 considers the efficient and effective use of land and buildings. In part one of the policy criterion D states that proposals ‘will allow for access to adjoining undeveloped land so it may subsequently be developed’. The proposal leaves approximately 0.14 hectares of site HS189 undeveloped and it is unclear if there any plans for this remainder of the site; the application does not seek to provide access to it. Local Plan allocation HS189 is adjacent to another Local Plan housing allocation HS191; no provision is made to access this site and HS191 has planning permission for 56 dwellings (2015/93824) with the site access (2018/91579) shows no provision made for access from this site. However both sites are able to be developed with access from New Mill Road. Under Policy LP5 ‘Masterplanning Sites’ it would be desirable to coordinate infrastructure delivery on both sites together, though it is understood that work has commenced on the adjacent site.

The second part of LP7 states that that developments should achieve a net density of at least 35 dwellings per hectare. This proposal provides housing at a density of 48 homes per hectare. The higher density on the site should be balanced against other issues on the site such as character and residential amenity (LP24), biodiversity (LP30) and the provision of open space (LP63).

Under Policy LP11, 20% of the total homes should be affordable and meet local housing needs as identified in the SHMA (2016). Further detail is set out in Strategic Housing’s response.

Open Space should be provided on site, in accordance with Local Plan policy LP63, as set out below.

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. As such, the assessment below indicates the open space requirement for a development of 25 dwellings in this location. However, the application site is identified as part of a larger housing allocation (site (HS191) which has an estimated capacity of 56 dwellings. The provision of open space should therefore be considered in relation to whole allocated housing site.

Open Space Quantity, Quality & Accessibility Assessment						
Open Space Types	Quantity Standard (Holme Valley South ward)	Quality Standard	Accessibility Standard	Outcome	Amount (sq m) required per dwelling	Total amount (sq m) required for 25 dwellings
Parks & Recreation Grounds	Not met The district wide quantity standard for natural/semi-natural greenspace is 0.8 ha per 1,000 population. However, current provision within the ward is below this standard at 0.7.2 ha per 1,000 population.	Sands Recreation Ground is assessed as a high value open space in the council's Open Space Study 2016. Consult Landscape team for further Green Space Appraisal information and comments regarding requirements for detailed quality enhancements.	Met (Sands Recreation Ground)	Existing quantity deficiencies indicate the need for useable recreation space. A financial contribution towards the enhancement of existing provision nearby may be appropriate to meet quantity deficiencies and identified quality deficiencies following a Green Space Appraisal by the Landscape team.	19.44 sq m	486 sq m Minimum amount required A financial contribution may be required towards the enhancement of Scholes Recreation Ground subject to comments from the Landscape team.
Natural/Semi-natural Greenspace	Not met (within urban area) The district wide quantity standard for natural/semi-	Consult Landscape team for further information and comments regarding requirements for detailed	Met (Berry Bank Wood)	Explore opportunities to provide new natural/semi-natural greenspace, such as	48.6 sq m	1,215 sq m Minimum amount required

	natural greenspace is 2ha per 1,000 population. Current provision within the ward (urban area) is 1.51 ha per 1,000 population.	quality enhancements at Berry Bank Wood.		natural areas, landscaping treatments and tree planting. A financial contribution towards new or enhanced natural/semi-natural greenspace nearby may be appropriate, particularly to support habitat creation.		
Allotments	Not met The district wide quantity standard for natural/semi-natural greenspace is 0.5 ha per 1,000 households. Current provision within the ward is 0.16 ha per 1,000 households.	Not met Kirkroyds Lane Allotments are identified of medium quality.	Partly met (Kirkroyds Lane Allotments are within 15 minutes of the site)	New allotment provision is required for developments over 50 dwellings. As this site is part of a larger allocated housing site, new and/or enhancements to existing allotments should be considered on a proportionate basis.	5 sq m	125 sq m Minimum amount 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 0.05 ha per 1,000 population.	Met	Met	Provide new amenity greenspace on-site to meet the needs of the development.	14.58 sq m	365 sq m Minimum amount required

Children & young People	Not applicable - No quantity standard has been set against which to assess quantity deficiencies.	Contact the Landscape team for detailed information regarding the need for quality improvements to existing provision at Sands Recreation Ground.	Equipped children's provision met (Sands Recreation Ground). Teen provision met (Sands Recreation Ground).	Developments over 51 dwellings trigger the requirement for a Locally Equipped Area of Play (LEAP). A proportionate contribution to new or/and enhanced provision should be provided as part of this proposed development. Please contact the Landscape Team for further comments.	6.1 sq m for children's equipped designated play area 7.3 sq m for young people provision	335 sq m Minimum amount required
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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 no open space provided as part of this proposed development. The above assessment identifies existing deficiencies in the provision of existing park/recreation grounds, natural/semi-natural greenspace, allotments and amenity greenspace in the area. Provision for these types of open space should therefore be provided in accordance with policy LP63 and a proportionate provision for a Locally Equipped Area of Play (LEAP) is required. The Landscape Team should be consulted for their views on the need for quality improvements at Sands Recreation Ground 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.