

**Consultation Response from KC,  
 Policy**
**2022/90469 Rose And Crown Inn, 132, Knowl Road, Golcar, Huddersfield, HD7 4AN**
**Outline application for residential development for up to 14 dwellings and associated infrastructure following the demolition of existing public house, including consideration of layout and access (within a Conservation Area).**
**Date Responded:** 05/04/2022

**Responding Officer:** Jacob Parker-Henry

**Responding Ref:**

This outline application is for a residential development of up to 14 dwellings. The site is located within Golcar Conservation Area and includes (i) the Rose and Crown Public House (PH) and associated car park which is unallocated on the Local Plan (adopted in February 2019) and (ii) open space (plots 10-13 on the proposed layout) which is protected as a small valuable green space under Local Plan policy LP61 (Urban Green Space) in the Kirklees Local Plan Strategy and Policies document (Appendix 4).

**Local Plan Policy LP48: Community Facilities and Services**

The proposed development includes the loss of a PH, which is permitted through LP48 under certain circumstances. These are;

- a. there is no longer a need for the facility and all options including the scope for alternative community uses have been considered; or
- b. its current use is no longer viable;
- c. there is adequate alternative provision in the locality to serve the local community which is in an equally accessible location; or
- d. an alternative facility of equivalent or better standard will be provided, either on-site or equally accessible; and
- e. any assets listed on a Community Asset Register have satisfied the requirements under the relevant legislation.

The applicant therefore needs to provide evidence for any applicable criteria to meet this policy requirement.

**Local Plan Policy LP61: Urban Green Space**

The proposed development should be considered against policy LP61 which protects small valuable green spaces from development unless specific exceptions can be met. These exceptions include where:

- a. an assessment shows the open space is clearly no longer required to meet local needs for open space, sport or recreation facilities and does not make an important contribution in terms of visual amenity, landscape or biodiversity value; or
- b. replacement open space, sport or recreation facilities which are equivalent or better in size and quality are provided elsewhere within an easily accessible location; or
- c. the proposal is for an alternative open space, sport or recreation use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing green space.

Criteria (b) and (c) are not relevant in this case. In terms of criteria (a) the Kirklees Open Space Study 2016 (KOSS) assessment did not identify the area of open space subject to policy LP61 (site ref OLS 351) as surplus to requirements of open space. This site is classified as natural/semi-natural greenspace in the KOSS and was assessed as being of low value. In assessing whether sites are potentially surplus to requirements as part of the KOSS, sites scoring a low rating on the open space site assessment were

considered further taking into account the level of open space provision within the ward and specific site considerations. In this case, the further analysis of the site identified a quantity deficiency in natural/semi-natural greenspace in the Golcar ward at 0.8 hectares per 1,000 households compared to the Local Plan quantity standard for natural/semi-natural greenspace of 2 hectares per 1,000 households. The recommendation in the KOSS was the site (OLS 315) should be retained as open space as it adjoins an existing bowling green and the current provision of natural/semi-natural greenspace provision in the Golcar ward is below the minimum benchmark standard.

### **Local Plan Policy LP11: Housing Mix and Affordable Housing**

As the outline application proposes up to 14 dwellings, this is above the affordable housing contribution threshold (site size is 0.4ha or more, or, 10 or more dwellings). Therefore, affordable housing is expected to be contributed. The level set out in this policy is 20% of all dwellings. The split for affordable homes tenure type is 55% affordable/social rent, 45% immediate respectively. Furthermore, 25% of the affordable homes are required to be First Homes (This makes up part of the immediate tenure split).

Paragraph 65 of the NPPF also states that 10% of all dwellings in a development should be affordable homeownership (immediate tenure).

The latest evidence set out in the Kirklees Strategic Housing Market Assessment (2016) shows that for Kirklees Rural West, where this site is located, there is an imbalance of smaller affordable homes (1-2 bedrooms), meaning 1-2 beds are in greater need. The Housing Growth team should be consulted for advice on the appropriate housing growth provision.

### **Local Plan Policy LP7 Efficient and Effective Use of Land and Buildings**

This policy states that "*Housing density should ensure efficient use of land, in keeping with the character of the area and the design of the scheme: a. developments should achieve a net density of at least 35 dwellings per hectare, where appropriate;*". The size of this site is 0.4 hectares meaning a density of 14 dwellings would be required. As this outline application proposes up to 14 dwellings, if the full 14 dwellings are achieved, the proposal will be compliant with this policy.

### **Local Plan Policy LP24: Design**

Policy LP24 criteria (a) states that proposals should promote good design by ensuring the form, scale, layout, and details of the development respects and enhances the character of the townscape, heritage assets and landscape. This policy applies to this application and is especially important as there are several listed buildings in close proximity to the site.

The following criteria are also relevant;

- Criteria (b) also states that design should consider appropriate distances between buildings and creation of development-free buffer zones between housing and employment uses, incorporating screening where necessary.
- Criteria (d) states that design should consider high levels of sustainability.
- Criteria (e) states that the design should minimise the risk of crime by enhanced security and the promotion of well-defined routes, overlooked streets and high levels of activity.
- Criteria (f) states that design should meet the needs of different users, including disabled people, older people, and families.
- Criteria (g) states any new open space that are required should be accessible, safe, overlooked and strategically located with the site and integrated into the wider green infrastructure.

- Criteria (h) states that the design of the development should contribute towards enhancing the natural environment, support biodiversity and connects to, and enhances, the ecological networks and green infrastructure.

It could be recommended that the valuable open space to the north of the site could be used for the open space provision for this development as per Policy LP63, and also contribute towards the biodiversity net gain that is required. This would be policy compliant to criteria (b) of Policy LP61.

### Local Plan Policy LP35: Historical Environment

As the site is located within Golcar conservation area (CA2) Policy LP35 is also applicable. Criteria 3(b) states that “Consideration should be given to the needs to: ensure that proposals within Conservation Areas conserve those elements which contribute to their significance”. The Conservation team should therefore be consulted for their comments.

### Open Space Provision

As this proposal is for more than 10 dwellings, new open space provision is required in accordance Local Plan policy LP63 (New Open Space) and the Open Space SPD to meet the needs of the development. This is based on an assessment of the quantity, quality and accessibility of the existing open space within the 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 14 dwellings in this location. Further detailed information should be sought from the council’s Landscape team.

Open Space Types	Quantity Standard (Golcar Ward)	Quality Standard	Accessibility Standard	Outcome	Amount (sq m) required per dwelling	Total amount (sq m) required for 14 dwellings
<b>Parks &amp; Recreation Grounds</b>	Not Met.  The local standard is 0.8ha per 1,000 population.  Current provision in the ward is 0.34 ha per 1,000 population.	Met.  Two Furrows Recreation Ground was assessed as high value in the council’s Open Space Study 2016.  Longfield Avenue Recreation Ground was assessed as high value in the council’s Open Space Study 2016.	Met.  Two Furrows Recreation Ground within a 15 min walk.  Longfield Avenue Recreation Ground within a 15 min walk.	Existing quantity deficiencies indicate the need for useable recreation space. For developments of 10-500 dwellings, a financial contribution towards the enhancement of existing provision nearby may be appropriate to meet quantity deficiencies or identified quality deficiencies following a Green Space Appraisal by the Landscape Team.	19.44 sq m.	272 sq m  Minimum amount required.  A financial contribution may be required towards existing recreation grounds in the vicinity, such as the Two Furrow Recreation Ground subject to comments from the Landscape team.
<b>Natural/Semi-natural Greenspace</b>	Not Met.	Not Met.	Met.	Explore opportunities to provide and/or enhance natural/semi-natural	48.6 sq m.	680 sq m  Minimum amount required.

	<p>The local standard is 2ha per 1,000 population.</p> <p>Current provision within the ward is 0.8ha per 1,000 population.</p>	<p>Golcar Flatts assessed as medium value in the council's Open Space Study 2016.</p>	<p>Golcar Flatts within a 15 min walk.</p>	<p>greenspace on or off-site, such as natural areas, landscaping treatments and tree planting.</p> <p>For developments of 10-199 dwellings, a financial contribution towards new or enhanced natural/semi-natural greenspace nearby may be appropriate, particularly to support habitat creation and connectivity with the Kirklees Wildlife Habitat Network.</p>		
<b>Allotments</b>	<p>Not met.</p> <p>The local standard is 0.5ha per 1,000 households.</p> <p>Current provision within the ward is 0.1ha per 1,000 households.</p>	<p>Met.</p> <p>Allotments, Moorcroft Avenue was assessed as high quality in the council's Open Space Study 2016.</p>	<p>Met.</p> <p>Allotments, Moorcroft Avenue within a 15 min walk.</p>	<p>New provision not required as the proposed dwelling numbers are below the required threshold.</p>	<p>Dwelling threshold not met.</p>	<p>Dwelling threshold not met.</p>
<b>Amenity Greenspace</b>	<p>Not Met.</p> <p>The local standard is 0.3ha per 1000 population.</p> <p>Current provision within the ward is 0.15ha per 1,000 population.</p>	<p>Unknown</p> <p>New Street Public Open Space needs assessment.</p>	<p>Met.</p> <p>New Street Public Open Space within 15 min walk.</p>	<p>Provide new amenity greenspace on-site to achieve a well-designed scheme and quality of place and/or enhance existing provision nearby if appropriate.</p>	<p>14.58 sq m.</p>	<p>204 sq m Minimum amount required.</p>

<b>Children &amp; young People</b>	Not applicable - No quantity standard set to determine deficiencies.	Existing facilities in the area (Two Furrows Ground) may require quality improvements. Contact the Landscape Team for their comments.	Equipped children's provision met (New Street Play Area & Two Furrows Recreation Ground).  No teen provision within 15 min walk.  No major skate parks within 2km.  No MUGA within 2km.	Developments of 10-50 dwellings trigger the requirement for a Local Area of Play (LAP).  Please contact the Landscape Team for further comments.	6.1 sq m for equipped children's play area.  7.3 sq m for young people provision.	188 sq Minimum amount required.
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### Biodiversity

In accordance with Policy LP30 criterion (ii) development proposals are also required to minimise the impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist, and the council's approved Biodiversity Net Gain Technical Advice Note. The Environment Act requires mandatory biodiversity net gain (BNG) of at least 10%, to be secured for 30 years via planning obligations or conservation covenants. The BNG can be delivered onsite, offsite or via a financial contribution. Further comments should be sought from the Biodiversity Officer.

### Summary

As part of the application site includes an existing public house, Local Plan policy LP48 would need to be satisfied. The remaining part of the site is identified as a small valuable green space protected from development under Local Plan policy LP61 (Urban Green Space). The proposed development would be contrary to this policy as none of the exceptions are satisfied.