



Land at Occupation Lane and Carrs Close, Staincliffe,
Dewsbury, WF13 4BJ.

Conversion of existing properties at Carrs Close to create 6 no. apartments and construction of a new build 12 no. apartment block, with associated infrastructure, access, and landscaping works.

Supporting Planning Statement.

On behalf of Homelife Holdings Ltd.

May 2022.

SEYMOUR
PLANNING

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Appendix 1: LPA Pre-app response letter.

Appendix 2: Public Consultation Document.

1. Introduction.

1.1 This Planning Statement has been prepared by Seymour Planning (SP) Ltd on behalf of Homelife Holdings Ltd in support of their planning application for the proposed redevelopment of this site at Occupation Lane/Carrs Close in Staincliffe, Dewsbury.

1.2 The proposed redevelopment comprises the conversion of existing properties at Carrs Close to create 6 no. apartments and construction of a new build 12 no. apartment block, with associated infrastructure, access, and landscaping works.

1.3 The purpose of this Planning Statement is to examine the main planning issues relating to the development proposed.

1.4 This Planning Statement is informed by and should be read in conjunction with the following plans and supporting documents:

- Location, site, existing and proposed plans, and elevations (Cartwright and Gross Architects).
- Design and Access Statement produced (Cartwright and Gross Architects).
- Transport Statement produced (Vectio Consulting).
- Ecology Reports including Biodiversity Net Gain Metric (by Living Ecosystems).
- Drainage proposals (by LK Consult).
- Residential Noise Survey (by Nova Acoustics).
- Landscape proposals and planting plan (by DEP).
- Phase I Contaminated Land Report (by LK Consult).
- Climate Change Statement (Cartwright and Gross).

1.5 This Planning Statement demonstrates why the proposal accords with national and local planning policy. It explains why the proposal constitutes sustainable development. It justifies why planning permission should be granted.

2. Site location and analysis.

Context and Location.

2.1 The application relates to land at Carrs Close and Occupation Lane in Dewsbury. It sits within the wider predominantly residential area of Staincliffe. The surrounding area also provides a variety of local amenities and services as well as good public transport connections. It is therefore a highly accessible and sustainable location.

The application site.

2.2 The planning application relates to a roughly rectangular shaped plot of land set at the end of Carrs Close and which extends in a southerly direction to the footway at Occupation Lane. The land slopes gently downwards in a southerly direction from Carrs Close at the north to Occupation Lane at the south.

2.3 The site currently contains 3 no. dwellings sited in a short terrace in the northern half of the site at the end of Carrs Close. These properties are two storeys in height with pitched roofs being part stone part brick construction. The properties have enclosed gardens to the front and rear. These properties are served by 3 no. car parking spaces located at the end of Carrs Close which is an unadopted cul-de-sac.

2.4 The southern half of the site is undeveloped and sparsely vegetated with self-sown vegetation. The front portion of the site adjoining Occupation Lane is fenced off with a low kick rail timber fence and laid to grass verge.

2.5 The site is adjoined to the east by residential dwellings set within a relatively new development off Highfield Close. A pair of semi-detached properties adjoin the eastern boundary off Occupation Lane presenting the side elevation to the application site. The rear elevations of properties off Highfield Close and their back gardens adjoin the sites eastern boundary.

2.6 On the opposite side of Occupation Lane lie a row of traditional stone cottages. They present a single storey to Occupation Lane due to ground levels to the south falling away.

2.7 To the west the site is adjoined by an area of public open space which is landscaped and contains a footpath running through it. Further to the north lies a group of stone cottages arranged around Carrs Close an unadopted cul-de-sac drive serving these properties.

2.8 The northern boundary is adjoined by the gable elevation of a further residential property off Highfield Close.

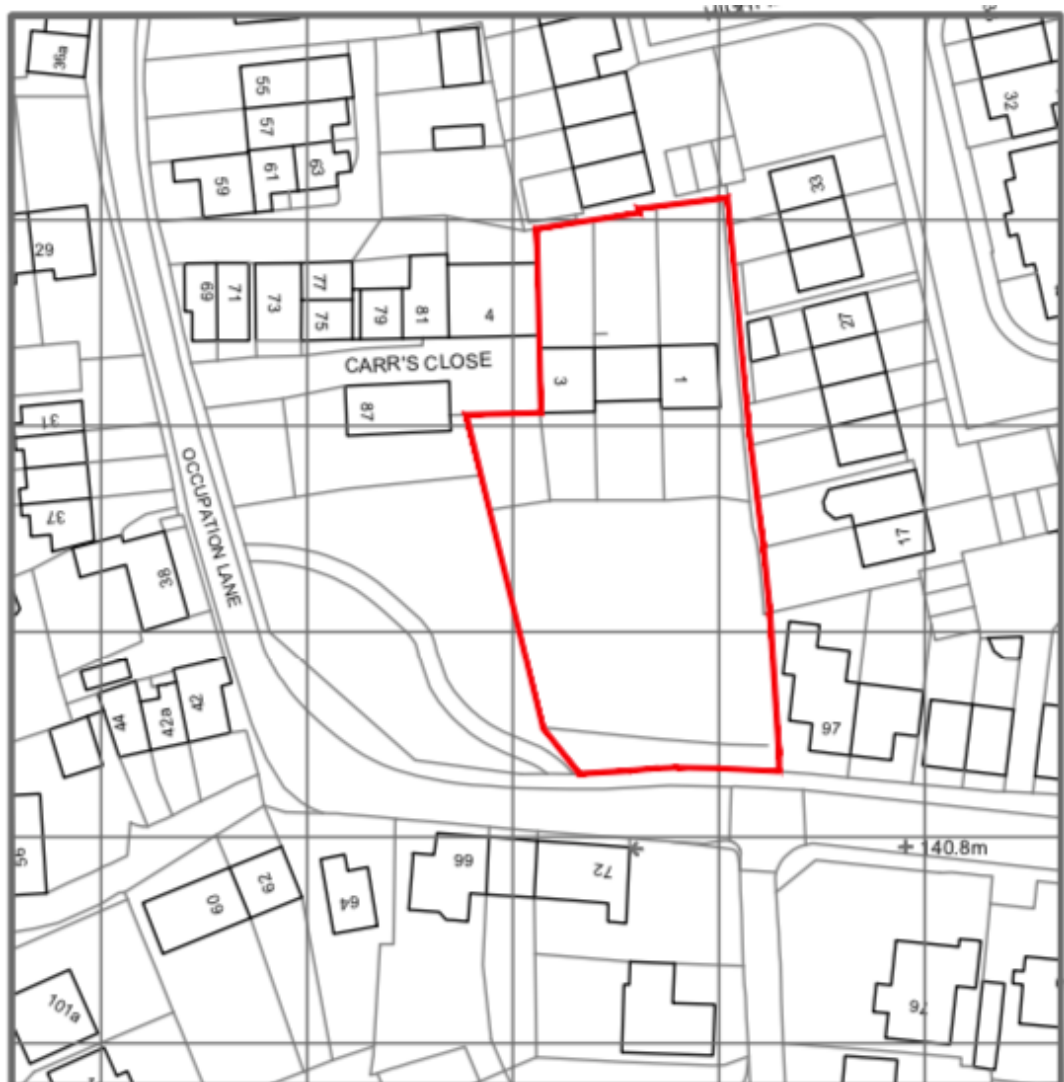


Figure 1: Site location.

Other Information.

2.9 The site does not contain or lie adjacent to any Locally Listed Buildings.

2.10 The site does not contain or lie adjacent to any Statutorily Listed Buildings.

2.11 The site is not in a Conservation Area.

2.12 The site is not affected by Tree Preservation Order.

2.13 There are no public rights of way that cross site.

2.14 The site is designated as lying within land covered by Flood Zone 1 status according to the Environment Agency (EA) Flood Map.

3. Planning History.

3.1 The application site has the following previous planning history.

- 2017/90668 – Outline application for erection of 5 dwellings. Approved 26/5/2017.
- 2012/93954 – Outline application for erection of 5 dwellings. Approved 15/2/2013.
- 2007/90703 – Removal of condition 25 relating to pedestrian footpath link to previous permission 2006/62/93089/E1 for erection of residential development for 133 no. dwellings with garages. Approved 21/6/2007.
- 2006/03089 – Erection of residential development for 133 no. dwellings with garages. Approved 7/11/2006.

4. Pre-application Advice and Statement of Public Consultation.

- 4.1 Prior to submission of this planning application our client has engaged with the Local Planning Authority (LPA) through formal pre-application submission (ref: 2021/20662) in accordance with advice within the National Planning Policy Framework (paragraphs 39 – 46).
- 4.2 This planning application has therefore evolved over time taking on board the advice of the LPA to arrive at this final design solution. This chapter therefore clearly identifies a willingness to fully engage with the LPA at pre-application stage to front-load the planning process in accordance with national planning advice.
- 4.3 The pre-application response letter from the LPA is attached at Appendix 1.
- 4.4 In addition to the above and in accordance with the advice provided by the LPA at pre-application stage our client has also engaged with the local community to make them aware of the proposal and gather their views. In total 60 no. nearby properties and 3 no. Ward (Batley West) Councillors (Cllr Yusra Hussain, Cllr Gwen Lowe, and Cllr Shabir Pandor) were notified with a consultation document to make them aware of the proposals for the site.
- 4.5 A copy of the consultation document is attached at Appendix 2 of this statement.
- 4.6 Four responses were received in total. The responses are summarised below:
- Cllr Gwen Lowe replied to ask where the proposed site is located.
 - One resident from 72 Occupation Lane replied with concerns about the existing on road parking on Occupation Lane; and with concerns that they objected to social rented housing being provided in an area where they currently live.

- One resident replied from Highfield Chase, with concerns about the existing on road car parking on Occupation Lane, and the potential of the new build apartment building blocking sunlight to their rear garden.
- One resident in the three cottages at Carrs Close that are to be converted to six apartments replied asking what will happen to the three families currently living in the cottages.

5. The Proposal.

- 5.1 This full planning application is submitted on behalf of Homelife Holdings Ltd. It seeks planning permission for the redevelopment of the site at Carrs Close and Occupation Lane. The proposed redevelopment comprises the conversion of existing properties at Carrs Close to create 6 no. apartments and construction of a new build 12 no. apartment block, with associated infrastructure, access, and landscaping works
- 5.2 The existing 3 no. properties at Carrs Close would be converted to provide 6 no. apartments (Building 1). Internally 6 no. 1 bedroomed apartments would be provided with a GIA of 47 or 49 m². Each unit would provide a good level of amenity for residents. A new stairwell extension would be added to the southern elevation. The external elevations would remain otherwise unchanged.
- 5.3 The new build apartment block would be built on the existing vacant southern portion of the site (Building 2). This would be a single block of building orientated to face onto Occupation Lane and set back from this highway with a small car park to the site frontage that is set in landscape grounds. The existing verge to the site frontage would be retained.
- 5.4 The new build block is three storeys in height with a pitched roof over. It contains a single storey extension to the ground floor and full height lift/stair block to the rear elevation. It is of traditional style and proportions in terms of its design and would complement building 1 retained to the rear. The property has fenestration to all elevations except the eastern elevation which has been retained blank to protect the amenities of adjoining properties. Internally 12 no. 1 bedroomed apartments would be provided with a GIA of 47 or 49 m². Each unit would provide a good level of amenity for residents. On the ground floor a small communal lounge, staff office and staff restroom/facilities would also be provided.
- 5.5 Please refer to the accompanying DAS which provides further information and full justification for the design submitted.

- 5.6 The development would provide 9 no. car parking spaces. 3 no. spaces would be retained within the small car parking area at the end of Carrs Close. 6 no. new spaces (including 1 no. disabled bay) would be provided to the new building frontage accessed via a new access/egress onto Occupation Lane. The car park would contain 2 no. Electric Vehicle Charging Points. The new access improvements and the site/proposals highways and accessibility credentials are fully set out within the supporting Transport Statement prepared by Vectio Consulting.
- 5.7 The development would be set in attractively landscaped grounds. An appropriate gradient footway would link the two blocks set between landscaping and amenity areas. A large area of communal amenity space would be provided to the rear of building 1.
- 5.8 Please refer to the accompanying Landscape Plan which sets out the landscape proposals for the site in detail. It also identifies the way in which the development provides Biodiversity Net Gain through planting of appropriate hedgerow and other measures within the landscape scheme proposed.

6. Local Planning Policy.

6.1 Legal Context.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The statutory Development Plan in this instance comprises policies set out in:

- **Kirklees Local Plan Strategy (KLPS)** (adopted 27th February 2019).
- **Kirklees Local Plan and Allocations & Designations Document (KLPAD)** (adopted 27th February 2019).

As the above were adopted prior to the latest publication of the National Planning Policy Framework (NPPF) the weight to be attached to Development Plan policies should be judged against whether they accord with the NPPF and the National Planning Practice Guidance (NPPG).

6.2 KLPS policies.

Relevant policies are:

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP3 – Location of new development
- LP4 – Providing infrastructure
- LP7 – Efficient and effective use of land and buildings
- LP11 – Housing Mix and Affordable Housing
- LP20 – Sustainable travel
- LP21 – Highways and access
- LP22 – Parking
- LP23 – Core walking and cycling network

- LP24 – Design
- LP27 – Flood risk
- LP28 – Drainage
- LP30 – Biodiversity and Geodiversity
- LP32 – Landscape
- LP33 – Trees
- LP35 – Historic environment
- LP38 – Minerals safeguarding
- LP47 – Healthy, active and safe lifestyles
- LP51 – Protection and improvement of local air quality
- LP52 – Protection and improvement of environmental quality
- LP53 – Contaminated and unstable land
- LP63 – New open space

6.3 Supplementary Planning Guidance.

Supplementary Planning Guidance (Saved SPG's and SPD's) does not form part of the Statutory Development Plan nevertheless it does provide non-statutory Council approved guidance that supports the adopted CS and saved SUDP Review policies and is a material consideration when determining planning applications.

The following supplementary guidance documents are relevant:

- Housebuilder Design Guide Supplementary Planning Document (2021)
- Noise Report - Advice for Developers
- Waste Management Design Guide for New Developments (October 2020)
- West Yorkshire Air Quality and Emissions Technical Planning Guidance
- Highway Design Guide Supplementary Planning Document (2019)
- Open Space Supplementary Planning Document (2021)
- Biodiversity Net Gain Technical Advice Note (2021)
- Climate Change Guidance for Planning Applications (2021)

7. National Planning Policy.

Background.

7.1 The National Planning Policy Framework (NPPF) was republished in July 2021.

The NPPF sets out the Government's economic, environmental, and social planning policies for England. Taken together, these policies articulate the Government's vision for sustainable development which should be interpreted and applied in determining planning applications.

7.2 In addition, the Government published its National Planning Practice Guidance (PPG) in March 2014. The web-based resource pools together a series of planning guidance documents into a new format. It is intended to be used to assist in the interpretation and execution of the NPPF. It is also therefore a material consideration in the determination of this application.

National Planning Policy Framework (NPPF).

7.3 Relevant points which positively relate to the proposed development are outlined as follows:

- Paragraph 7 outlines the purpose of the planning system is to contribute to the achievement of sustainable development.
- Paragraph 8 specifies that there are three objectives to sustainable development: economic, social and environmental.
- Paragraph 11 specifies that at the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and

- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - *the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.*
- Paragraph 60 states LPA's should support the Governments' objective of significantly boosting the supply of homes, that it is important that a sufficient amount and variety of land can come forward where needed and that the needs of groups with specific housing requirements are addressed.
- Paragraph 92 outlines that decisions should aim to achieve healthy, inclusive and safe places.
- Paragraph 111 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- Paragraph 119 identifies that planning should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- Paragraph 126 specifies that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Paragraph 130 sets out that planning policies and decisions should ensure that

developments *inter alia*:

- ✓ Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - ✓ Are visually attractive as a result of good architecture, layout and appropriate effective landscaping;
 - ✓ Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
-
- Paragraph 154 sets out that new development should avoid increased vulnerability to the range of impacts arising from climate change and help reduce greenhouse gas emissions.
 - Paragraph 166 confirms that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.
 - Paragraph 174 sets out that planning policies and decisions should contribute to and enhance the natural and local environment.
 - Paragraph 180 confirms that planning policies and decisions should fully consider biodiversity impacts.
 - Paragraph 219 specifies that due weight should be given to existing policies, according to their degree of consistency with the NPPF; the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.

8. Planning analysis.

Analysis.

7.1 The main planning issues for consideration are:

- Principle of Development.
- Efficient and effective use of land.
- Occupancy and Affordability.
- Design and Residential Amenity.
- Highways: accessibility, servicing, and parking
- Ecology.
- Open space provision/Heads of Terms.
- Environmental issues.
- Sustainable development.

Principle of Development.

8.1 The site constitutes part previously developed or “Brownfield” land and part undeveloped land. The whole site is unallocated land in the KLPS.

8.2 The site lies within an existing residential area in a sustainable/accessible urban location close to a range full range of services, facilities, and public transport.

8.3 The site has a history of achieving planning permission for residential development most latterly in 2017 under planning permission ref: 2017/90668.

8.4 Given the above local planning policy position, the planning history, and the sites physical and locational attributes its redevelopment for 18 no. apartments is considered entirely consistent with the development plan. There can therefore be no objection to the principle of the residential redevelopment of this site in landuse terms.

Efficient and effective use of land and buildings.

8.5 It should be noted that the proposal follows the advice of KLPS Policy LP7 and the NPPF by efficiently and effectively using this underutilised and low environmental value site in a highly accessible location to provide new housing whilst still providing a good level of amenity for residents including substantial amenity space, parking, and spacing between buildings.

Occupancy and Affordability.

8.6 The development seeks consent for 18 no. 1 bedroomed apartments. The layout includes a small amount of support staff accommodation. The proposal has specifically been designed to provide a form of assisted independent living accommodation. In summary all occupants can live independently with the need of only limited support. The overall use would therefore remain within C3.

8.7 The proposal has been developed in conjunction with Tony Bacon, Contracts and Commissioning Manager, (Adult Services) Kirklees Council. Adult services are supportive of the application and have worked closely with Andrew Hopkinson (Homelife Holdings Limited) to inform the design; and to identify the opportunity, and the housing need, for the development.

8.8 The planned development is intended as affordable housing for local residents, and residents of Kirklees with an assessed care need or disability. 100% of the housing will be for social rent set in accordance with the Government's rent policy for exempt Social Rent.

8.9 Each property will provide one-bedroom self-contained accommodation. The development will be managed by a Registered Provider social landlord. Provision is in place to ensure that the housing remains available as social affordable exempt accommodation for future households due to the properties being on a long lease 'for the purpose as exempt rent social supported housing' with a

Registered Provider. This ensures that the housing is designated as affordable social housing for a sustained period.

8.10 The proposal will therefore fully comply with KLPS policy LP11.

Design and Residential Amenity.

8.11 KLCS policy LP24 seeks to ensure that all new development is of a good quality design, respects the character of the area in which it is located, provides good levels of amenity for existing and intended residents and provides a safe and attractive environment. The NPPF in parallel advises similar requirements stressing the importance of good/high quality design within new development. In addition, at a more detailed level, the Councils related SPD's seek to further ensure that satisfactory privacy and amenity is provided for both existing and intended residents at new development sites.

8.12 The proposed development will achieve the above aims. Justification for the design on the proposal and its impact on the site and surrounding area is fully set out in the supporting architectural Design and Access Statement.

8.13 The properties are all an appropriate size and design to exceed the Nationally Described Space Standards and therefore provide excellent quality living accommodation for residents. Adequate and attractive open space would also be provided for residents.

8.14 The proposal dwellings will have no negative impact physically or visually on any adjoining land, buildings, or neighbours. The proposed development will sit comfortably in position and scale in relation to the sites shape and size. The council's separation distances are provided between existing dwellings and the proposed development in all directions. No unacceptable levels of overlooking or loss of privacy would therefore result.

8.15 The development utilises a traditional approach to architecture to respect the nearest dwellings and remain in keeping with the wider surrounding area.

Appropriate materials of external construction are proposed to be used to ensure the development respects the character of the area.

- 8.16 In general, it is considered that the proposal will provide a high quality efficient and effective development for the site. The proposal is therefore considered to comply with relevant development plan policy LP24 and the Housebuilders Design Guide SPD and the advice of the NPPF. There are therefore not considered to be any residential layout or amenity reasons to resist the proposal.

Highways: accessibility, servicing, and parking.

- 8.17 The application is supported by a Transport Statement. The report makes a full assessment of the proposal in terms of the site's accessibility and its access impact on the local highway network, servicing, and parking.

- 8.18 The site is in an accessible location close to local facilities/amenities and public transport. This will help discourage the use of the private motor vehicle and mean that prospective tenants realistically do not need a private motor vehicle for their everyday activities to reside at this site. The development provides cycle storage facilities and EV Charging points.

- 8.19 The proposal incorporates measures to facilitate the development and ensure no severe impacts on the highway safety of the area. The design incorporates turning space within the site for a service vehicle, refuse collection points and a new site entrance combined the required visibility spays onto Occupation Road.

- 8.20 Paragraph 109 of the NPPF specifically identifies that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. The proposed design and supporting Transport Statement identify that neither situation would result.

8.21 The proposal is therefore considered to comply with the objectives of KLPS policy LP21 and the Highways Design Guide SPD. The proposed development therefore presents no highway safety or technical highway issues for concern.

Ecology.

8.22 The application is supported by a series of Ecology and protected species surveys which collectively deal with the biodiversity interests at the site. The full findings are set out in these associated accompanying reports. There are no trees of any importance on the site.

8.23 In addition, a DEFRA Biodiversity Metric assessment has been undertaken. The assessment has identified that a 10% net gain in biodiversity can be accommodated on site. This is identified on the submitted Matrix and illustrated on the attached Landscape Plan. The landscaping mitigation measures identified can be secured by a suitably worded planning condition by the LPA.

8.24 There are therefore no ecology reasons to prevent the development taking place in accordance with KLPS policies LP30 and LP32.

Public Open Space Provision/Heads of Terms.

8.25 The proposal will comply with the Councils open space policies LP63 and Open Space SPD. Any contributions required to comply with off-site provision requirements will be provided in accordance with the Council normal procedures e.g. S106.

Other Environmental Issues.

8.26 The application is supported by a Residential Noise Survey. The report concludes that there are no noise issues to prevent the residential redevelopment of the site.

8.27 The application is supported by a drainage report. The report concludes there are no drainage reasons to resist the development as proposed.

8.28 The application is supported by a Phase I Land Contamination Report. The report concludes there are no land contamination or stability issues to prevent planning permission being granted and there is sufficient information on the potential contaminative status of the site to allow a conditional approval of this planning application. The applicant is willing to accept a planning condition(s) to address any contaminated land issues that may affect the site in accordance with the Council standard approach.

8.29 KLPS Policies LP24, LP 26 and LP47 encourage sustainable design and the incorporation of energy efficiency in all development proposals. The application is supported by a Climate Change Statement which identifies how the proposal has considered energy efficiency and reduced energy demand.

Sustainable Development.

8.30 KLPS Policy LP1 and the NPPF seeks to promote sustainable development.

8.31 The NPPF requires that the LPA should help achieve sustainable development by:

- *Approving development proposals that accord with an up-to-date development plan without delay.*

8.32 The proposal would secure an efficient reuse of this partially existing previously developed site to provide 18 no. high quality homes to meet a specific housing need within a highly accessible urban location. This is in accordance with the Councils priorities for housing development.

8.33 This submission identifies that there are no landuse, design, residential amenity, highways, ecology, or other environmental adverse impacts that would result from this development. The proposal therefore accords with the development plan. Furthermore, there are no specific policies of the NPPF that indicate that development should be restricted.

8.34 The proposal therefore undoubtedly represents sustainable development in accordance with the NPPF and Policy LP1 of the development plan.

9. Conclusion.

- 9.1 The proposed redevelopment comprises the conversion of existing properties at Carrs Close to create 6 no. apartments and construction of a new build 12 no. apartment block, with associated infrastructure, access, and landscaping works.
- 9.2 The proposal will result in a housing policy compliant high-quality form of development within this part of Dewsbury. The site is in a highly accessible location with easy access to public transport, shops, services, and amenities. The proposal will efficiently use the site to increase residential units in this preferred accessible partial brownfield location.
- 9.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.
- 9.4 It is submitted that the individual merits of the proposal, in respect of compliance with local and national planning requirements, as set out within this statement, should be given full and significant weight in the determination and support of the application.
- 9.5 The NPPF seeks to achieve sustainable development. Paragraph 11 of the NPPF specifies there should be a presumption in favour of sustainable development.
- 9.6 This proposal is considered to accord with the main aims and objectives of the development plan. There are no economic, social or environmental negative impacts that result from the development. The proposal would therefore result in sustainable development in accordance with development plan and the NPPF.
- 9.7 It is therefore respectfully requested that the LPA grant planning permission for the development as proposed.

Appendix 1: LPA Pre-app response letter.

Enquiries to: Christopher Carroll

Tel: 01484 221000
Fax: 01484 221613
Email: christopher.carroll@kirklees.gov.ukSteven Marshall
Cartwright and Gross Chartered Architects
The Golden Lion
Middle Hillgate
Stockport
SK1 3EHDavid Shepherd
Strategic Director Growth and
RegenerationDate: 21st October 2021
Our Ref: 2021/20662

Dear Mr Marshall,

Enquiry Number: 2021/20662**Description: Residential development and conversion of 3 dwellings****Location: Land adjacent to 97 Occupation Lane, Staincliffe, Dewsbury, WF13 4BJ**

I acknowledge receipt of your request for pre-application advice received on 15th July 2021 in relation to the above proposal and site.

A virtual pre application meeting took place between officers (Christopher Carroll – KC Development Management; Mark Berry – KC Highways Development Management; Emma Mills – KC Landscapes; Mohammed Nasim – KC Environmenta Health and Richard Thornton – West Yorkshire Police) and Andrew Hopkinson (Developer) on 18th October 2021.

1. Background

The enquiry site consists of three residential terrace dwellings, developed in the mid 20th century with access from Carr's Close and an unmaintained, open area of grass/scrub land, denoted by timber fencing.

Outline planning permission was granted on the new build site in 2013 (Reference: 2012/93954) and in 2017 (Reference: 2017/90668). The previously approved development proposals consisted of the erection of 5 attached dwellings each with 2 associated vehicular parking spaces and the provision of a new access and turning head directly off Occupation Lane.

The enquiry is supported by an enquiry form, location plan, development appraisal.

This proposal is to change of use of the existing terrace houses to provide 6 small residential units and to construct a block of 12 new residential units on the new build site. The intention is to providing new housing for adults with a social care need.

3 parking spaces are to be provided the proposed 6 units with access from Carrs Close and 7 parking spaces are to be provided the proposed 12 units with access from Occupation Lane.

As part of the pre-application advice service, the following internal teams have been consulted. Please be aware that not all of the below consultees responded. These teams would be consulted as part of the decision-making process should an application be received:

- KC Adult Services
- KC Anti-Social Behaviour (Comm Protect)
- KC Conservation and Design
- KC Ecology
- KC Environment Health
- KC Flood Management and Drainage
- KC Highways Development Management
- KC Landscape
- KC Policy
- KC Public Health
- KC Public Rights of Way
- KC Strategic Housing
- KC Trees
- KC Waste Strategy (Refuse and Cleansing)
- WY Police Crime Prevention

It should be noted that no consultation has been carried out with external consultees such as Yorkshire Water, and the Coal Authority. It is strongly advised that you contact such bodies before an application is submitted.

2. Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan that was adopted on 27th February 2019.

It is considered that the following Local Plan policies are relevant for the proposal:

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP3 – Location of new development

- LP4 – Providing infrastructure
- LP7 – Efficient and effective use of land and buildings
- LP11 – Housing Mix and Affordable Housing
- LP20 – Sustainable travel
- LP21 – Highways and access
- LP22 – Parking
- LP23 – Core walking and cycling network
- LP24 – Design
- LP27 – Flood risk
- LP28 – Drainage
- LP30 – Biodiversity and Geodiversity
- LP32 – Landscape
- LP33 – Trees
- LP35 – Historic environment
- LP38 – Minerals safeguarding
- LP47 – Healthy, active and safe lifestyles
- LP51 – Protection and improvement of local air quality
- LP52 – Protection and improvement of environmental quality
- LP53 – Contaminated and unstable land
- LP63 – New open space

Other material considerations include:

- National Planning Policy Framework (July 2021)
- National Planning Practice Guidance
- Housebuilder Design Guide Supplementary Planning Document (2021)
- Noise Report - Advice for Developers
- Waste Management Design Guide for New Developments (October 2020)
- West Yorkshire Air Quality and Emissions Technical Planning Guidance
- Highway Design Guide Supplementary Planning Document (2019)
- Open Space Supplementary Planning Document (2021)
- Biodiversity Net Gain Technical Advice Note (2021)
- Climate Change Guidance for Planning Applications (2021)
- Affordable Housing Supplementary Planning Document (2008)
- Interim Affordable Housing Policy (2020)

These documents can be found following this weblink - <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>

According to the council's mapping system, the site has following constraints:

- Coal Authority Advice - Development Low Risk Area
- Minerals Safeguarding Area for Surface Coal Resource and/or Clay and Shale
- Radon Class: 1

- SSSI IRZs Kirklees buffer

3. Relevant Site Planning History:

There are a number of applications made for the enquiry site, the most relevant includes:

2017/90668 - Outline application for erection of 5 dwellings - Conditional Outline Permission 26/5/2017

2012/93954 - Outline application for erection of 5 dwellings - Conditional Outline Permission 15/2/2013

2007/90703 - Removal Of Condition 25 Relating To Pedestrian Footpath Link To Previous Permission 2006/62/93089/E1 For Erection Of Residential Development For 133 No. Dwellings With Garages – Conditional Full Permission 21/6/2007

2006/93089 - Erection Of Residential Development For 133 No. Dwellings With Garages - Conditional Full Permission with Section 106 Agreement – 7/11/2006

4. Clarification on the proposed development and Use Class

Notwithstanding the information submitted with this proposal, and the additional details provided in the course of the pre-application process, there is still some uncertainty in respect of the future operation of the site.

It is understood that the premises would be operated by a Registered Provider (or Housing Association) of social housing or a charity group offering similar services. It would not be market accommodation (homes for sale on the open market). The site would offer accommodation to provide accommodation for adults of a working age (18-65) with a social care need. It is understood that the service would offer a domiciliary support service which will operate from an on-site office. Care staff are responsive to people within minutes due to the proximity of the office, and each apartment is fitted with a call system. The type of support offered is help with personal care, maintaining a tenancy, paying bills, help in being accompanied to the shops and to appointments.

Any future planning application should be supported with clarification regarding the type and level of social care needs of the occupants, the length of time of the occupancy and evidence that clearly demonstrates the need for this type of accommodation in this particular location. If you have any examples of similar developments elsewhere, or if the layout is based on a national guidance document, that would be useful to support any future application.

5. Land use and principle of development

Based upon the above, further information is still necessary in order to understand the use class that is being sought in this case.

Whilst it is noted that an element of care would be provided, which might suggest that the proposal would be a C2 Use - provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).

A C4 'house' in multiple occupation would be defined as a small shared house occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. In this case, there would be more than six and consequently, if it were not a C2 use, it would be considered a sui-generic use.

The supporting information shows the staff and communal space. Thus, if there are additional education and support facilities, in my view, the proposal could also represent a change of use from residential to a sui-generic use comprising residential and support accommodation for adults with social care needs.

In terms of the principle of such a development, the site includes dwelling houses and an area of land which is unallocated in the Kirklees Local Plan and does not form part of a designated urban green space. Planning Policy have reviewed the enquiry and raise no objections to the principle of development within this location. It is acknowledged that this area of land has previously had approval for residential development (Reference: 2012/93954 and 2017/90668).

The enquiry site is considered to be located within an existing residential area with its proximity to public transport and other facilities, is in an accessible and sustainable location. Therefore, there is no objection in principle to the proposal in relation to land use. However, this would be subject to an assessment of all other relevant policy considerations as set out below.

6. Design and amenity considerations

Limited information has been provided to provide a robust response in relation to Local Plan Policy LP24, NPPF Chapter 12, the National Design Guide and the Housebuilders Design Guide. Any planning application should address these documents and supported by a Design and Access Statement that takes into account the prompts set out in the Housebuilders Design Guide.

Within the design response, the development appraisal makes reference to the previous outline permission (Reference: 2017/90668), however, it must be noted that this was an outline permission with all matters reserved (i.e. access, appearance, landscaping, layout and scale). Thus, no design parameters have been established with this outline permission.

The proposed layout within the development appraisal shows that the principal elevation of the apartment block would front onto Occupation Lane, which is welcomed. However, officers consider that the proposal would fail to acknowledge and enhance the building line that exists with the neighbouring residential development and the proposed street frontage would be inappropriately visually dominated by the parked car. In addition, the proposed apartment development should take advantage and positively respond to the adjacent public open space. It is also unclear if and how the proposed apartment development would visually and physically connect and positively relate with the proposed converted dwelling houses.

Separation distances between buildings are set out in paragraph 7.19 of the Housebuilders Design Guide SPD and should be adhered to. The proposed layout currently shows insufficient separation distances would be achieved between the existing terrace dwelling units and the proposed apartment block. There is also insufficient information to assess the level of impact on residential amenity of the proposal on adjacent dwelling units.

The development appraisal appears to show that no physical works, such as enlargements or substantial alterations to the rear of the existing terrace building. Therefore, new instances of overbearing or overshadowing upon adjoining occupiers may not be caused.

However, if a planning application is submitted elevational plans should clearly show if there will be any proposed new window openings or if there will be any alterations to the existing window openings in the terrace dwelling houses. Plans should also clearly show the windows that would serve habitable rooms and the relationship with the existing neighbouring dwelling houses. The appropriateness of these new habitable room windows would need to be considered against paragraph 7.19 of the Housebuilders Design Guide SPD. Based on the information provided, officers have concerns that the proposal is likely to result in additional habitable room windows that could have an adverse impact on residential amenity of existing and proposed residents in terms of outlook and privacy of neighbouring properties.

It is uncertain as to the provision and access arrangements to private amenity space. Officers have concerns that the current arrangements would mean that not all occupants would have such access.

The proposed design within the development appraisal also appears to not have taken into consideration of the necessary on-site infrastructure such as waste storage and collection, surface water attenuation, soft and hard landscaping features or include any justification as to the proposed level of car parking. All of which will help to determine the scale of development that should be proposed on the site.

Advice cannot be provided on the scale and appearance of the proposal as no section drawings, street scenes, elevation drawings are provided with the enquiry. That said, officers have concerns about the proposed front extension to the existing middle terrace dwelling house that would include “a new internal staircase.” Officers consider that such feature would affect the residential amenity of future occupants in terms of overshadowing, outlook and privacy as well as the ‘comings and goings.’ In addition, this feature would visually disrupt the building’s simple symmetrical character and appearance, which is defined by two prominent front gable features with a subordinate central porchway feature. A projecting staircase feature is also proposed to the rear of the apartment block and again officers question how this feature can be successfully designed so that it does not have an adverse impact on residential amenity.

It is welcomed that all of the apartments would exceed the space standard thresholds set out in the Nationally Described Space Standards. However, a large number of the

apartments appear to be single aspect only. A double aspect apartment development would be more sustainable and create more attractive living accommodation with greater access to natural daylight and natural cross ventilation. The apartment block floor plans show that the groundfloor would accommodate a communal area, staff, lobby and welfare facilities. It is unclear as to the need and purpose of these facilities and whether these facilities are for the entire development.

The Conservation and Design Officer has reviewed the proposal and has explained that the proposal site is located on land to the south-east of a small group of unlisted cottages on Carrs Close. Some of these cottages appear from historic maps to date to the early 19th century and although they have been heavily altered, there is still evidence of historic architectural features such as hammer dressed stonework and quoins, stone slate roofing and mullioned windows. Another group of unlisted cottages is situated to the south of the proposal site and retains similar architectural detailing. 1-3 Carrs Close date to the mid-20th century and are not of historic interest. The officer has no objections to the proposed new development on land to the south, subject to the scale, external architectural detailing and materials of the new dwellings reflecting the local character and complementing the groups of historic buildings to the north-west and south of the site. The design should respect the townscape character in line with Policy LP24 of the Kirklees Local Plan and the proposal must retain local distinctiveness in line with LP35, without causing harm to the significance of the surrounding non-designated heritage assets.

7. Public open space, landscape, ecology and trees

As discussed at the meeting, it is advised that contact is made with the council's Disposals & Acquisitions Team as the frontage of the site with Occupation Lane is public open space and is in the ownership of Kirklees Council. Can I suggest that contact is made with Gary Fowler, Disposals & Acquisitions Team Leader, Ext. 72351, Email: gary.fowler@kirklees.gov.uk. If a planning application is forthcoming then the necessary notice should be served and the correct certificates should be signed and submitted.

It is acknowledged that access over the public open space (POS) has previously been considered acceptable. However, compensatory public open space was to be provided on-site. The pre application enquiry proposal shows the incorporation of car parking within the POS, which should be avoided and compensatory public open space should be offered in the form of either a contribution or on-site POS.

New residential developments (including assisted living) are required to provide public open space on site and/or a financial contribution to the enhancement of nearby public open space in accordance with Local Plan Policy LP63. While uncertainty remains over the intended occupants, it is assumed that any form of assisted living would seek a secure site. Without public access, on-site open space would not typically be accepted as POS. On this basis, it is assumed the site would offer no on-site POS and would require a 100% off-site contribution. Further advice is provided within the Open Space SPD.

For detailed further advice on landscape considerations please see the attached response from K.C. Landscapes.

No ecological surveys or assessments have been provided to support the pre-application enquiry. An Ecological Impact Assessment (EclA) would be required to support an application on the site. Please note a Preliminary Ecological Appraisal alone is highly unlikely to be sufficient.

The application is expected, within the EclA, to demonstrate a 10% ecological net gain on site using the DEFRA Biodiversity Metric 3.0. If 10% net gain cannot be demonstrated on site a financial contribution would be sought to offset the loss, to be spent on enhancing local ecology.

For detailed further advice on ecological considerations please see the attached response from K.C. Ecology.

The Tree Officer has confirmed that there are no trees of any importance on the site. However, a high-quality landscape scheme should support any forthcoming planning application. An appropriate landscape scheme will help assimilate the proposed development into its surrounding environment, particularly as the public will perceive this to be a loss of a green field open space. For instance, consideration should be given to the incorporation of trees and other appropriate soft landscaping elements to enhance Occupation Lane and the adjacent public open space. It is recommended that the ecologist works with the landscape designer to ensure that the landscape scheme also maximises the biodiversity net gain potential on-site, which in turn will help to lower off-site biodiversity net gain contributions. Further advice is provided in the council's Biodiversity Net Gain Technical Advice Note.

8. Highway and sustainable travel matters

All highway works should accord with the Kirklees Highways Design Guide SPD. As discussed at the pre application enquiry meeting the following issues were raised by officers:

- Any application will need to provide a justification for the proposed resident and staff car parking numbers, including parking surveys and examples of other similar proposals. This information can be included in a Technical Note.
- Cycle parking facilities should be included as detailed in the Highways Design Guide SPD.

The following detailed comments have also been provided by the Waste Strategy (refuse and cleansing) officer:

- The proposal would create a waste storage requirement totalling 6 x 1100ltr bins – 3 for general waste and 3 for recyclable waste, split proportionately between the two buildings (or an equivalent capacity in smaller containers).

- Carrs Close is unsuitable for access with a standard refuse collection vehicle and as such collection can only take place from Occupation Lane. On this basis, bins for the converted property would have to be presented in a suitable location off the highway but close to Occupation Lane, to allow collections to take place. This location must not result in the obstruction of the Highway or access to Carrs Lane. A suitable arrangement for the moving of bins would need to be in place as collection crews would not be able to fetch or return these bins to a storage location. The moving of wheeled bins along Carrs Close would be very difficult without significant road surface improvements and these bins would be in addition to those of the existing residents, making a potentially very crowded and unsightly area on bin collection day.
- Suitable bin storage and presentation space for the new building would also need to be included close to Occupation Lane at the southern entrance to the site.
- Bin storage must be sited to allow efficient access and manoeuvring space for residents/staff whilst being at least 6m away from any building OR constructed of fire-resistant materials in order to mitigate fire risk. This storage must in any case provide suitable screening from the street to minimise visual impact and prevent any overspill waste from spreading into the surrounding environment. Storage must also be secure to prevent unauthorised use/theft/damage to bins. It is not clear from the plans if such space can be provided at either of the buildings.
- Parked cars already present regular access issues for refuse collection on Occupation Lane and any increase of on street parking generated by the development should therefore be avoided.
- Waste management for the whole site will need very careful consideration to prevent negative impact on existing and future residents, and full detail for this element of the site layout and design must be included in any future application.

Full detailed guidance on waste management requirements can be found in in the Kirklees Waste Management Design Guide 2020 (available on the Planning advice notes page at: <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>)

9. Flood risk and drainage

The site has an area below 1ha and is fully within Flood Zone 1. Therefore, a site-specific flood risk assessment is not considered necessary at this time. A flood risk sequential and exception test would also not be required. There has been no previously reported flood incidents on the proposed site. The closest reported incident was 30m South West of the site caused by drainage issues.

During intense rainfall events drainage systems can often become blocked or overwhelmed. Any planning application should be supported by a flood route plan so that the Lead Local Flood Authority (LLFA) can understand where the flow of water will be in these circumstances and avoid unnecessary risk.

A drainage strategy would be required to support any subsequent application and should accord with the drainage hierarchy as outlined in Paragraph: 080 Reference ID: 7-080-20150323 of the Planning Practice Guidance. The LLFA have identified that the site may be a suitable candidate for soakaways, which should be explored in the first instance.

Any drainage strategy should accord with Local Plan Policy LP28. As the proposal includes the redevelopment of brownfield land, any proposal would have to demonstrate a minimum 30% reduction in surface water run-off (where previous positive surface water connections from the site can be proven). New connections will be subject to at least greenfield restrictions.

Early consideration should also be given to ensuring appropriate siting for attenuation features, including their future management and maintenance. Any subsequent application is likely to require a Section 106 Agreement to secure the management and maintenance arrangements of the site's attenuation features.

For elaborations on the points raised and further technical details on drainage and flood risk, please see the attached comments from the LLFA.

10. Environmental health

Environmental health officers have reviewed the application and have raised no concerns with regards to air quality, external artificial lighting, odours, foul drainage and private water supply. However, officers have provided the following commentary regarding the following matters:

Land contamination

The proposed development site is adjacent to land shown as being potentially contaminated from its former use as a mill (site reference 217/5). Therefore, contaminated land issues need to be considered.

The council would therefore expect a current Phase 1 Contaminated Land Report (Desk top study and site walkover) to be included with any future application for this development. If the agreed Phase 1 report has identified potential contaminated land risks, then a Phase 2 Intrusive Survey Report and if necessary a Remediation Strategy report will be required for approval before any ground works commence. If ground gas monitoring is necessary as part of the Phase 2 investigation the Phase 2 Report will not be considered to be acceptable unless the whole of the gas monitoring has been completed in accordance with current guidance, a report detailing only part of the gas monitoring will not be acceptable. We would require the developer to demonstrate that any contamination at the site has been remediated to a satisfactory standard before the new use commences.

All contamination reports shall be prepared in accordance with guidance in:

- *Land Contamination Risk Management (LCRM)*

- BS 10175:2011+ A2:2017 *Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group

Noise

The proposed development is near to an existing road, noise from which may have an adverse impact on future occupiers of the site. Officers will therefore expect a noise impact assessment to be provided with any future application. The assessment should determine the existing noise climate, taking all likely noise sources into consideration, and then detail how this will affect the proposed development. It should also detail any noise mitigation measures that will be required so that satisfactory sound levels will be achieved both indoors and at any outdoor amenity areas at the development. If windows need to be kept closed to achieve satisfactory indoor sound levels, then the mitigation measures will also need to include specific details of the alternative ventilation that will be provided as a substitute to opening windows. This needs to provide more than just background ventilation from trickle vents and in particular, needs to be capable of providing sufficient ventilation to give adequate cooling during hot weather to minimise the risks of overheating.

All noise assessments should be carried out by a competent person. Developers may wish to contact the Association of Noise Consultants <http://www.association-of-noiseconsultants.co.uk/> (020 8253 4518) or the Institute of Acoustics <http://www.ioa.org.uk> (0300 999 9675) for a list of members.

Loss of amenity caused by the construction of the development

There is a potential for loss of amenity to the occupiers of nearby properties from noise and vibration from the construction phase of the development. It is therefore likely that officers would recommend a condition restricting the times when noisy construction activities (including deliveries) will be permitted to 07.30 to 18.30 hours Mondays to Fridays, 08.00 to 13.00 hours, Saturdays and with no noisy activities on Sundays or Public Holidays.

Electric Vehicle Charging Points (EVCPs)

It appears that there will be provision for parking at the development therefore we would expect the details of the provision of Electric Vehicle Charging Points (EVCP) at the development to be included with any future application. These proposals should meet the recommendations in the West Yorkshire Low Emission Strategy (WYLES) current at the time of the application.

A standard EVCP needs to be capable of providing a continuous 16A, Mode 3 charging supply via a Type 2 socket. A continuous 32A supply would be more likely to be future proof and may be the required standard in the future.

11. Other matters

The site is within a Surface Coal Resource and/or Clay and Shale minerals safeguarding area. Although, officers would consider mineral extraction in this location would be inappropriate, due consideration still needs to be given to Local Plan policy LP38 of the Local Plan to demonstrate that this development proposal would not sterilise any future mineral extraction, and/or whether any of the exceptions set out in Policy LP38 are applicable.

Last year, the council declared a climate change emergency and Members take a keen interest in how development proposals have addressed this matter. As a minimum, the council's Climate Change Template should be 'filled in' and submitted with any future planning application. This will demonstrate how climate change (including in relation to renewable and low carbon energy, energy efficiency, water use, flood risk and drainage, management of water bodies and use of materials) has been properly considered, in line with Chapter 12 of the Local Plan and Chapter 14 of the NPPF.

In accordance with paragraph 40 of the NPPF, you are encouraged to carry out local consultation prior to submitting your planning application, and to set out the results of this consultation exercise in a Statement of Community Involvement. This consultation exercise should also include local ward members from Batley West. Contact details can be found following this link - <https://democracy.kirklees.gov.uk/mqMemberIndex.aspx>

Any proposal should prevent crime and opportunities for anti-social behaviour. This letter is accompanied by detailed comments from the West Yorkshire Police Designing Out Crime officer that should be considered. Measures in compliance with Secured by Design guidance ([http://www.securedbydesign.com/wp-content/uploads/2017/06/Secured by Design Homes 2016 V2.pdf](http://www.securedbydesign.com/wp-content/uploads/2017/06/Secured_by_Design_Homes_2016_V2.pdf)) would be appropriate. The advice provided by the Designing Out Crime Officer accompanies this letter. If you would like to discuss any of these measures, then please contact Richard Thornton (richard.thornton@westyorkshire.pnn.police.uk, 01484 221000).

If the enquiry as submitted as a planning application then planning obligations would need to be secured via a Section 106 agreement. These obligations would be necessary to ensure that the proposal is policy compliant. As discussed at the meeting it is important that the proposed land use and description of development is clear so that the obligations can be specifically tailored. Based on the information submitted, the likely planning obligations would include public open space financial contributions, biodiversity net gain financial contributions as well as management and maintenance arrangements of the proposed landscaping measures and drainage infrastructure.

12. Validation Requirements

For your planning application to be considered valid, you would need to submit the following information:

- Application Form, ownership certificates and notices

- Relevant plans and drawings, including location plan, existing and proposed site plans (including red and blue line boundaries), street scene drawings, existing and proposed elevation drawings, existing and proposed floor plans, existing and proposed site sections (also with other neighbouring buildings), finished floor levels and site levels, roof plans, existing and proposed car parking and access arrangements.
- Schedule of accommodation, including the sizes of each dwelling type in square metres (GIA)
- Design and Access Statement, including consideration of crime prevention measures
- Landscape Strategy clearly showing the existing, proposed public open space and private amenity spaces.
- Noise Impact Assessment and if necessary a ventilation/extraction statement
- Planning Statement, considering the key policy considerations and including any draft Heads of Terms for a Section 106 agreement
- Transport Technical Note clarifying and justifying the proposed parking provision
- Statement of Community Involvement (if details of local consultation are not set out in your Planning Statement)
- Site Waste Management Plan
- Drainage Strategy including details of surface and foul water disposal
- Ecological Impact Assessment, including the demonstration of net biodiversity gain and any subsequent survey work, including bat surveys
- Phase 1 contaminated land report

Kirklees's current validation requirements for planning applications can be viewed online at: <http://www.kirklees.gov.uk/beta/planning-applications/pdf/validation-checklist.pdf> .

13. Conclusion and way forward

Officers consider that the principle of an assisted living development proposal could be supported at this site due to it being sited within an established residential area with access to local amenities. However, as outlined in this letter, more information is required with regards to the proposal that is being sought, in relation to The Town and Country Planning (General Permitted Development) (England) Order 2015. This will ensure that confusion is avoided and that a more accurate assessment of the proposal can be made at the planning application stage.

As discussed at the meeting, the site's frontage with Occupation Lane (where access and parking are being sought) is defined by public open space, of which is owned by the council. Therefore, prior to an application being submitted it would be beneficial if this matter was resolved with Disposals & Acquisitions Team and KC Landscapes.

Concerns have been raised in relation to the proposed design in relation to positively responding to its context and impacts residential amenity, particularly in terms of privacy. These matters shall need to be given further consideration, particularly in light of the guidance set out in the Housebuilders Design Guide SPD.

Additionally, more information is also required in relation to the proposed parking provision, waste storage and collection, landscaping, ecology and environmental health matters to understand the acceptability of the proposal.

Please note that the advice set out in this letter is given without prejudice, and that any future planning application for development at this site would be subject to public consultation. Should you wish to discuss the contents of this letter, or require further information, please contact the case officer Christopher Carroll on the number above, or by email.

Yours sincerely,

David Wordsworth

David Wordsworth
Development Management
Team Leader, Majors and Minerals

Appendix 2: Public Consultation Document.



HomeLife
HOLDINGS

Presents:

Homelife is a leading developer of specialist housing. Based in the North, and working across the Country, we have strong social housing and commercial expertise, balanced with shared values, and an understanding of our Public Sector partners.

Mill Beck View | Dewsbury



The development consists of six apartments formed out of three existing properties on Carrs Close, and a new build block of 12 self-contained apartments. The housing will be self-contained accommodation for rent, for people with a local connection, or residents of Kirklees.

Let us know what you think

If you have any comments or queries regarding the proposed scheme please let us know.
All queries should be directed to andrew@homelife.uk.net



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