



Supporting Planning Statement

**Proposed development of 10no.
Affordable Homes on land Adjacent,
67, Chapelgate, Scholes, Holmfirth,
HD9 1SX.**

Date: April 2022

Reference: 15822



1.0 Introduction

- 1.1 This Supporting Planning statement has been prepared by ***D5 Planning, Town Planning Consultants*** on behalf of EcoHolmes and has been prepared to support a full planning application for the development of 10no. affordable homes.
- 1.2 EcoHolmes is a member-led community business with charitable status which has been established to help address and meet housing needs in the Holme Valley. They are creating affordable low-energy homes fit for the future in a climate change world.
- 1.3 They are part of the fast-growing community-led housing network, where local people play a leading role in solving local housing problems, building genuinely affordable homes and creating stronger communities in ways that are difficult through current mainstream housing.

Their mission is simply stated:

“We work with the people of the Holme Valley to create low-energy homes, fit for the future that people can afford “.

- 1.4 This document provides background information on the application site, sets out the relevant planning policy and the case for the development.

2.0 Site Description

- 2.1 The application site is located on the fringe of the settlement of Scholes which is in a semi-rural setting approximately 2km to the south of Holmfirth town centre. A site location plan is provided below.

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2.2 The site comprises of a sloped area covered with rough grass and trees. The east and northern perimeter of the site abuts Dean Bridge Lane and Chapelgate, respectively. There is no existing formal vehicular access onto the site whilst there is an informal walking route which traverses through the centre of the site.

2.3 The western boundary comprises of a row of residential properties off Chapelgate whilst to the south and south-west the boundary abuts open grassed fields.

3.0 Proposed Development

3.1 The proposed development is for 10no. Affordable Homes with associated access, car parking and open space.

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3.2 As a full planning application, it is supported by detailed drawings of the proposed dwellings along with hard and soft landscaping details, and a number of technical reports, as listed below, along with this Supporting Planning Statement.

- o Statement of Community Involvement – EcoHolmes
- o Climate change statement – Thornley & Lumb
- o Mineral’s statement – Dudleys
- Housing Needs Assessment- Arc4
- Noise Impact Assessment - Auditive
- Arboricultural survey and Arboricultural Impact Assessment – JRA
- Contaminated land reports - JNP

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- Surface water drainage strategy – Dudleys
- Flood routing plan.- Dudleys
- Ecological Impact Assessment (EclA) - Encon

Highway Reports – TS and RSA -Via Solutions

- 3.3 As part of the preparation of the application, the applicant engaged with the Council through their Pre-Application process. The Council response is attached at Appendix A. Comments in the pre-application response from the Council have been incorporated in the application.
- 3.4 The applicant has also carried out local consultation, holding an event at Scholes Cricket Club as detailed in the Statement of Community Involvement that accompanies the application.

4.0 Relevant Planning Policy

- 4.1 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 (adopted 27th February 2019). The following policies are relevant in the consideration of the planning application. The site falls within designated Green Belt in the Local Plan.

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- • LP1 – Presumption in favour of sustainable development
- • LP2 – Place shaping
- • LP3 – Location of new development
- • LP7 – Efficient and effective use of land and buildings
- • **LP11** – Housing mix and affordable housing
- • **LP20** – Sustainable travel
- • **LP21** – Highways and access
- • **LP22** – Parking
- • **LP24** – Design
- • **LP27** – Flood risk
- • **LP28** – Drainage
- • **LP30** – Biodiversity and geodiversity
- • **LP38** – Mineral safeguarding
- • **LP47** – Healthy, active and safestyles
- • **LP51** – Protection and improvement of local air quality
- • **LP52** – Protection and improvement of environmental quality
- • **LP53** – Contaminated and unstable land
- • **Chapter 19** – Green Belt and open space

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4.2 The following are relevant Supplementary Planning Documents or other guidance documents published by, or with, Kirklees Council.

Supplementary Planning Documents

- Highways Design Guide SPD (2019)
- Housebuilders Design Guide SPD (2021)
- Open Space SPD (2021)

Guidance documents

- Kirklees Interim Affordable Housing Policy (2020)
- Biodiversity Net Gain Technical Advice Note (2021)
- Planning Applications Climate Change Guidance (2021)
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions

Technical Planning Guidance (2016)

- Waste Management Design Guide for New Developments (2020)
- Green Streets® Principles for the West Yorkshire Transport Fund

Neighbourhood Planning

The Holme Valley Neighbourhood Plan (HVNDP) was adopted on the 8th of December 2021 and therefore forms part of the Development Plan.

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- **Policy 1** – Protecting and Enhancing the Landscape Character of Holme Valley
- **Policy 2** – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- **Policy 6** – Building Homes for the Future
- **Policy 11** – Improving Transport, Accessibility and Local Infrastructure
- **Policy 12** – Promoting Sustainability
- **Policy 13** – Protecting Wildlife and Securing Biodiversity Net Gain

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF), published July 2021, and the Planning Practice Guidance Suite (PPGS), first launched 6th March 2014, together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** – Achieving sustainable development
- **Chapter 4** – Decision-making

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- **Chapter 5** – Delivering a sufficient supply of homes
- **Chapter 8** – Promoting healthy and safe communities
- **Chapter 9** – Promoting sustainable travel
- **Chapter 12** – Achieving well-designed places
- **Chapter 13** – Protecting Green Belt land
- **Chapter 14** – Meeting the challenge of climate change, flooding and coastal change
- **Chapter 15** – Conserving and enhancing the natural environment.

Other relevant national guidance and documents include:

- MHCLG: National Design Guide (2021)

5.0 The Planning Case for the proposed development

5.1 Given that the site lies within designated Green Belt, this is the starting point in considering development of the site. Paragraph 147 of the NPPF states: *Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

5.2 Paragraph 149 goes on to say: *A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.* It then goes on to identify a number of exceptions where development could be considered appropriate. Paragraph 149 f) is of relevance:

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f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites);

- 5.3 Kirklees Local Plan Policy LP11 takes up the advice in the NPPF: *Exceptionally planning permission may be granted for affordable homes on land which would not normally be permitted for housing development, where there is otherwise little prospect of meeting robustly evidenced local needs particularly for housing for rent by people who work locally. Where appropriate such schemes must include arrangements for the homes to remain affordable in perpetuity.*
- 5.4 The justification for the policy makes it clear that in order to consider this site for affordable housing, there must be robust evidence that the identified local need in the Local Plan is not being met (see below).

LP11's policy justification text reads as follows:

In exceptional circumstances it may be appropriate to accept schemes for affordable provision on land where development would not otherwise be permitted. The exceptional circumstances are where needs have been identified for people with jobs in those settlements, or with strong local connections, which have been difficult to satisfy through lack of development opportunities and may include starter homes. Such local need will need to be supported by robust evidence and may include parish assessments, settlement assessments or similar documents. It is anticipated that arrangements to secure affordability will normally be based on social rents as the principal tenure required to provide the best

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opportunities to satisfy needs and should, where appropriate, show that the homes will remain affordable in perpetuity.

- 5.5 In bringing this site forward as a Rural Exceptions site for affordable housing, the applicant commissioned a Housing Need Survey from Arc4 Consultants and this is submitted in support of the application. Their conclusion is;

The housing needs survey (HNS) has concluded that:

- ***need exists for between 17 and 20 affordable dwellings per annum over the next 5-years after taking supply from existing housing and potential new development into account (Local Plan allocated site HS182);***
- ***this need arises from both existing and newly forming households;***
- ***all size and types of dwellings are needed, with an emphasis on 1 or 2-bedroom dwellings and the affordable home ownership tenure; and***
- ***affordable rented homes are also needed.***

- 5.6 The study area is that of the built-up area of Scholes which includes Hepworth (the Scholes BUA), and the HD9 1 post code sector, in the district of Kirklees. All residents in the HD9 1 postcode area were invited to participate in the survey.

- 5.7 In its simplest terms, the Council identified affordable housing need in this part of the district is not being met through allocated sites in the Local

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Plan and the need is increasing year on year. Under these circumstances there is robust evidence to justify the site being developed for 100% affordable housing as a rural exceptions site in accordance with LP Policy LP11.

- 5.8 Having dealt with the main issue of principle, the proposed layout and design of the dwellings takes account of local vernacular. The submitted Design & Access Statement provides detail on the design approach. In highway terms, we are able to improve the junction between Chapelgate and Dean Bridge Lane and provide a footpath along the frontage of the site.
- 5.9 The layout, amenity space and parking provision all meet Council standards, and the site can accommodate the quantum of development proposed. Drainage proposals will ensure that the site is adequately drained.
- 5.10 The applicant is a Holme Valley not for profit organisation who have identified an unmet need for affordable housing, and it can be delivered on this site whilst complying with Local Plan Policy and National Guidance.
- 5.11 Taking all of the above into account along with all the other supporting information submitted, we trust the application will be supported.

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