



**Addendum to Supporting Planning
Statement dealing with Holme Valley
Neighbourhood Plan Policy**

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

Date: Jan 2023

Reference: 15822



1.0 Introduction

- 1.1 This Addendum to the submitted Supporting Planning statement has been prepared by **D5 Planning, Town Planning Consultants** on behalf of EcoHolmes and has been prepared in response to comments from the Council regarding analysis of policies in the Holme Valley Neighbourhood Plan.
- 1.2 The Council have requested comments on Policies 1, 2 and 5 to demonstrate how the proposed development has had due regard to them.

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 Holme Valley Neighbourhood Plan

- 3.1 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) and the Holme Valley Neighbourhood Plan (HVNP) adopted on the 8th December 2021.
- 3.2 The Council have requested further comment on HVNP Policies 1,2 and 5.
- **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

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- Policy 5 – Gateway sites

4.0 Compliance with HVNP

Policy 1

4.1 *Policy 1: Protecting and Enhancing the Landscape Character of Holme Valley Policy 1 does not apply to that part of the neighbourhood area that is within the Peak District National Park. All development proposals should demonstrate how they have been informed by the key characteristics of the LCA in which they are located. Proposals should be designed in accordance with the character management principles in respect of landscape set out in paragraph 4.1.17 for each of the LCAs in order to avoid detrimental impact on the LCA. Overall, proposals should aim to make a positive contribution to the quality of the natural environment and should not introduce or replicate changes which are unsympathetic to the landscape character of the relevant LCA. Throughout the neighbourhood area the design and siting of new development and associated landscaping schemes should address the following: 1. Development should respect long distance public views of the upland areas (LCA1 Wessenden Moors, LCA2 Holme Moorland Fringe and LCA3 Hade Edge Upland Pastures). In addition, views across the Valley must be considered, including from other areas looking towards the development scheme and proposals should pay particular regard to any long-distance visual impacts on approaches to settlements, and along through routes. Overall development proposals should minimise any adverse visual impacts on the wider landscape setting of the development. 2. All agricultural buildings in the Green Belt*

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should comply with Kirklees Local Plan Policy LP54 and should have appropriate screening and landscaping. Buildings should use neutral colours and tones to reduce visual impact. 3. Boundary treatments should be sensitive to the relevant Landscape Character Area. Schemes should protect existing dry-stone walls wherever practicable and incorporate new drystone walls using natural stone in areas where these are a characteristic feature of the Landscape Character Area. Cast iron railings should be used in areas where these are a characteristic feature. Hedges should be retained and repaired. 4. A full hard and soft landscaping scheme is to be submitted with all planning applications for new buildings. Landscaping schemes and planted boundary treatments should enhance Green Infrastructure. They should also use a suitable mix of native plant species in tree planting and hedgerows to support and enhance biodiversity in line with the Council's Biodiversity Action Plan and the relevant Biodiversity Opportunity Zones. Regard should be had to the location, setting, species, height, planting density and need for on-going maintenance and management, particularly in relation to future resilience linked to climate change. Careful consideration also should be given to the creation of a strong landscape structure throughout the site, appropriate to the setting. Planting of trees on hillsides and street planting will be encouraged to reduce flash flooding risks and increase health. Any large extensive planting schemes which are likely to impact on public views must include public consultation with the local community.

- 4.2 The application site falls within LCA8 identified as the **Settled Slopes of the Holme Valley Upper slopes of the River Holme and New Mill**

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Dike. The area is identified as follows; *Settlement is generally sparse with four notable settlements at Scholes, Totties, Wooldale and Fulstone. Totties, Wooldale and Fulstone are former agricultural and weaving villages and have Conservation Areas. Isolated dwellings and farm properties are located on the wider valley sides. The hilltop hamlet of Fulstone is also a former coal mining settlement with largely traditional style dwellings in a nucleated layout and most dwellings are constructed of local millstone grit with grey slate roofs. **There is modern residential development at Scholes and Wooldale.*** (Our emphasis).

- 4.3 The proposed development has due regard to its setting on the fringe of the settlement of Scholes, reflecting the scale and form of development in the locality and using natural stone boundary walls to reflect this local character. The submitted Design & Access Statement provides further detail on this.

Policy 2.

- 4.4 Policy 2: Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design Policy 2 does not apply to that part of the neighbourhood area that is within the Peak District National Park.

*1. **Local Character Building** designs in proposals for new development and alterations to existing buildings should respect the key characteristics and character management principles relating to built character, of the Landscape Character Area in which they are located as set out in paragraph 4.1.17. They should protect and enhance local built*

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character and distinctiveness and avoid any harm to heritage assets including conservation areas.

2. Sense of Place *New developments should strengthen the local sense of place by designing the site layout to respect the existing grain of development in the surrounding area and through use of local materials and detailing. Where historic features such as mill chimneys function as key focal points, they should be retained and restored as an integral part of new development schemes.*

3. Utilising Existing Assets *Any significant trees, internal boundaries and water courses on the site should be retained and incorporated in the new design. Proposals should consider the aspect of the site and the ways in which the site contours and vegetation can be used to provide areas of extensive shade or shelter.*

4. Innovation and Responding to Local Context *The use of traditional materials and design will be supported. However, contemporary design and materials will be supported where the distinctive character of the area is enhanced. Use of "green" or "living" and "blue" roofs is encouraged where adverse impacts on local character and distinctiveness are minimised.*

5. Gated Communities *Gated communities which restrict permeability are not characteristic of the Holme Valley area and will be resisted.*

6. Inclusivity and Accessibility *Designs should promote inclusivity and promote accessibility for all and in particular have regard to the needs of the older population and those with mobility impairments.*

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7. Public Spaces *New development should make a positive contribution to the public realm. In particular, this should include:*

- *A clear distinction between streets and other publicly accessible spaces and areas that are intended for private use;*
- *A design of public spaces that connects with and relates to the pattern of spaces already present in the area;*
- *The “greening” of public spaces by using trees and other suitable planting.*
- *Open spaces should be designed to meet the needs of the development and located to satisfy their intended, specific function, such as toddler’s play, older children’s activities, sitting out, or visual amenity.*

8. Built Form and Materials *Designs should respect the scale, mass, height and form of existing buildings in the locality and the site setting. Development should fit in with and neither dominate nor have a detrimental impact on its surroundings and neighbouring properties. Materials must be chosen to complement the design of the development and add to the quality or character of the surrounding environment. Local millstone grit and stone flags should be used where these are the prevailing material.*

9. Mixed Uses *If a shop or service is proposed as a part of a development scheme applicants will be encouraged to locate the facility where it is accessible to the wider community.*

10. Protecting Amenity *Proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings and prevent or reduce pollution as a result of noise, odour, light and other causes. Light pollution should be minimised, and security lighting must be appropriate, unobtrusive and energy efficient.*

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- 4.5 The development has been designed to have due regard to the requirements of Policy 2. The form and scale of the proposed development respects the scale and form of development in the settlement and proposes the use of natural materials to reflect local vernacular. The project is targeting a high level of sustainability for the proposed development. Based on current best practice the scheme will aim to achieve the following: - Low Energy and Carbon in Use, - Low Levels of Embodied Carbon, - Significant Reduction Vs. Current Building Regulations.

Policy 5

- 4.6 **Policy 5: Promoting High Quality Public Realm and Improvements to Gateways and Highways**

Policy 5 does not apply to that part of the neighbourhood area that is within the Peak District National Park. Public Realm Proposals for public realm improvements should enhance the quality of life for residents and visitors alike and should be an integral part of transport links through towns, settlements and villages. Such improvements will be supported where they are consistent with advice in the Kirklees Highways Design Guide SPD and where they: a) Are of a high-quality design and sensitive to the visual appearance of surrounding buildings and street scene, especially in the case of a Heritage Asset or within a Conservation Area; b) Take opportunities to enhance or open up views towards existing locations of interest, such as the river or public spaces within the town and local centres, so that new developments improve rather than hide existing points of interest. c) Prioritise pedestrians and then cyclists,

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providing seating and safe, accessible routes for all. Where works are being carried out in the public realm to improve highway safety and efficiency the character of a place should be maintained and the following principles will be applied: d) Design and materials in public realm improvements and highways schemes should be sensitive to local character. e) Traffic dominance should be minimised through surface treatment and layout; f) Visual clutter should be avoided; g) Provision of shared public space should be maximised whilst accommodating vehicular movement where necessary; h) Consideration should be given to accessibility for everyone; i) Consideration of Green Infrastructure⁹ should be built into design in the public realm; j) Street furniture should not act as a hazard to pedestrians or distract motorists unnecessarily. k) Signage and interpretation should be clear and visually unobtrusive; l) Lighting should limit light pollution and the use of columns

. Settlement ‘Gateways

Where major new residential or commercial development is close to ‘gateways’ into Holme Valley settlements, or at route convergence points or rail and bus stations, consideration should be given to public realm improvements around the ‘Gateway’ including welcome signage and interpretation and landscaping and planting.

- 4.7 It is only the last part of Policy 5 that is relevant to the application. Appropriate signage will be provided on the entrance to the settlement by the site.

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5.0 Concluding comments

- 5.1 From the above it can be seen that due regard has been given to relevant policies in the HVNP. The proposals would not conflict with the HVNP.
- 5.2 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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