
Planning Statement Update

January 2024

Land off Darley Road, Liversedge

Full planning application for the erection of 77 dwellings (revised description)

Planning Statement Update

Land off Darley Road, Liversedge



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1. Introduction

Introduction

- 1.1. This document is submitted by Savills Planning on behalf of Jones Homes (Yorkshire) Limited ('**Jones Homes**'), relating to planning application reference. 2023/91116, for the erection of 77¹ dwellings on land off Darley Road (amended description).
- 1.2. This Planning Statement Update is intended to provide additional information to support the application, following discussions with the Case Officer via email and via meetings held on Teams. This document should be read alongside the Planning Statement, amended plans/ reports and associated documents previously submitted to the Council, which remain extant.
- 1.3. The Statement provides detail on the proposed amendments to the scheme since the application was submitted in April 2023 and responds to additional comments received from the Case Officer. The updated plans and report submitted alongside this Statement are intended to replace previous versions, where applicable.

The Proposed Development

- 1.4. The formal development description of this application, as revised has been agreed with the Case Officer, Nick Hirst and is as follows:

"Erection of 77 dwellings, with access from Darley Road and associated works."

Site Allocation

- 1.5. The Site benefits from a housing allocation within the Local Plan (ref: HS117: Land off Primrose Lane, Liversedge). The plan period site capacity as per the Local Plan is 87 dwellings. It is important to note that the dwelling capacity is indicative only and does not take account of site specific technical work and constraints.
- 1.6. However, amendments to the scheme to increase the number of dwellings by ten, brings the scheme closer to the intended number of homes in this location and strikes a balance between the provision of homes and density with delivering a high quality development.

¹ Whilst the application was submitted for 67 dwellings, amended plans submitted with this statement detail the provision of ten additional new homes, taking the total proposed to 77.

2. Proposed Changes Since Submission

Revised Red Line and Increase in Number of Dwellings

- 2.1. Whilst the application was originally submitted for 67 dwellings, amended plans submitted with this statement detail the provision of an additional 10 homes.
- 2.2. The applicant is currently in the process of purchasing a parcel of land adjacent to the development site which enables the provision of a greater number of dwellings. This parcel is included in the Council's site allocation. As such the red line boundary has been revised and includes the provision of 10 additional new homes in response to comments raised by the Local Planning Authority ('LPA') in relation to density.
- 2.3. The requisite fee for an additional 10 units has been paid to the LPA. The revised red line has been updated and includes a strip of unregistered land, which was not included in the original submission, therefore updated Certificates have been provided (Certificate C) and notice was served on appropriate landowners.
- 2.4. Certificate C is required when the Applicant does not own all of the land to which the application relates and does not know the name and addresses of all the other owners/ or agricultural tenants. A 'Notice 1' was completed and sent to all known owners/ agricultural tenants and a 'Notice 2' was published in the local newspaper – The Batley and Birstall News (21 December 2023).
- 2.5. A copy of the Notice within the newspaper has been submitted alongside this Statement and forms part of the updated submission documents.

Updated Plans and Documents

- 2.6. A list of the documents submitted alongside this application is set out below. Those which have been updated are shown in **bold** for clarity.

Document	Updated
Statement of Community Involvement	Savills – April 2023
Housing Mix Statement/ Justification	Savills –November 2023
Proposed Site Layout	3416-1-001 Rev BB – January 2024
Location Plan	3416-1-000-B – Issued 22 September 2023
Existing Site Layout	Niemens – 3416-1-002
Soft Landscaping	Soft Landscape Plan – 4132-2100-F
Flow Surface Water Drainage	Eastwood – Causeway Flow Calculations P05
Drainage Strategy – Impermeable Areas	Eastwood – 47685-ECE-XX-XX-DR-C-003 Rev P03
Drainage Strategy – Watercourse Option	Eastwood – 47685-ECE-XX-XX-DR-C-0002 Rev P02
Drainage Strategy – Drainage Strategy	Eastwood- 47685-ECE-XX-XX-DR-C-0003 Rev P05
Keswick Plans and Elevations	Niemen 3415-1-211
Buckley Corner Turner Plans & Elevations	Niemen – 3416-1-210
Double Garage Plan and Elevations	Niemen – 3416-1-212

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Illustrative Street Scenes	Niemen – 3416-1-400 Rev D
Shallow Coal Mining Investigation Report	Wardell Armstrong May 2023
Windowless Sample Borehole Log	Wardell Armstrong
Flood Risk Assessment	Eastwood – 5 January 2024
Site Section	Niemen – 3416 – 1-401 Rev G
Materials Plan	Niemen – 3416-1-100 Rev F
Refuse Plan	Niemen - 3416-1-110 Rev H
Boundary Treatment Plan	Niemen – 3416-1-130 Rev F
Street Scenes	Niemen – 3416-1-400 Rev E
Apartments Plans and Elevations	Niemen – 3416-1-200 Rev A
Planning Statement	April 2023
Planning Statement Addendum – Housing Mix	November 2023
Planning Statement Update – January 202	This Report – January 2024
Preliminary Phase 2 Ground Investigation	MDJA – September 2021
Phase 1 Geoenvironmental Risk Assessment	MDJA July 2021
Coal Mining Risk Assessment	Wardell Armstrong -July 2022
Design and Access Statement	Niemen – 3416-1-DAS-B
Root Protection Area	JCA Ltd – Appendix 6 Tree Constraints Plan
Banbury Plans and Elevations	Niemen – 3416-1-203 Rev B
Bentley Plans and Elevations	Niemen – 3416-1-204 Rev A
Latchford Plans and Elevations	Niemen – 3416-1-207-Rev A
Single Garage Plan and Elevations	Niemen Single Garage Plan & Elevations
Buckley Plans and Elevations	Niemen – 3416-1-209 Rev A
Exploratory Hole Location Plan	Wardell Armstrong – LD10462-003
Ecological Appraisal with Impact Assessment	AES Ltd – January 2024
BNG Calculations	AES Ltd – January 2024
Arboricultural Report	JCA Limited – January 2024
Arboricultural Implications Assessment	JCA Limited - January 2024
Bat Survey Report	AES Ltd
Air Quality Assessment	SLR November 2022
Waste Acceptance Criteria (WAC)	MDJA – April 2022
Appendix A – Climate Change Statement	
Transport Assessment	Vectos March 2023
Transport Assessment Addendum Note	Vectos – January 2024
Parking Schedule	January 2024
Noise Assessment	SLR December 2023
Entrance Feature Wall	Niemen – 3416-1-132
Plant Schedules and Specification	Daniel Wilkinson Landscape Architect – 4132-2101

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Addressing Case Officer Queries

2.7. During the course of the planning application, the Case Officer personnel changed, following Callum Harrison's departure, with this, a number of queries were raised by the new Case Officer (Nick Hirst). As such, this application seeks to address concerns raised, insofar as possible. Each of the main points have been addressed below for clarity.

Density and Mix

- 2.8. The re-plan and revised red line are considered to satisfactorily address comments raised regarding density and housing numbers. Comments have also been raised regarding the housing mix and how the proposal responds to the requirements of the Affordable Housing and Housing Mix SPD (March 2023).
- 2.9. Savills submitted a Planning Statement Addendum in November 2023 which seeks to confirm how the amendments to the scheme now address the housing mix requirements raised by the Local Planning Authority. The Addendum (November 2023) should be read in conjunction with this Planning Statement Update (January 2024).

Trees and Ecology

- 2.10. The Case Officer requested further information in relation to why the felling of the trees is required. As confirmed in the Planning Statement (April 2023), at the time of writing and producing relevant drawings it was not known whether the proposals may require the diversion of Yorkshire Water Main and suggested that although this is to be confirmed, the Landscaping Plan shows a strip of trees to be removed to accommodate this.
- 2.11. It has now be confirmed that the removal of the trees shown on the Landscaping Plan will be necessary due to the need to divert a 700mm Yorkshire Water main (clean drinking water) which runs diagonally across the site from south to north. It should be noted that works are not being applied for under this planning application, as they will not be carried out by the applicant. Yorkshire Water would be undertaking the diversion works and have permitted development rights to do so.
- 2.12. In addition, the Case Officer raised concerns regarding some of the houses encroaching into the woodland and concern over ecological impact, impacts on trees and amenity. The submitted updated Arboricultural Report confirms this is acceptable. At the time of writing KC Trees comments have not been received.
- 2.13. The Case Officer also queried why the mature trees south of the access need to be felled. We would confirm that in order to access the site, a cut and fill exercise is required which necessitates the removal of the trees in this location.
- 2.14. An updated Ecology Report, Tree Report and Landscaping Plans have been submitted (January 2024) which recognises the opportunity to enhance the amenity and ecological value on site. The replacement planting of trees and their long term management is proposed as part of this application which seeks to offset the removal of low value trees and result in a net gain of biodiversity.

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- 2.15. Comments from the Case Officer regarding the consideration of tree lined streets have also been included. The updated Landscaping Plan shows trees to be planted along the roadside, in response to this.

Public Open Space

- 2.16. The Case Officer requested clarification in relation to the intended public open space ('**POS**') typology.
- 2.17. The pre-application confirmed that the use of the woodland as POS would be acceptable alongside an offsite commuted sum. In a meeting (14 December 2021) Emma Mills (Principal Landscape Architect) confirmed that the woodland is classed as 'natural and semi-natural open space' which meets Policy LP26 and can therefore be counted as a measurable area of POS. Emma suggested the need to undertake works to understand if there is anything dangerous in this area i.e. dead / falling trees and we should remove this to formalise the POS, which was done prior to submitting the application.
- 2.18. The woodland is currently fully accessible from people using the Spen Greenway and desire lines have been worn through the area. Linkages to this area have been encouraged throughout the pre-application and planning application process.
- 2.19. We have also reviewed the KC Landscape comments which were posted online (September 2023). Crucially in relation to this, at Point 19 of their response they acknowledge that the existing woodland is classed as 'semi natural' space in line with POS requirements.
- 2.20. They also note access has not been indicated, which has now been shown on an updated plan. They also request clarity surrounding future management, which would be agreed as a condition and that an off-site commuted sum would be acceptable, which the applicant is happy to accept. Notably, they confirm greenspace on site is welcomed.

Parking

- 2.21. The Case Officer raised concerns in relation to the visitor parking spaces. However, we would confirm that this was carefully considered when preparing the plan. The location of these has involved a balance of visual amenity, highway safety practicality.
- 2.22. The Case Officer provided comments in relation to the front elevations of units being mostly flush (i.e. plots 53 – 62 and 41-51).
- 2.23. In response to this, we would confirm that parking was carefully considered and the range of elevations and features on these elevations were chosen to create the variety without the need for stepping back and forward. Good quality landscaping is proposed to reduce any dominance of cars, rather than moving the plot forward, having parking to the side of the plot and the dwelling dominating the street scene with limited soft landscaping.
- 2.24. We also note the LPA queries the provision of cycle parking, as such, the scheme will include the provision of cycle storage which we suggest can be conditioned.

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Clarification on Site Levels

- 2.25. The Case Officer sought clarification regarding the substantial level changes across the site.
- 2.26. The updated plans and Highways Addendum (SLR/ Vectos) provides levels details and an indication of the extent of retaining works, particularly on the boundaries, which was requested by Nick Hirst in his email dated 8 September 2023. Levels information is also contained within the Drainage Report submitted with the application.

Coal Authority Objection

- 2.27. The Coal Authority is objecting to five shafts on site and unrecorded shallow coal working, as the existing Site Layout does not address these. Although a shaft is recorded despite extensive intrusive investigation works we have been unable to find the shaft and the conclusion is that it is not likely to be present. We therefore anticipate that this objection will be removed by the Coal Authority following re-consultation.

3. Updated NPPF – December 2023

- 3.1. The new National Planning Policy Framework was published 19 December 2023. Michael Gove (Secretary of State for Housing and Levelling Up, Housing and Communities) confirmed:

“The NPPF is the backbone of the planning system – it sets the Framework within which local authorities, the planning inspectorate and applicants to the system must operate. Plans must take the Framework into account, and it is a material consideration for decisions.

*This makes it **fundamental to the delivery of new housing in the right places**, while also protecting and enhancing the things we care most about: our environment, heritage assets, our high streets and beyond.”*

4. Kirklees Housing Land Supply

- 4.1. Since the application was submitted, Kirklees 5 year housing land supply position has significantly changed. At the time of submission, Kirklees Council were able to demonstrate a 5 year supply of housing land.
- 4.2. On 21 December 2023, the Council acknowledged in its publication of the 'Interim Position Statement to Boost Supply' (Appendix 1) that the Council were no longer able to demonstrate a 5 year housing land supply.
- 4.3. The Kirklees Local Plan identified a housing requirement of 31,140 homes (1,730 per year) between 2013 and 2031 to meet local needs. Local Planning Authorities are required to identify and update annually a supply of sites sufficient to provide a five-year supply of housing against their Local Plan housing requirement. However, the 2023 annual update of the five-year housing land supply position demonstrates 3.96 years supply of housing land.
- 4.4. In the absence of a five-year housing land supply, planning applications for housing must be considered in the context a presumption in favour of sustainable development (the tilted balance). This requires planning applications to be considered favourably subject to other policy tests and material considerations.
- 4.5. The Council must publish a review of whether the Local Plan remains up to date by February 2024 (5 years after Local Plan adoption). A report was presented to Cabinet 17th October 2023 outlining that the Plan was considered out of date in several areas, including housing delivery and the 5-year housing land supply position. The Council approved the commencement of a full update of the Kirklees Local Plan on 15th November 2023.
- 4.6. The proposed Site is indicated as being part of the Council's housing land supply and therefore the proposal will contribute to the delivery of an allocated housing site.

5. Summary & Conclusions

- 5.1. This Planning Statement Update has been prepared by Savills Planning on behalf of Jones Homes (Yorkshire) Limited relating to planning application reference. 2023/91116, for the erection of 77 dwellings on Land off Darley Road (amended description).
- 5.2. Since the application was submitted (April 2023) a number of amendments to the scheme have been completed to address queries raised by the Local Planning Authority. The updated plans and reports also seek to offer significant improvements to the scheme, which address the Case Officer comments, where possible.
- 5.3. Additionally it seeks to reiterate that the Site is allocated for housing in the Kirklees Local Plan and would be fundamental in addressing a housing need and delivering new homes in Kirklees in the absence of a 5 year housing land supply, where the 'tilted balance' is engaged'.
- 5.4. The principle of residential development in this location has been established through the allocation of the site in the Local Plan. The updated documents clearly demonstrate that the provision of housing on this site is considered consistent with the aims of the National Planning Policy Framework in terms of housing delivery and it benefits from the housing allocation in the adopted Local Plan.
- 5.5. The amendments to the scheme and updated reports seek to work with the LPA towards achieving a positive outcome which meets the needs of the local community and should therefore be approved without delay.

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Appendices

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Appendix 1: Interim Housing Position Statement to Boost Supply



Name of meeting: Cabinet

Date: 21st December 2023

Title of report: Interim Housing Position Statement to Boost Supply

Purpose of report: To request that Cabinet seek to approve the Interim Housing Position Statement to Boost Supply to clarify the council's approach to decision-making on planning applications for housing.

Key Decision – A key decision is an executive decision to be made by Cabinet which is likely to result in Council spending or saving £500k or more per annum, or to have a significant positive or negative effect on communities living or working in an area compromising two or more electoral wards. Decisions having a particularly significant effect on a single ward may also be treated as if they were key decisions.	Yes The Interim Housing Position Statement to Boost Supply affects all electoral wards.
Key Decision - Is it in the <u>Council's Forward Plan (key decisions and private reports)</u>?	Key Decision – Yes Private Report/Private Appendix – No
The Decision - Is it eligible for call in by Scrutiny?	Yes
Date signed off by <u>Strategic Director</u> & name	David Shepherd (Strategic Director – Growth and Regeneration) 01/12/2023
Is it also signed off by the Service Director for Finance?	Isabel Brittain (Interim Service Director – Finance) 29/11/2023
Is it also signed off by the Service Director for Legal Governance and Commissioning?	Julie Muscroft (Service Director – Legal, Governance and Commissioning) 07/12/2023
Cabinet member <u>portfolio</u>	Cllr Graham Turner

Electoral wards affected: All

Ward councillors consulted:

The following ward councillors have been consulted/briefed on this item:

- Portfolio Holder briefing: Cllr Turner (24th October 2023)

Public or private: Public

Has GDPR been considered? Yes, no personal information is recorded in this report.

1. Summary

- 1.1 The purpose of this report is to request Cabinet to approve the Interim Housing Position Statement to Boost Supply (see Appendix 1) to be used in the determination of planning applications for housing development in the absence of a 5-year housing land supply.

2. Information required to take a decision

Background

The Local Plan

Since adoption of the Kirklees Local Plan in February 2019, the council has successfully maintained a continuous five-year supply of housing land and over 3,840 new homes have been delivered across the district.

The Local Plan identified a housing requirement of 31,140 homes (1,730 per year) between 2013 and 2031 to meet local needs. Local planning authorities are required to demonstrate five years supply of deliverable housing sites. The 2023 update of the council's five-year housing land supply position, however, demonstrates only 3.96 years supply of deliverable housing sites within the next five years with a shortfall of over 2,800 dwellings. There are current planning permissions for over 6,400 houses which have yet to be built (these form part of the five-year land supply).

The Presumption in Favour of Sustainable Development

In the absence of a 5-year housing land supply, the material housing supply policies of the Local Plan are deemed 'out of date'. As such, the authority must apply the 'presumption in favour of sustainable development' in positively determining planning applications for housing, as set out in the National Planning Policy Framework 2023 (paragraph 11d). This is known as the 'tilted balance' and means that planning applications for housing developments should be granted unless:

- the site is protected under national planning policy and there is a clear reason for refusal, or
- the negative impact of approving the development outweighs the benefits.

The NPPF, however, is clear that there are strong caveats to the application of the 'presumption in favour of sustainable development' in that the starting point for decision making remains with the statutory development plan for determining planning applications, along with any material considerations, and that the sustainability and quality of proposals must not conflict with the policies within the NPPF as a whole.

The development plan retains a significant degree of weight despite "the most important policies relevant for determining the application being out-of-date" (NPPF paragraph 11d). That does not mean that they carry no weight. Where there is a conflict with the Local Plan, it is necessary to make a judgement on whether the adverse impact of the development plan conflict, and any other identified harms, significantly and demonstrably outweigh any benefits of the proposal.

The Interim Housing Position Statement to Boost Supply

In response to the absence of a five-year land supply, officers have prepared an Interim Housing Position Statement to Boost Supply as a positive and pro-active way forward. This Statement does not set new policy and does not replace the Development Plan for decision making purposes but provides a mechanism for landowners, developers, agents, and the public to submit planning applications for housing in sustainable locations. It sets out the following principles which if addressed by applicants will help speed up decision making:

- Principle 1 - Application of the presumption in favour of sustainable development
- Principle 2 - Potential release of safeguarded land for housing development
- Principle 3 - High quality design to ensure developments continue to achieve well-designed high-quality homes and quality places.

It should be noted that triggering the tilted balance does not mean that all new housing development will be permitted. Planning applications for housing will continue to be determined in line with adopted development plan policies and the council's Supplementary Planning Documents which seek to achieve sustainable and well-designed schemes that meets all policy requirements, including highway safety, design principles, environmental protection, affordable housing, open space provision and other requirements. Applications that represent departures from adopted development plan allocations and policies will continue be resisted unless material considerations indicate otherwise.

Other Actions

The interim statement is one of a number of mechanisms aimed at addressing the shortfall in housing supply, and other wider actions that the council are proactively taking to help bring forward suitable housing proposals and support housing delivery are also identified in the statement. This includes actions:

- to help expedite the development management process to ensure timely decision making in the determination of planning applications, such as encouraging to use the council's pre-application service and the use of Planning Performance Agreements;
- promotion of the council's Brokerage Service to engage with landowners and developers to help bring sites forward;
- work the Housing Growth team are undertaking to bring about housing delivery of council owned sites, including strategic housing developments;
- work the Homes and Neighbourhoods team are doing to help deliver a Council New Build programme (currently focussed on regenerating smaller sites close to existing Council housing) and the Housing Buy Back Scheme; and
- the delivery of Town Centre residential development at both Huddersfield and Dewsbury complementing wider regeneration activity.

Further information and up-dates on the council's approach to support housing delivery is set out in the following Cabinet reports:

- Housing Delivery Plan Update (27th June 2023) - ([230615 Cabinet report Housing Delivery FINAL.pdf \(kirklees.gov.uk\)](#))
- Housing Growth Update: With a Specific Focus on Dewsbury Riverside and Fenay Lane (14th November 2023) – ([HOUSING DELIVERY.pdf \(kirklees.gov.uk\)](#))

Levelling-Up and Regeneration Act (2023)

It should be noted that the Levelling Up and Regeneration Bill has recently become law, having been granted Royal Assent as an Act of Parliament on 26th October 2023. The Act is designed to underpin the government's levelling up agenda and provides legislation to reform planning and plan-making. Bringing the provisions of the Act into effect will require further technical consultations and secondary legislation. Additionally, an updated National Policy Planning Framework (NPPF) is intended to be published in due course with the potential to remove the current requirement for a rolling five-year supply of housing land where the plan is up to date.

Local Plan Update

Local Plan Review and Update - The council must publish a review of whether the Local Plan remains up to date by February 2024 (5 years after Local Plan adoption). A report was presented to Cabinet 17th October outlining that the Plan was considered out of date in several areas, including housing delivery and the 5-year housing land supply position. The Council approved the commencement of a full update of the Kirklees Local Plan on 15th November 2023.

Review of the Statement

The interim statement will be reviewed annually following publication of the latest Authority Monitoring Report and five-year housing land supply position and will remain in place until this evidence indicates it is no longer required.

3. Implications for the Council

The main implication for the council in producing the Interim Housing Position Statement to Boost Supply is that it provides a positive and proactive approach to dealing with planning applications in the absence of a 5-year housing land supply. It sets out a mechanism to help boost supply and provides clarity for landowners, developers, agents, and the public submitting planning applications for new housing development in the district. The interim statement will also help facilitate the council's Development Management service and enable more effective and timely decision-making through the planning application process.

Working with People

- 3.1 The main aim of the interim statement is to help implement the policies set out in the adopted Local Plan and help boost the supply of housing land to ensure new homes are provided to meet the housing needs of all members of the community across Kirklees.

Working with Partners

- 3.2 The interim statement provides a positive and pro-active mechanism for landowners, developers, agents, and the public to submit planning applications for housing in sustainable locations and sets out the framework by which they will be considered.

The development of this interim statement has involved input from the council's Housing Growth and Homes and Neighbourhoods teams in relation to the wider council actions

that contribute to addressing the shortfall in housing land supply and the delivery of housing.

Place Based Working

- 3.3 The mechanism and principles set out in interim statement provide a district wide approach to be applied to housing proposals where the 'presumption in favour of sustainable development' is triggered. This includes the principle that high quality design is a key aspect of sustainable development and should be at the heart of decision making.

Climate Change and Air Quality

- 3.4 Where the 'presumption in favour of sustainable development' is triggered, the interim statement is clear that the council will continue to expect housing developments to be designed to a high quality in line with the Local Plan policy LP24 (Design) and the council's Quality Places Supplementary Planning Documents, including incorporating measures to reduce and mitigate the impacts of climate change.

Improving outcomes for children

- 3.5 The interim statement aims to help boost the supply of housing land in order to ensure sufficient new homes are provided to help meet local housing needs across Kirklees, and that these achieve the required high-quality design necessary to deliver quality places

- 3.6 **Other**

Integrated Impact Assessment (IIA)

An integrated Impact Assessment has been carried out and is available to view on the council's website at [Integrated Impact Assessments - IntegratedImpactAssessment \(kirklees.gov.uk\)](https://www.kirklees.gov.uk/integrated-impact-assessments)

Legal

Planning law, set out in section 38(6) of the Planning and Compulsory Purchase Act 2004, states that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. This is also set out in the National Planning Policy Framework (NPPF) at paragraph 2.

The requirement to apply the 'presumption in favour of sustainable development' in the absence of a five-year housing supply is also set out in NPPF (paragraph 11d). The 'presumption in favour of sustainable development' is considered a material consideration when applying section 38(6).

Financial

There are no specific costs associated with the approval of the interim statement. However, the added clarity provided by the interim statement will allow developers to submit policy compliant developments to enable effective and timely decision making. This will help avoid unnecessary delays to granting planning permission for housing development and reduce the possibility of costs being awarded against the council at planning appeals.

Human Resources

Existing staff resources have been used to prepare the interim statement and once approved by Cabinet it will be used as part of the existing Development Management process to help determine planning applications for housing development.

Communications

The interim statement will be published on the council's website and the council will ensure applicants are made aware of the approach to dealing with planning applications for housing in the absence of a five-year housing land supply.

4 Consultation and Engagement

The Interim Housing Position Statement to Boost Supply is intended to provide informal guidance relating to existing planning policy, and public consultation is therefore not necessary. It will, as outline above, be published on the council's website and promoted with applicants.

5 Next steps and timelines

Subject to Cabinet endorsement to approve the Interim Housing Position Statement to Boost Supply, the statement will be published on the council's website in January 2024 and used in determining planning applications for housing development.

6 Officer recommendations and reasons

Officer Recommendation:

- 1) That Cabinet approves the Interim Housing Position Statement to Boost Supply and its publication.

Reason: To clarify and explain the council's approach to decision making on planning applications for housing proposals in the absence of a 5-year supply of housing land.

- 2) Delegate authority to the Strategic Director for Growth & Regeneration to make any necessary minor amendments and corrections to the document prior to publication.

Reason: To reflect any feedback from Cabinet and minor amendments to the document for clarification.

7. Cabinet Portfolio Holder's recommendations

Cllr Turner was briefed on 24th October 2023 and supports the officer recommendation that the Cabinet should seek to approve the Interim Housing Position Statement to Boost Supply.

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8. Contact officer

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9. Background Papers and History of Decisions

Appendix to this report:

- Appendix 1 The Interim Housing Position Statement to Boost Supply

Council website links:

- Interim Housing Position Statement to Boost Supply Integrated Impact Assessment – [Integrated Impact Assessments - IntegratedImpactAssessment \(kirklees.gov.uk\)](#)
- Kirklees Local Plan (adopted 27th February 2019) - (www.kirklees.gov.uk/localplan)
- Housing Delivery Plan Update (27th June 2023) - ([230615 Cabinet report Housing Delivery FINAL.pdf \(kirklees.gov.uk\)](#))
- Housing Growth Update: With a Specific Focus on Dewsbury Riverside and Fenay Lane (14th November 2023) – ([HOUSING DELIVERY.pdf \(kirklees.gov.uk\)](#))
- Kirklees Local Plan Review and Update Cabinet Report 17th October 2023 – [2023-10-17 Local Plan Review-Update Cabinet Report and App1 finaldocx.pdf \(kirklees.gov.uk\)](#)
- Kirklees Local Plan Review and Update Council Report 15th November - [2023-11-15 Local Plan Review and Update Final.pdf \(kirklees.gov.uk\)](#)

10. Service Director Responsible

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