



## PLANNING SUPPORT STATEMENT

incorporating Design & Access Statement and Climate Change Statement

Proposed Residential Development – 16 dwellings on allocated Housing Site (LPA ref HS183) – Land off Bankfield Drive, Holmbridge

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April 2023

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Appendix 1

Climate Change Statement



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## 1.0 Introduction

- 1.1 This Planning Policy Statement has been prepared on behalf of Orion Homes in support of the proposed residential development on allocated housing site (LPA ref HS183) on land west off Bankfield Drive, Holmbridge.
- 1.2 This Planning Statement incorporates Design & Access Statement together with Climate Change Statement (Appendix A).
- 1.3 The application is submitted in full and has been subject to pre-application discussions with the LPA (ref 2022/20239). The scheme has been revised to address pre-application comments (further details set out below). The scheme has also been subject to a public consultation exercise (letter drop to local residents – February 2023); please refer to the submitted Statement of Community Involvement (SCI).

### Background

- 1.4 The site is allocated for residential development in the Adopted Kirklees Local Plan (LPA ref HS183). It is noted the stated capacity is 23 dwellings. The proposal comprises 16 dwellings to address comments made during pre-application discussions. Details of the allocation are set out below:

Site HS183	
Local Plan ID	HS183
Site address	Land to the west of, Bankfield Drive, Holmbridge, Holmfirth
Ownership	Private
Gross site area (Ha)	0.66
Net site area (Ha)	0.66
Constraints	<ul style="list-style-type: none"> <li>Public right of way to the south of this site</li> <li>Proximity to Special Protection Area / Special Area of Conservation</li> <li>Proximity to a Local Wildlife Site</li> </ul>
Allocation	Housing
Indicative capacity	23 dwellings
Reports required	<ul style="list-style-type: none"> <li>Contamination report (Phase 1)</li> <li>Surface water drainage report</li> <li>Ecological Assessment</li> <li>Assessment required for presence of habitats that are important for off-site foraging by South Pennine Moors SPA qualifying bird species (i.e. functionally connected land). Avoidance and mitigation measures may be required to address any identified impacts in line with para 13.10 and Policy LP30</li> <li>Transport Statement</li> </ul>
Other site specific considerations	<ul style="list-style-type: none"> <li>Access achievable via Laithe Avenue</li> </ul>

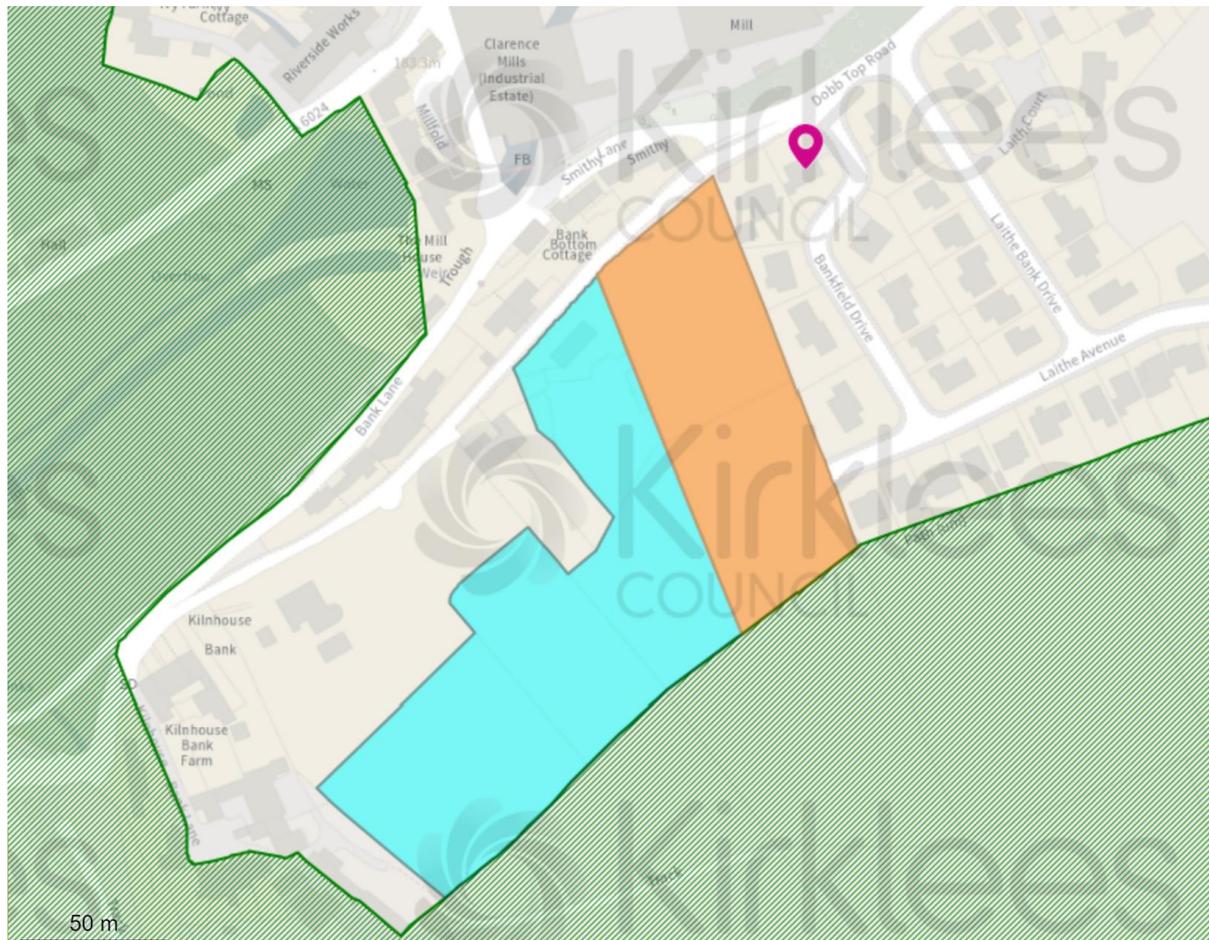
Pre-application Discussions – LPA ref 2022/20239 (5 July 2022)

- 1.5 The applicant has engaged with the LPA prior to submission of the planning application. A scheme for 25 dwellings was submitted and considered under pre-application reference 2022/20239. The LPA advice letter is dated 5 July 2022. The guidance and advice set out in the pre-application letter has informed this planning application.
- 1.6 Summarised below are the key revisions made in respect of the pre-application advice together with confirmation of features incorporated into the current proposal (as requested in the pre-app):
- Concerns raised regarding overdevelopment of the site have been addressed with the number of dwellings reduced from 25 to 16;
  - Fewer units are proposed along the southern boundary with detached dwellings proposed to reflect the layout of existing dwellings to the east;
  - A wider access road is provided within the site to facilitate suitable future access to the adjacent safeguarded land;
  - The proposal includes a new footpath connection (adjacent to Plot 1) to link with the existing PROW to the south of the site;
  - All dwellings are now 2 storey in height;
  - Tree planting and build outs are included within the streetscene;
  - Visitor parking is provided (5 spaces to serve 16 dwellings);
  - Bin store areas are included to the rear of dwellings;
  - Cycle parking and storage can be accommodated in the garages;
  - Each dwelling includes an EVC point;
  - 2 parking spaces provided for 3-bed dwellings and 3 parking spaces provided for 4-bed / 5-bed dwellings (including garage);
- 1.7 The proposed development has taken on board the comments received and we invite the LPA to support the proposal.
- 1.8 In addition to the pre-application submission, a public consultation exercise was undertaken in February 2023 prior to submission.
- 1.9 The public consultation exercise has lead to further amendments to the proposed layout with revisions proposed to Plots 1 and 14 together with relocation of the footpath link from the site to the footpath to the south. Plots 1 and 14 have been sited further from existing residents to address comments made.
- 1.10 Full details are set out in the submitted Statement of Community Involvement (SCI).

**The Site**

- 1.11 The site is allocated for housing development (LPA ref HS183) and is located on the southern edge of Holmbridge to the west of Bankfield Drive and Laithe Avenue. The site area is 0.65ha.
- 1.12 Land to the west is allocated as Safeguarded Land for possible future residential development with land to the south designated as Green

Belt. The extract below from the adopted Kirklees Local Plan (Feb 2019) shows the site (orange) and adjacent safeguarded land (blue) with green belt to the south:



- 1.13 The site is currently a paddock and is within walking distance of local facilities. Further details on accessibility of the site are set out in the submitted Transport Statement (prepared by Optima Highways).
- 1.14 Land to the east of the site is in residential use. Houses are predominantly detached with mix of materials including brick, render and artificial stone with concrete tile roof. The dwellings are a mix of single and two storey with some properties having dormers in the roofspace. Parking is available on driveways with mix of attached and integral garaging.
- 1.15 The site slopes down from south to north and falls in Flood Zone 1. Further details on drainage are set out in the submitted Drainage Statement (prepared by Avant Engineers).
- 1.16 There are no ecological, heritage or landscape designations associated with the site. There are trees along the northern boundary (to be retained) together with stone walls along other boundaries.
- 1.17 There is a public right of way along the southern boundary of the site.
- 1.18 In respect of ecology, survey works undertaken by JCA have confirmed there are no protected species or habitats on site. The site is considered to be of no greater than Local importance. Further details on the site and proposed enhancement opportunities can be found in the

submitted Ecology Report (EclA) prepared by JCA. Biodiversity Net Gain calculations have also been prepared by JCA following completion of the EclA.

### The Proposal

- 1.19 The proposal is for residential development comprising 16 dwellings with access taken from Laithe Avenue as per the above allocation.
- 1.20 The proposal comprises sixteen 3, 4 and 5 bed family dwellings. The dwellings will be detached/link detached with off-street parking and garaging together with private garden space.
- 1.21 Each dwelling will be 2 storey in height and constructed in artificial stone with concrete tile roofing.
- 1.22 The table below confirms the mix of housing proposed comprising 10 x 3-bed, 5 x 4-bed and 1 x 5-bed:

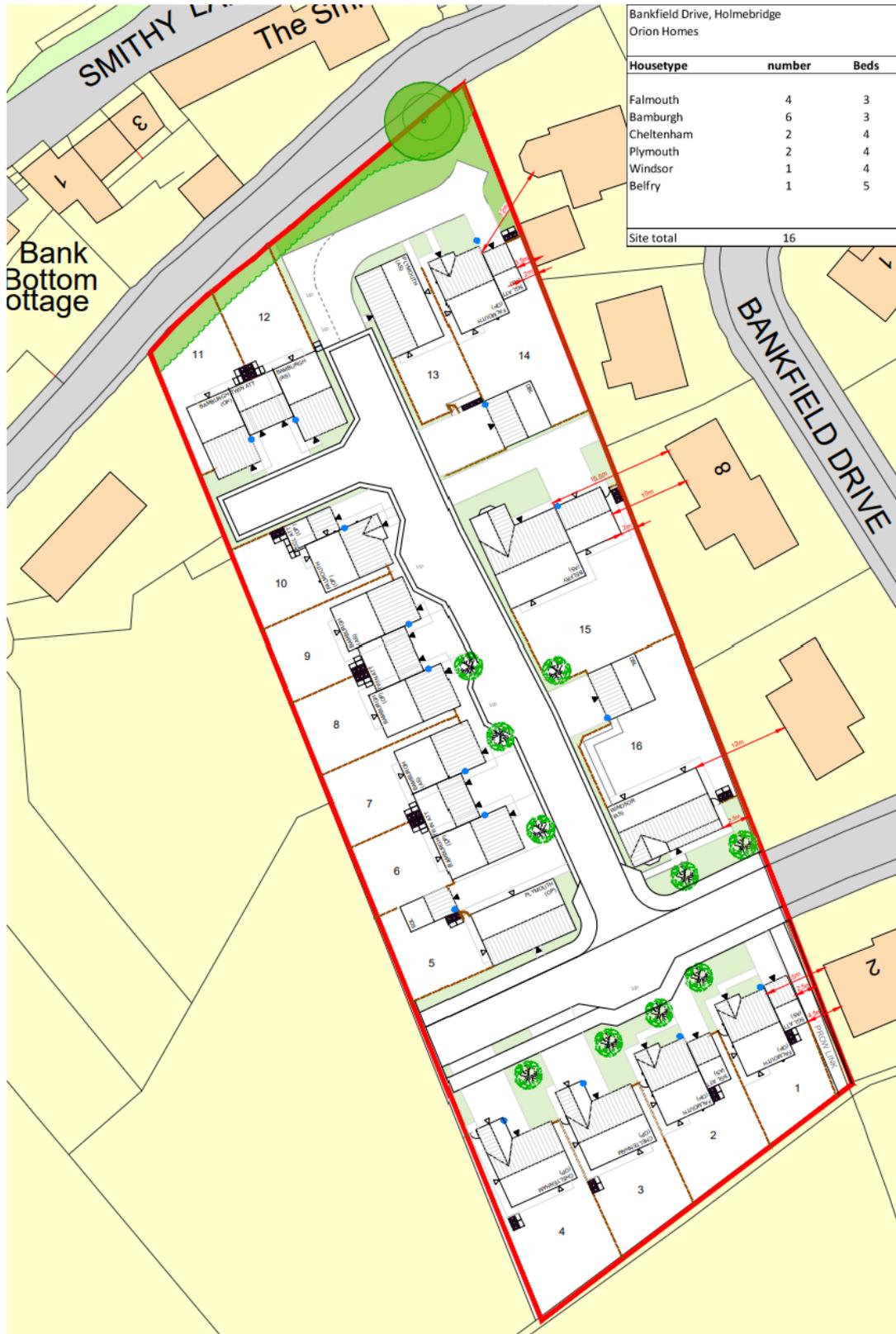
Housetype	Number	Beds	Storeys
Falmouth	4	3	2
Bamburgh	6	3	2
Cheltenham	2	4	2
Plymouth	2	4	2
Windsor	1	4	2
Belfry	1	5	2
	16		

- 1.23 The shape of the site together with the ground levels and its relationship with existing dwellings to the East and to the South have all been considered when creating the layout. Landscaping will be provided on site together with a new footpath link along the south east boundary (adjacent to Plot 1) to link into the existing right of way. The submitted layout is copied below:

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Proposed Site Layout – Dwg 003 Rev N

Bankfield Drive, Holmebridge



- 1.24 The layout has been revised a number of times to initially address pre-application comments and latterly to address comments made from residents at 2 Laithe Avenue and 4 Bankfield Drive (details set out above in Background section).
- 1.25 A full suite of technical reports are also submitted as set out below.

### **The Planning Application**

- 1.26 This planning application includes the following:
- Completed application form
  - Location Plan, Proposed Site Layout and Proposed Housetypes – Orion Homes
  - Crime Statement – Orion Homes
  - Proposed Landscape Layout – H2 Landscape Planning
  - Planning Statement (incorporating DAS and Climate Change Statement) – Alistair Flatman Planning
  - Tree Survey, AIA and AMS – JCA
  - Preliminary Ecological Appraisal (EcIA) and BNG – JCA
  - Ground Reports (Phase 1 & Phase 2) – GVR Environmental
  - Transport Statement – Optima Highways
  - Drainage Statement – Advant Engineers
- 1.27 The submitted additional technical information is considered sufficient to enable the Local Planning Authority to determine the clear merits of the proposed development.

## 2.0 Relevant Planning Policy.

### National Planning Policy Framework 2 (July 2021)

- 2.1 The National Planning Policy Framework (revised July 2021) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 2.2 Set out below is a summary and assessment of the relevant sections of the NPPF.
- 2.3 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 1-217 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

### Achieving Sustainable Development

- 2.4 Paragraphs 7, 8 and 11 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development with paragraph 10 confirming that there is a presumption in favour of sustainable development at the heart of the Framework. The proposal represents sustainable development delivering economic, social and environmental benefits (see Section 3).
- 2.5 Paragraph 11 sets up the presumption in favour of sustainable development stating:

*For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>7</sup>, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>6</sup>; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 2.6 The site is allocated for residential development in the adopted Kirklees Local Plan (2019). As such, para 11 [c] is noted.

### Decision Making

- 2.7 Para 38 advises that LPAs should approach decisions on proposed development in a positive and creative way and should seek to approve applications for sustainable development where possible.
- 2.8 Para 47 confirms that applications for planning permission be determined in accordance with the development plan, unless material considerations

indicate otherwise. Decisions on applications should be made as quickly as possible.

- 2.9 The proposal is consistent with the site's housing allocation and pre-application advice. As such the proposal should be supported and determined in accordance with the Development Plan.

### **Delivering a sufficient supply of homes**

- 2.10 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes with para 60 reiterating the Government's objective of significantly boosting the supply of homes.
- 2.11 Paragraph 69 confirms the role of smaller sites in meeting housing requirements of an area.
- 2.12 Paragraphs 74-77 confirm the importance of maintaining a minimum 5 year supply of deliverable supply of housing sites. Returning to paragraph 11 [c], the NPPF is clear that proposals should be approved without delay where they accord with an up-to-date Development Plan. This is an allocated housing site and the proposal is consistent with that Local Plan allocation.

### **Promoting Sustainable Transport**

- 2.13 Chapter 9 of the NPPF refers to highways matters with para 111 advising 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.
- 2.14 The proposed development comprises 16 dwellings on an allocated site (with a suggested capacity of 23 dwellings). A full assessment of relevant highways matters including traffic generation and access / parking can be found in the accompanying Transport Statement.
- 2.15 In light of the conclusions set out in the Transport Statement, it is considered the proposal will not give rise to any highway safety or capacity issues. The residual cumulative impacts will not therefore be severe.

### **Design**

- 2.16 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development.
- 2.17 Paragraph 130 sets out a number of design criteria to be considered in terms of design of development stating:

*Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 2.18 The proposed layout reflects the shape of the site, its topography and comments received from the LPA during the pre-app process. The siting of the dwellings also seeks to meet the 12m standoff distance to rear elevations of properties along Bankfield Drive and 2m to side boundaries. The proposed dwellings have been designed to reflect the character and appearance of the nearby housing with use of artificial stone and concrete tile roofing. The dwellings are two storey in height with single storey garages (attached with exception of Cheltenham which is integral). Onsite parking is provided for at least 2 cars (including garaging) whilst adequate private garden space is proposed. Stone walling all boundaries is to be retained with exception of the short section on the eastern boundary to be removed to enable site access. The proposal results in a well-designed scheme with benefits to visual amenity of the site through high quality design. The DAS that accompanies the proposal clearly sets out how the development meets all of the objectives set out above and thus represents high quality design.

#### **Meeting the challenge of climate change, flooding and coastal change**

- 2.19 Paragraph 159 of Chapter 14 confirms that development should be directed to areas with the lowest probability of flooding. The site lies within Flood Zone 1 and is therefore at low risk from flooding.

#### **Conserving and enhancing the natural environment**

- 2.20 Paragraph 174 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment.
- 2.21 The site is allocated for housing and not subject to any landscape designations. Important landscape features such as stone walls to boundaries will be retained where possible.
- 2.22 Paragraph 183 relates to ecology and biodiversity considerations when determining planning applications. A Preliminary Ecological Appraisal has been prepared for the site and submitted. There are no known protected species or ecology designations on site with impacts arising from the proposal being no greater than a local effect.
- 2.23 Paragraph 183 refers to ground conditions advising that when making decisions, consideration must be given to whether a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

2.24 The site has historically been in agricultural use and is not considered to give rise to any stability issues and there are no known issues relating to contamination.

#### **Assessment against NPPF**

2.25 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-

- The proposed development of this allocated housing site will boost supply of housing and assist the Council in maintaining its 5 year housing land supply.
- The delivery of 16 dwellings will deliver economic, social and environmental benefits and can therefore be considered as being a sustainable development.
- The proposal will not give rise to any highway safety or capacity issues, such that there are no adverse impacts
- The proposal will not give rise to any flood risk / drainage issues
- The proposal will not harm any ecological interests and provides opportunities for enhancement on site
- As illustrated by the submitted plans and Design and Access Statement, the development proposal can provide a development that is appropriate for the site in terms of design / materials and sympathetic to character of the site and its surroundings.

2.26 It is therefore considered that the proposal is wholly consistent with this national guidance. As such, the presumption in favour of sustainable development applies and the application should be approved.

#### **The Development Plan**

##### **Kirklees Local Plan (adopted Feb 2019)**

2.27 With respect to the proposed development, the Development Plan currently comprises the adopted Kirklees Local Plan sets out planning strategy with relevant planning policies together with an Allocations Document.

2.28 The site is allocated in the Local Plan for housing development under reference HS183 'Land to the west of Bankfield Drive, Holmbridge'. The requirements and recommendations relating to this allocation are noted (copied at the start of the Planning Statement).

2.29 In light of the above and having regard to the proposal, the following Local Plan policies are noted:

- PLP 1 – Achieving Sustainable development
- PLP 2 – Place Shaping
- PLP 3 – Location of New Development
- PLP 7 – Efficient and Effective use of land and buildings
- PLP 11 – Housing Mix and Affordable Housing
- PLP 20 – Sustainable Travel
- PLP 21 – Highway Safety

- PLP 22 – Parking
- PLP 24 – Design
- PLP 30 - Biodiversity & Geodiversity
- PLP 32 - Landscape
- PLP 47 – Healthy, active and safe lifestyles
- PLP 51 – Air Quality
- PLP 52 – Protection & Improvement of environmental quality
- PLP 53 – Contaminated and unstable land
- PLP63 – New Open Space

#### Supplementary Planning Documents

2.30 In addition to the above Local Plan policies, consideration has been given to the following SPDs:

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

#### Holme Valley Neighbourhood Development Plan (adopted Dec 2021) [HVNP]

2.31 The relevant policies from the HVNP are

- 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

2.32 These policies are assessed in Section 3.

## 3.0 Planning Assessment

### Principle

- 3.1 The site is allocated for residential use – LPA reference HS183.
- 3.2 The NPPF is clear on the emphasis to boost the supply of housing with paragraph 11 setting out the presumption in favour of sustainable development which means approving development proposals that accord with an up-to-date development plan without delay.
- 3.3 Paragraph 8 of the NPPF sets out the 3 elements of sustainable development, namely economic, social and environmental objectives.
- 3.4 The proposal will bring clear economic benefits in terms of creation of construction jobs and increased spend in the local economy both during and post construction. In terms of social benefits, the proposal will deliver a new footpath link to an existing public right of way together with contributions relating to open space and affordable housing (to be secured via a s106 legal agreement). The proposal will therefore meet social objectives of sustainable development by creating a vibrant and healthy community providing a sufficient number and range of homes in a well-designed scheme with access to open space and opportunities for exercise.
- 3.5 With regards environmental benefits, the site is currently of little ecological or landscape value. Boundary walls will be retained whilst the proposal will provide opportunities for increased planting with associated visual amenity and biodiversity benefits. In addition, the proposal will not result in any drainage / flood risk issues and can be safely served from Laithe Avenue (see supporting Drainage Strategy and Transport Statements respectively).
- 3.6 The proposal is therefore considered to constitute sustainable development, delivering economic, social and environmental benefits such that there are no adverse impacts that significantly or demonstrably outweigh the delivery of new housing on this allocated site.
- 3.7 In light of the above it is considered the proposal constitutes sustainable development and is consistent with the NPPF. The proposed development of this allocated site will boost the supply of housing in Kirklees and represents sustainable development. The principle of development should be supported.
- 3.8 Local Plan Policies LP1, LP2 and LP3 reflect national guidance set out in the NPPF in terms of sustainable development and delivery of housing. The proposal is consistent with these policies.
- 3.9 As such the principle of development is acceptable and the application should therefore be approved.
- 3.10 It is noted that the Allocation HS183 identifies a number of constraints and site specific considerations which inform the development of the site and the reports required for submission.
- 3.11 With this in mind, this planning application has addressed stand alone reports addressing Drainage, Ecology and Contamination.

### Design / Visual Amenity

- 3.12 The Proposed Development proposes development of 16 detached / linked-detached dwellings on the site. Advice and guidance offered through the pre-application process has been taken on board together with character / appearance of the site on the edge of Holmbridge.
- 3.13 The design and appearance of the dwellings (2 storey with combination of detached, attached and integral garages) together with use of artificial stone and concrete tiles is consistent with existing dwellings to the east. The design and materials are considered to be appropriate in this location. The proposal delivers a mix of predominantly 3 and 4 bed family homes with one 5-bed dwelling.
- 3.14 Local Plan Policy LP24 advises that good design should be at the core of all proposals and considered at the outset of the development process. With regards the criteria set out in LP24, it is considered the proposal will promote good design in that it will:
- Be of a form, scale (2 storey), layout (linear to reflect site shape and topography) and details that respects and enhances the character of the townscape, heritage assets and landscape;
  - provide a high standard of amenity for future and neighbouring occupiers;
  - deliver a sustainable development relative to the scale of the proposal;
  - minimise the risk of crime by delivering well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
  - contribute towards enhancement of the natural environment; and
  - propose planting of new trees and other landscaping to maximise visual amenity and environmental benefits.

The proposal is therefore consistent with design policy LP24.

- 3.15 Density has been an important consideration when developing site layout. Mindful of pre-application comments to secure lower density development on site with the importance of reflecting character and appearance of existing dwellings to the east. The number of units proposed is 16 which, on this 0.65ha site, gives a development density of 26dph which is considered appropriate in this location. Four detached dwellings are proposed along the southern site boundary which reflects the layout of existing dwellings to the east.
- 3.16 Local Plan policy LP7 refers to Density and seeks to ensure housing developments represent an efficient use of land but mindful of the need to be in keeping with the character of the area and the design of the scheme. A net density of 35 dph is referenced with a clear caveat that this should be sought 'where appropriate'. Paragraph 6.40 of the supporting text to Policy LP7 reiterates this point on 'appropriateness' by stating:
- 'The policy allows for lower densities where a site would not be compatible with its surroundings'*
- 3.17 For the reasons set out above, it is clear that a higher density scheme on this site would not be appropriate on the edge of village location. It is therefore considered the proposed development of 16 units, giving a density of 26 dph,

is an entirely appropriate design solution for this site. The proposal is therefore consistent with Local Plan Policy LP7.

- 3.18 Local Plan policies LP11 and LP63 are also noted. LP11 deals with mix and affordable housing. In terms of mix, 10 will be 3-bed family homes with 5 4-bed and 1 5-bed dwelling. This mix of family housing is considered to be appropriate for the site and enables the lower numbers and density requested by the LPA (during pre-application discussions) to be achieved. With regards affordable housing (LP11), the 20% requirement will be delivered via a contribution secured via a s106 legal agreement. Similarly, the open space requirement will be met with an off-site contribution and secured via a s106 legal agreement.
- 3.19 Design Principles set out in the Housebuilders Design Guide SPD as well as Policies 2 and 6 of the Holme Valley Neighbourhood Plan (HVNP) are noted. The proposed design is compliant with the guidance set out in these documents.
- 3.20 In light of the above it is considered the design and layout of the proposal is acceptable. The proposal is therefore consistent with guidance set out in the NPPF and Local Plan policies LP7, LP11, LP24 and LP63 together with the Housebuilders Design Guide SPD and HVNP Policies 2 and 6.

#### Amenity Considerations

- 3.21 The Housebuilder Design Guide SPD sets out guidance on separation distances to ensure there are no issues of overlooking, loss of privacy or over-bearing. The guidance includes separation distances of 12m between windows of habitable rooms that face onto non-habitable rooms and retaining a minimum of 2m distance from the side wall of a dwelling to the boundary.
- 3.22 The proposed layout ensures these distances are met with 12m separation achieved along the eastern boundary with existing dwellings on Bankfield Drive. The submitted scheme has increased the distance from Plot 14 to number 4 following comments received from the public consultation exercise; there is now 12m from the existing conservatory at number 4 to the blank side elevation of Plot 14. Similarly, Plot 1 has been moved away from 2 Laithe Avenue to address comments made through the public consultation exercise. The proposed footpath link from the site to the existing PROW to the south will be located adjacent to Plot 1 resulting in greater separation distance with 2 Laithe Avenue (7.5m from existing to 2 storey blank side gable proposed). It is noted that number 2 Laithe Avenue has its main entrance facing west towards the site together with smaller, secondary windows serving lounge and kitchen. These are considered to be secondary given the main windows to lounge and kitchen face front and rear respectively. As such the distance between the two dwellings, together with lack of habitable rooms in the east gable of the proposed dwelling, ensures there are no issues of overlooking or loss of privacy. The separation distances also ensure the proposed dwelling will not be over dominant.
- 3.23 Internal space standards for the dwellings and amount of private amenity space meet the guidance set out in the Housebuilder Design Guide SPD. This is evidenced on the submitted plans.
- 3.24 Overall, it is considered the proposed site layout ensures that there are no issues of overlooking / loss of privacy with regards existing dwellings adjacent to the

site whilst future residents will also benefit from adequate private amenity space.

- 3.25 The proposed design / layout together with location of uses relative to adjacent housing ensures existing and proposed residents will enjoy acceptable levels of residential amenity.

### Highways

- 3.26 Access to the site is taken from Laithe Avenue as per the requirements of the site allocation. The layout demonstrates how the site will be accessed whilst the swept path analysis within the submitted Transport Statement demonstrates suitable tracking for refuse and emergency vehicles. The layout also shows adequate on-site parking per dwelling. Visitor parking is also provided (5 spaces) together with cycle storage spaces (within garages) and EVC points for each dwelling. The layout also ensures a suitable means of access can be achieved in the future to the safeguarded land to the west whilst a footpath link is also proposed adjacent to Plot 1 to link with the existing PROW to the south.
- 3.27 The quantum of development is not expected to give rise to any highway capacity or safety issues with the submitted Transport Statement estimating only 8 two-way movements in the peak hours (equating to one every 7 minutes). This modest trip generation will have no material adverse impact on the existing highway network. In terms of the NPPF (para 111) it is considered the proposal will not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the road network.
- 3.28 Local Plan policies LP21 and 22 relate to Highway Safety and Parking respectively. The site can be safely accessed with adequate parking / turning on site to ensure there are no highways issues arising in terms of capacity or safety. In addition, the site (as set out in the Transport Statement) is within walking distance of local shops, public transport, services and Primary School. As such it is considered the requirements of LP21 & 22 have been met together with HVNP Policies 11 and 12.
- 3.29 In light of the above, it is considered that the Proposed Development would not have an unacceptable effect on traffic flow and safety and as such will not detract from the character or appearance of the area.

### Ecology

- 3.30 An Ecological Impact Assessment (EclA) has been undertaken on site and concludes the impact on site's habitats and species groups are no greater than local level. The EclA and accompanying BNG Matrix identifies net loss in terms of habitat units on site but a net gain in terms of hedgerows. The submitted EclA proposes a number of mitigation measures and this point will be discussed post submission.
- 3.31 The proposal is therefore consistent with aspirations set out in Local Plan policy LP30 and HVNP Policy 13.

### Ground Conditions

- 3.32 The site is in agricultural use. It is not considered the proposal will give rise to any new issues in terms of pollution / contamination or ground stability. Further details are set out in the submitted Contaminated Land Report.

- 3.33 In light of the above it is considered the proposal complies with Local Plan Policy LP53.

#### **Flood Risk / Drainage**

- 3.34 The site is in Flood Zone 1. It can be suitably drained as demonstrated on the submitted drainage plans and will not give rise to any flooding issues on or off site. Further details are set out in the submitted Drainage Strategy Report.
- 3.35 In light of the above, it is considered the proposal complies with Local Plan Policy LP28.

#### **Health Impact Assessment**

- 3.36 The site allocation requires that a Health Impact Assessment (HIA) is submitted with any application. Policy LP47 relates to 'healthy, safe and active lifestyles' and seeks to create an environment which supports healthy, active and safe communities and reduces inequality.
- 3.37 The application has been assessed below against the headings in the Council's Rapid HIA Toolkit. As such, it is considered the proposed development of this allocated housing site will provide positive benefits for existing and future residents. The proposed residential development on this allocated site will generally offer health and well-being benefits when considering the 12 Themes of the Rapid HIA.
- 3.38 A summary of the assessment of the proposal against the 12 Themes of the Rapid HIA is set out below:

#### **THEME 1: HOUSING**

The site is an appropriate location for housing and is allocated for residential development under Site Ref. HS183 within the Kirklees Local Plan. The site is located within a sustainable location and is well located in terms of accessing jobs, shops, schools and services via non-car modes of transport. Bus stops are located within walking distance of the site. The proposed design and layout demonstrates a mix of housing can be delivered, all with suitable private amenity spaces. Access to the wider countryside will be facilitated with a new footpath adjacent to Plot 1 whilst affordable housing requirements will be addressed by a contribution.

#### **THEME 2: PHYSICAL ACTIVITY**

The proposed layout provides easy access to surrounding countryside via existing public right of way to the south of the site.

#### **THEME 3: DIET AND NUTRITION**

Given the size of the site, there is no on-site provision for allotments or community garden/farm. However, the properties all benefit from private amenity space/gardens which will allow residents the ability to grow a small amount of produce at home should they wish to.

#### **THEME 4: AIR QUALITY AND NOISE**

The construction impacts will be minimised based on measures included in the Construction Management Plan to be submitted as part of the envisaged pre-

commencement condition. The scale of the proposal is not considered to give rise to any Air Quality issues.

#### THEME 5: TRANSPORT

As set out in the submitted Transport Statement, the proposal is well located close to local services and amenities which encourages people to visit them by walking or cycling. Bus stops are located within walking distance of the site.

#### THEME 6: CRIME REDUCTION AND COMMUNITY SAFETY

The proposed layout and dwellings can incorporate guidance on producing safer places, including NPPF (2021), Safer Places (2004) and Highways Design Guide (2019).

#### THEME 7: ALCOHOL, TOBACCO AND ILLEGAL DRUG USE

The proposed development is solely for residential dwellings (use class C3) and therefore does not provide any shops so will not impact on the supply of alcohol or tobacco.

#### THEME 8: EMPLOYMENT AND THE ECONOMY

The construction, and future occupation of the dwellings will deliver a range of direct and indirect economic benefits to the area, stimulating employment growth during and post-construction. The proposal will create jobs during construction and increase spend in the local economy during both construction and operational phases.

#### THEME 9: CLIMATE CHANGE, ENERGY USE AND WASTE MINIMISATION

The proposed layout reflects the shape of the site and so opportunities to maximise a southern aspect are limited; this however has been achieved on Plots 1-4 and 13-15 whilst plots 11, 12 and 16 also have south facing elevations. Design and layout of dwellings, together with suitable boundary treatments, seeks to respond to winter and summer temperatures and weather. The site sits in Flood Zone 1 and so is not at risk from flooding. A drainage strategy has been prepared to ensure the site is appropriately drained.

#### THEME 10: EQUALITY, SOCIAL COHESION AND COMMUNITY

The proposed layout shows how the site provides connections through the site and to village to the east as well as surrounding footpaths / cycle routes.

#### THEME 11: ACCESS TO PUBLIC SERVICES

The submitted Transport Statement sets out walk distances to local facilities, services and public transport. The site is within 2km of bus stops, local shops (Londis), local schools and leisure / community facilities.

#### THEME 12: SUICIDE PREVENTION IN PUBLIC PLACES

The proposed layout has incorporated an open, accessible and inclusive site layout while also maximising natural surveillance within the design. It has been designed to fully encourage social interaction.

- 3.39 In light of the above, it is considered the proposed development of this allocated site will deliver a healthy, active and safe community and reduces inequality such that the requirements of Policy LP47 are met.

## 4 Design & Access Statement

- 4.1 This Design and Access Statement has been prepared to support the full planning application for 16 dwellings on land of Bankfield Drive, Holmbridge (Allocated Housing Site ref HS183).
- 4.2 The Design and Access Statement should be read in conjunction with the existing and proposed plans prepared on behalf of the applicant Orion Homes.
- 4.3 This statement takes into account the advice set out in the CABI publication, "Design and Access Statements – How to Write, Read and Use Them." It also takes into account the Order amending the rules on the information which must be submitted with an English planning application which came into force on 31 January 2013.
- 4.4 The document indicates the issues that need to be addressed as part of any Design and Access Statement, these being the amount of development, layout of buildings, routes and spaces, scale of buildings, landscaping and appearance.
- 4.5 The proposed development has been informed by pre-application discussions with the LPA (LPA ref 2022/20239 – letter dated 5 July 2022) and comments received from local residents following public consultation exercise (Feb 2023).

### The Site and its surrounds

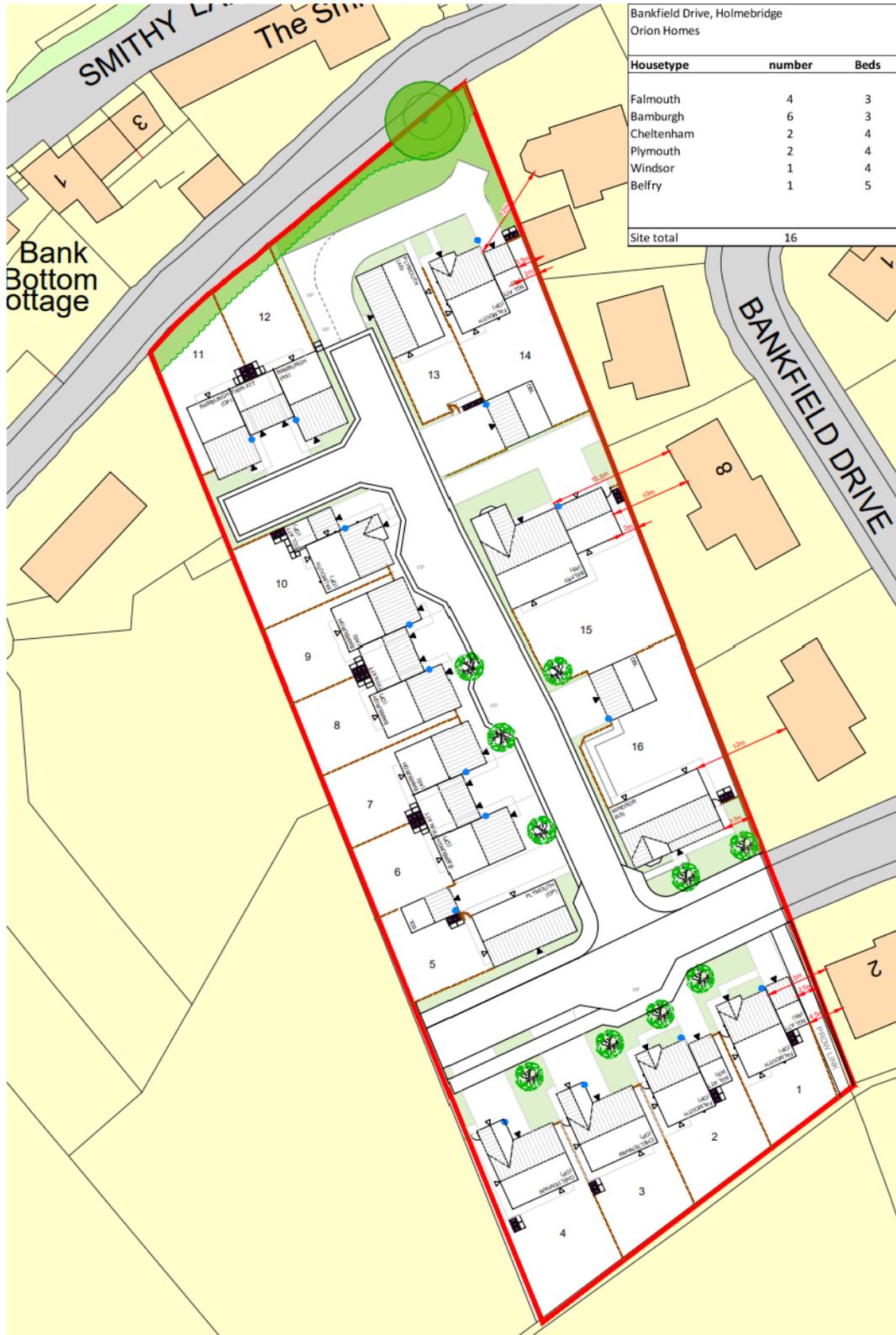
- 4.6 The shape and topography of the site has informed the proposed layout. Consideration has also been given to scale, design and materials of existing dwellings to the east of the application site.
- 4.7 The site is allocated for housing development (LPA ref HS183) and is located on the southern edge of Holmbridge to the west of Bankfield Drive and Laithe Avenue. The site is rectangular in shape and extends to an area of 0.65ha.
- 4.8 Land to the east of the site is in residential use. Houses are predominantly detached with mix of materials including brick, render and artificial stone with concrete tile roof. The dwellings are a mix of single and two storey with some properties having dormers in the roofspace. Parking is available on driveways with mix of attached and integral garaging.
- 4.9 The site itself slopes down from south to north and falls in Flood Zone 1. There are no ecological, heritage or landscape designations associated with the site. There are trees along the northern boundary together with stone walls to all boundaries.
- 4.10 There is a public right of way along the southern boundary of the site. A link to this is proposed adjacent to Plot 1.

### The Proposal

- 4.11 The proposal is for residential development comprising 16 dwellings with access taken from Laithe Avenue as per the above allocation. The proposal comprises sixteen 3, 4 and 5 bed family dwellings. The dwellings will be detached/link detached with off-street parking and garaging together with private garden space.
- 4.12 Each dwelling will be 2 storey in height and constructed in artificial stone with concrete tile roofing.

4.13 The proposed layout is copied below:

### Bankfield Drive, Holmebridge



### Amount

4.14 The proposal comprises 16, 2 storey dwellings. The table below demonstrates mix of houses proposed and floor areas:

Housetype	Number	Beds	Storeys
Falmouth	4	3	2
Bamburgh	6	3	2
Cheltenham	2	4	2
Plymouth	2	4	2
Windsor	1	4	2
Belfry	1	5	2
	16		

### Layout

4.15 The proposed layout is accessed from Laithe Avenue as per the site allocation. The internal access road retains access to safeguarded land to the west. 16 dwellings are served from the access road with a mix of adopted highway, shared surfacing and private drives. A new footpath link to the existing PROW to the south of the site is proposed close to the site entrance. The proposed layout is informed by the shape of the site and topography. Each dwelling benefits from a large private garden and driveway for parking. The layout ensures there are no issues of overlooking or loss of privacy.

### Routes

4.16 The layout plan shows how routes to and around the site are proposed. Main site access is from Laithe Avenue / Bankfield Drive as per the housing allocation. A new footpath link is proposed adjacent to Plot 1 to improve access to the existing PROW to the south of the site. Within the proposed site, each dwelling can be safely accessed on foot or by car with adequate space provided for parking and turning.

### Scale

4.17 All proposed dwellings will be 2 storey in height.

### Landscaping

4.18 The proposal retains existing boundary walls (with exception of short section removed to enable road access to the site from Laithe Avenue). The proposed layout and submitted Landscape scheme includes a number of new street trees and wider grassed verges at the site entrance. The Landscape Plan is copied below (also lodged as a separate plan with the application):



ensuite. Existing boundary walls are retained. The dwellings are predominantly detached with some linked detached along the western and northern boundaries. Garages are single storey and mix of attached (including link detached), detached or integral.

#### **Access**

- 4.20 Pedestrian and vehicular access to the site is taken from Laithe Avenue. A new footpath link is proposed adjacent to Plot 1 to create access to existing PROW to the south of the site. The site is within walking distance of shops, services and public transport serving Holmbridge (further details set out in the submitted Transport Statement).

#### **Conclusions**

- 4.21 The Proposed Development has been subject to careful consideration in order to ensure the application represents a suitable scheme in-keeping with the site and its surroundings.

## 5 Summary

5.1 This Planning Policy Statement has been prepared on behalf of Orion Homes in support of the proposed residential development on allocated housing site (LPA ref HS183) on land west off Bankfield Drive, Holmbridge.

5.2 This Planning Statement incorporates Design & Access Statement together with Climate Change Statement (Appendix A).

### Background

5.3 The site is allocated for residential development in the Adopted Kirklees Local Plan (LPA ref HS183). It is noted the stated capacity is 23 dwellings. The proposal comprises 16 dwellings to address comments made during pre-application discussions. Revisions have also been made following comments received from residents as part of the public consultation exercise.

### The Site

5.4 The site is allocated for housing development (LPA ref HS183) and is located on the southern edge of Holmbridge to the west of Bankfield Drive and Laithe Avenue. The site area is 0.65ha. Land to the west is allocated as Safeguarded Land for possible future residential development with land to the south designated as Green Belt.

5.5 The site is currently a paddock and is within walking distance of local facilities. Land to the east of the site is in residential use.

5.6 There are no ecological, heritage or landscape designations associated with the site. There are trees along the northern site boundary together with stone walls to all boundaries. There is a public right of way along the southern boundary of the site.

### The Proposal

5.7 The proposal is for residential development comprising 16 dwellings with access taken from Laithe Avenue as per the Local Plan allocation.

5.8 The proposal comprises sixteen 3, 4 and 5 bed family dwellings. The dwellings will be detached/link detached with off-street parking and garaging together with private garden space. Each dwelling will be 2 storey in height and constructed in artificial stone with concrete tile roofing.

### Summary

5.9 The site is allocated and as such the principle of development is acceptable.

5.10 The scheme has been revised to address pre-application and public consultation comments.

5.11 The proposal will assist the Council in meeting its housing supply requirements and will not give rise to any harm in terms of highways, ecology, trees or drainage. The proposal delivers economic (jobs creation and increased spend in the economy), social (affordable housing and open space contributions) and environmental (new grass / hedge / tree planting) benefits and as such can be considered as being a sustainable development.

5.12 The proposed layout delivers 16 2 storey dwellings as a mix of ten 3-bed, five 4-bed and one 5-bed family dwellings. The equates to a density of 26dph.

Each dwelling benefits from on site parking (with EVC) and private garden space whilst layout and design also ensures there is no issue of overlooking or over bearing. The layout is therefore consistent with policies regarding design, mix, density and residential amenity.

- 5.13 In terms of materials, the use of artificial stone and concrete tile will be consistent with existing housing to the east.
- 5.14 The site can be safely accessed from Laithe Avenue and is within walking distance of shops, services and public transport. A new footpath link is proposed adjacent to Plot 1 to link up with the existing PROW to the south of the site. This link will benefit future and existing residents improving access to adjacent open countryside. The proposed use will not give rise to any highway safety or capacity issues.
- 5.15 The scheme can be suitably landscaped with stone walls retained and street trees proposed within the site whilst a number of ecological enhancements are included in respect of new planting.

### Conclusion

- 5.16 In light of the above, and as demonstrated on the submitted plans and submitted reports, the proposal is consistent with planning policy set out in the NPPF and adopted Kirklees Local Plan (including SPD and HVNP) and does not give rise to any significant planning issues.
- 5.17 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable and sustainable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.

## Appendix 1 Climate Change Statement

## **Appendix A – Climate Change Statement**

### **Climate Change Statement for Planning Applications**

#### **Part 1: Applicant details**

Name of applicant/agent	Orion Homes
Site Address	Land off Bankfield Drive / Laithe Avenue Holmbridge  Allocated Housing Site HS183
Description of Development	Proposed residential development comprising 16 dwellings

#### **Part 2: Climate Change Mitigation measures**

Please respond to the following questions considering the measures set out in the Climate Change Guidance note:
Q1: What measures have been/will be taken to reduce the energy demand associated with your proposed development beyond the minimum required in Building Regulations? (See section 2)
<ul style="list-style-type: none"> <li>• <i>The construction specification of every home will include high levels of insulation in the ground floor, external walls and roof spaces to meet current building regulations.</i></li> <li>• <i>There will be triple glazing and photovoltaics, subject to review on SAP for current building regulations.</i></li> <li>• <i>The detailed house type designs will incorporate the thermal bridging guidance produced by the Government, thereby reducing a significant source of heat loss.</i></li> <li>• <i>An efficient gas condensing boiler will be installed in each property. The heating designs of each house type will include dual zone controls with delayed start thermostats.</i></li> <li>• <i>Energy efficient lamps / LED bulbs will be installed in every light fitting.</i></li> <li>• <i>Each entrance will be illuminated with an energy efficient external light.</i></li> <li>• <i>The white goods installed in each property or offered to purchasers will be energy efficient with an A+/A rating.</i></li> <li>• <i>Use of smart metering to control energy usage</i></li> <li>• <i>External drying space in gardens</i></li> </ul>

<p>Q2: What measures have been/will be taken to limit the carbon consumed through the implementation and construction processes, e.g. by reusing existing on-site materials or sourcing materials locally? (See section 3)</p>
<p><i>Materials of construction will be sourced locally where possible and the building works carried out by local trades and contractors</i></p>
<p>Q3: What measures have been/will be taken to utilise renewable or low carbon energy sources? (See section 4)</p>
<p><i>LED lighting used and use of photovoltaics panels</i></p>
<p>Q4: What measures have been/will be taken to ensure the building design and layout has been optimised to energy efficiency beyond the minimum requirements in Part L of the Building Regulations ? (See section 5)</p>
<p><i>South elevation for dwellings where possible and these dwellings are laid out to maximise solar gain. Internal layouts for houses facing east / west also seek to take advantage of morning / afternoon sun (depending on orientation). Maximising use of solar gain benefits include reduced need for artificial lighting and lower heating demands. Triple glazed windows also assists with insulation of the dwellings.</i></p>
<p>Q5: What measures have been/will be taken to reduce potential impacts of flooding associated with your proposed development? (See section 6)</p>
<p><i>Site is in Flood Zone 1 – drainage scheme will minimise off site runoff</i></p>
<p>Q6: What measures have been/will be taken to reduce water stress associated with your proposed development? (e.g. Water retention and minimisation measures) (See sections 7 and 8)</p>
<p><i>Use of waterbutts in gardens to re-use rainwater</i></p>
<p>Q7: What measures have been/will be taken to provide biodiversity net gains? (See section 8)</p>
<p><i>Wild flower grass seed mix New tree planting within the site.</i></p>

Q8: What measures have been/will be taken to reduce air pollution associated with your proposed development? (See section 9)

*No open fires proposed within the new dwellings*

*Installation of EVC points for each dwelling*