



JohnsonMowat
Planning & Development Consultants

Via the planning portal

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Our ref.
Your ref.

11th December 2023

Dear Sir/ Madam,

OUTLINE PLANNING APPLICATION FOR THE PROPOSED DEMOLITION OF BUILDINGS AT STORTHES HALL AND CONSTRUCTION OF UP TO 261 RESIDENTIAL DWELLINGS AND REDEVELOPMENT OF THE LODGE COTTAGE FOR A RESIDENTIAL USE AND ASSOCIATED WORKS ON LAND SOUTH OF STORTHES HALL LANE (THE MATTER OF ACCESS AND LAYOUT FOR DETERMINATION ONLY)

STORTHES HALL, STORTHES HALL LANE, KIRKBURTON, HD8 0WA

APPLICANT: UBRIQUE INVESTMENT LTD

On behalf of Ubrique Investment Ltd, please find enclosed an Outline Planning Application for the demolition of buildings at Storthes Hall and construction of up to 261 residential dwellings and redevelopment of the lodge cottage for a residential use and associated works, all other matters are reserved at Storthes Hall, Storthes Hall Lane, Kirkburton, HD8 0WA.

The application fee will be paid to the Planning Portal direct via bank transfer.

In the interest of clarity please find below a complete list of the supporting documents for the planning application:-

- Design and Access Statement and supporting plans – Parker Peel;
- Statement of Community Involvement – Johnson Mowat;
- Climate Change Statement (part of the Planning Case Report) – Johnson Mowat;
- Topographical Survey – Holden Surveys;
- Heritage Statement – MB Heritage;
- Transport Statement – Optima;
- Travel Plan – Optima;
- Flood Risk and Drainage Strategy – Dart Engineers;
- Health Impact Assessment – Johnson Mowat;
- Preliminary Ecological Appraisal and BNG Assessment – Enzygo;
- Bat Survey Report – Enzygo;
- Arboricultural Survey – Enzygo;
- Arboricultural Survey and Impact Assessment – Iain Tavendale;
- Landscape Plan – Urban Wilderness;

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Johnson Mowat is registered in England and Wales 11141366

- Air Quality Assessment – SLR; and
- Geoenvironmental Appraisal – Lithos.

The history to the Site is well documented in the above reports and the Council has designated the land as suitable for residential development in the adopted Development Plan. Vehicular access to the proposed development will be from the two existing vehicular access points.

This Storthes Hall site Outline application proposal contains circa 261 dwellings in the draft layout. In total, these 261 dwellings contain circa 298,658 sq ft of internal floorspace.

It is now well established through planning guidance (NPPF 2023 Para 64 and footnote 30) that where brownfield land with vacant buildings are being used, any affordable housing contribution should be reduced by the equivalent space in those unused buildings. This concept is referenced the Vacant Building Credit (VBC).

It is accepted by the Council that the case for the re-development of Storthes Hall from a residential institution to a more standard residential C3 use has been made and is a principle that is cemented in the allocation in the adopted Local Plan. The reasoning behind this allocation reflects the diminishing student use of the Storthes Hall site which gets bigger each year. In the season 2023/24, the Storthes Hall site is circa 40% unoccupied with vacant floorspace totalling 104,561 sq ft.

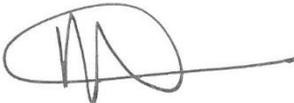
In line with both guidance and policy, when VBC is applied, the quantum of floorspace to be considered under the 20% affordable housing policy is $298,658 - 104,561 = 194,097$ sq ft. or circa 170 dwellings. The affordable provision at 20% in this case (at this time) would be 20% of 170 dwellings = 34 dwellings. It is however accepted that both the quantum of floorspace currently vacant and that proposed may change in the months ahead. These figures are provided to assist the understanding of the affordable housing requirement at this time.

The applicant is in dialogue with the Council as to the form (size/type/tenure) the 34 affordable dwellings may take and their location either on site or commuted partially off-site to best meet the Council's most urgent needs.

The Applicant has held dialogue with Local Ward Members and a public consultation is currently underway.

We trust the enclosed information is sufficient to validate the application however should you have any queries or require any further information please do not hesitate to get in touch. We look forward to confirmation of the application's validation.

Yours faithfully,

A handwritten signature in black ink, enclosed in a red rectangular box. The signature is stylized and appears to read 'Mark Johnson'.

Mark Johnson MRICS, MRTPI
Senior Director

Enc.