

SUPPORTING STATEMENT

Land northwest of Urban Terrace, Denby Lane, Grange Moor

Yorkshire Country Properties

Contents

1.	Introduction	3
2.	Policy Context	4
3.	Assessment	7
4.	Conclusions	15
	Appendix	16
	Appendix A – Housing need Figures from the SHMA (2016)	17
	Appendix B – Neighbouring Parcel Densities.....	19
	Appendix C – Neighbour Representations.....	20

1. Introduction

- 1.1. Broadgrove Planning and Development Limited have been instructed by Yorkshire Country Properties ('the applicant') to prepare an application seeking full permission for the erection of 10 no. new residential dwellings with associated access, parking, landscaping, and works to facilitate the development at land northwest of Urban Terrace, Denby Lane, Grange Moor.
- 1.2. An application was submitted under reference 2023/93704 and considered valid on 20 December 2023. This Supporting Statement has been prepared in response to a request for further information relating to the constraints of the site and the proposed housing capacity which was requested by the Planning Officer on 23 February 2024.
- 1.3. This statement will outline the policy context and constraints of the site alongside and the technical matters which require due consideration in the determination of a planning application at the site.

2. Policy Context

2.1. At a national level, planning policy and guidance is contained in the National Planning Policy Framework (NPPF). The updated NPPF (December 2023), sets out the Government's vision for future growth. The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

2.2. At the heart of the NPPF is a presumption in favour of sustainable development as set out in paragraph 11. This means, inter alia:

“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are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: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; 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.”

2.3. Paragraph 14 of the NPPF states:

“In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).”

2.4. NPPF paragraph 67 requires local authorities to adopt strategic policies which set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once strategic

policies have been adopted, these figures should not need retesting unless there has been a significant change in the circumstances that affects the requirement.

- 2.5. Paragraph 68 states: “Where it is not possible to provide a requirement figure for a neighbourhood area³⁴, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority”.
- 2.6. Chapter 11 promotes the effective use of land in meeting the need for homes and other uses. Planning policies and decisions should be informed by regular reviews of both the land allocated for development in plans.

- 2.7. Paragraph 128 states:

“Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed and beautiful, attractive and healthy places.”

- 2.8. Paragraph 129 part b states *“the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range”.*

Development Plan

- 2.9. The statutory development plan in Kirklees comprises of the Kirklees Local Plan and the Local Plan Allocations and Designations Document (adopted Feb 2019). The Local plan outlines the

strategic policies which dictate future growth in Kirklees. The Allocations and Designations document sets out the specific policies and sites necessary to achieve the strategy. The Plan covers the period of 2013-2031.

- 2.10. The proposed development forms part of a residential allocation in the Kirklees Local Plan. Policy LP65 (Housing Allocations) provides details of the sites allocated for housing in the Local Plan. The allocations highlight some of the technical matters which may need to be addressed at the specific sites. Planning permission will expect to be granted if proposals accord with the development principles set out in the relevant site boxes, relevant development plan policies and as shown on the policies map.
- 2.11. Policy LP7 of the Local plan Strategic Policies refers to the efficient and effective use of land and buildings. Housing densities should ensure an efficient use of land but must also be commensurate with the character of the wider area and the design of the scheme the Local Plan prescribes an expectation for new developments to achieve a net density of at least 35 dwellings per hectare, where appropriate.
- 2.12. Part (c) of Policy LP7 states *“lower densities will only be acceptable if it is demonstrated that this is necessary to ensure the development is compatible with its surroundings, development viability would be compromised, or to secure particular house types to meet local housing needs”*.
- 2.13. Under Policy LP65 of this Allocations and Designations Plan, the site has been allocated for residential use under site reference HS195. The allocation comprises a gross site area of 0.66 (Ha) and has an indicative capacity (emphasis added) for 22 dwellings. The key constraints for the site are identified as public sewers crossing the site, potentially contaminated land, within a High Risk Coal Referral Area and mine entrances on the site.
- 2.14. The reports required include a Contamination Report (Phase 1 and 2), Coal mining risk assessment and a Transport Statement. All of which have been provided within the suite of documents accompanying the application submission.

3. Assessment

3.1. In the formulation of the housing allocation HS195 under Policy LP65, an indicative capacity for 22 no. dwelling shas been applied. This section will outline the reasons why this indicative capacity is not deliverable, with full consideration of the site constraints. In addition full consideration should be given to the benefits of the development proposals.

3.2. Having regard to the Local Plan allocation, in order to achieve 22 no. dwellings on the 0.66ha site, a density of 33 dwellings per hectare has been prescribed as an indicative capacity.

Developable Area

3.3. The following constraints on site restrict the developable area of the gross 0.66 hectare site. Please refer to the Site Constraints Plan submitted with the application pack.

3.4. The site investigation recognises 3 no. recorded mine shafts present within the site. The proposed development requires works to ensure the safety of the mine shafts, including the stabilisation, capping and a development stand-off applied.

3.5. The mine shafts are located centrally on the site which presents a further complication to the layout and configuration of the proposals. It is unavoidable that the proposals will have an impact on layout of the proposed scheme.

3.6. The mine shafts require stabilisation, capping and a development stand-off to be applied. It is advised in the Geoenviromental Appraisal prepared by RWO group that the layout should apply a no-build “zone of influence” around each shaft based on the following calculation:
Zone of influence = 0.5 x assumed shaft diameter + drift/made ground depth.

3.7. With regard to the above, it is therefore prudent for the mine shafts to be located outside of the residential curtilage of proposed properties, where possible. This ensures the future occupation of the proposed dwellings are not impacted by the presence of the mine shafts and any potential works required can take place outside of an occupier’s ownership.

3.8. The radii of the mine shafts are wider than the proposed access road. Therefore, the site layout cannot be configured to integrate the mine shafts and their stand-offs entirely within the access road. To some degree, there will always be a level of encroachment on the land available for housing. The proposed layout represents the option of least encroachment on any residential curtilage.

- 3.9. The mine shafts and their associated standoffs cumulatively cover an area of at least **c.100sqm**. This has been deducted from the 'developable area' of the site.
- 3.10. As part of the drainage strategy, a direct connection cannot be made to the water course due to having to cross third party land. Surface water attenuation is to be provided in the form of an online attenuation tank. An area of public open space has been located above the attenuation tank to make best use of this space and ensure the scheme is well-designed for the amenity of new residents in accordance with the adopted Open Space Supplementary Planning Document (adopted June 2021).
- 3.11. An existing 150mm combined public surface water sewer crosses the site from West to East. There is also a 150mm combined public sewer within the site on the southern boundary. As part of the scheme, it is proposed that this will remain in situ and the fore mentioned sewer will be diverted into it.
- 3.12. The drainage assets cut through the site from west to east and need to be diverted in order for the southern portion of the site to be developable. The sewers have associated easements of 6 metres, within which no development is permitted. The drainage easement encroaches by approximately 4-6 metres into the site. Taking this easement across the southern portion of the site (not including the access or the public right of way) removes **c.400sqm** of developable area on site.
- 3.13. A set of town-house style units lining Denby Lane has been suggested by the Planning Officer. However, due to the 6m easement to the southern boundary, these units would have to be set back from the road further than the adjacent terrace (nos 1 – 7 Denby Lane). The resultant impact on the character of the development is to be discussed later in this section.
- 3.14. There is an access road adjacent to the eastern elevation of no.1 Denby Lane which provides access to the rear of properties 1 – 7 Denby Lane. This access road was originally included within the gross site area for the allocation. The development proposals include this area as a shared access to the rear of the properties lining urban terrace which has been retained following discussions with the local residents. This access road removes **c.140sqm** from the site's developable area.

Neighbouring Allocation

- 3.15. The site has not been subject to any previous planning applications and therefore has a limited planning history. There is an application of relevance to the site, under reference 2021/62/94747/E. The application relates to the adjacent parcel of land to the east. An

application was submitted on 2 February 2022 for 18no. dwellings and associated works. The application was later withdrawn on 3 May 2023.

- 3.16. The adjacent site also forms part of a housing allocation within Kirklees' Local Plan Allocations and Designations document. Under Policy LP7, the site is identified under site reference HS58 and assigned an indicative capacity of 42 dwellings. The site has a gross area of 1.22 hectares and would result in a density of 34.4 dwellings per hectare.
- 3.17. The consultation response from Kirklees Council Highways Development Management reads:
- "Highway Safety officers were consulted regarding this and would not support a reduction in speed limit. However, they did raise concerns about the access point being so close to the junction with Ben Booth Lane and have asked that consideration is given to relocating the access point to the other end of the site frontage[...] given the above, Highways DM's concerns would be the under-provision and poor location of the visitor parking spaces and the issue raised by Highway Safety on creating a junction less than 45m from Ben Booth Lane".*
- 3.18. It is the opinion of the Highways Officer that a safe access could not be provided off the north side of Ben Booth Lane. Issues with land parcels in multiple ownerships to the northwest of the allocation (off Red Deer Park Lane) also created a barrier to development and could not appropriately facilitate the delivery of the allocation.
- 3.19. In accordance with paragraph 114 of the NPPF, in assessing sites that may be allocated for development in plans, it should be ensured that a safe and suitable access to the site can be achieved for all users.
- 3.20. It is important to highlight that Highways matters were not given due consideration in the allocation of HS58 in the Local Plan. A safe access from the public highway is essential for the delivery of new development in accordance with paragraph 114 part b. It should also be noted that the proposed location of the access in the site layout for application 2021/62/94747/E were situated as far to the west of the site as possible (see drawing number 2036-SI-02 Rev A of the application).
- 3.21. The site to which this application relates can provide a safe access from the north side of Denby Lane. The location of an access to the east would ensure both allocations can be accessed safely; a sufficient distance away from the junction at Ben Booth Lane.
- 3.22. The application site has accommodated the access road to the neighbouring site in response to the Highway Officer's comments from the previous application 2021/62/94747/E. The

proposed development, by way of facilitating an access to the neighbouring site, allows for the future delivery of the housing allocation at HS58. However, this has resulted in less developable area within the application site by **c.100sqm**.

- 3.23. The matters discussed have considered the impacts of the site's contexts on the developable area. It is clear from the allocation ID (HS195) under Local plan Policy LP65 (Housing Allocations) that the constraints highlighted have not given full consideration to the impacts on developable area at the site. Cumulatively, the constraints discussed reduce the developable area by c.610sqm (see figures in **bold**). The resultant developable area is 0.6ha.

Housing Need

- 3.24. The Strategic Housing Market Assessment (SHMA) (2016) identifies a specific need for bungalows within Kirklees. Please see Appendix A which outlines the suggested future development profile of market dwellings, based on the data of the SHMA.
- 3.25. Table 4.9 summarises the current stock of market dwellings along with residents' aspirations and expectations of future housing by house type and size. Table 4.10 then suggests an annual profile of dwellings to be built to reflect the current stock profile, household aspirations and expectations.
- 3.26. The Assessment identifies that 20.1% of people in Kirklees are in favour of bungalows (specifically 11.9% for 1- and 2-bed bungalows, and 7.6% for 3-bed bungalows). Bungalows make up 8.2% of the current housing stock and the report expects 14.7 % of the new dwelling stock to be bungalows.
- 3.27. Table 4.11 of the SHMA (2016) sets out the results of the 2015 Household Survey and offers a comparison between the current dwelling stock and the market aspirations. See Appendix A. Where cells are colour coded: a green spot indicates that the current proportion of dwelling stock is greater than the aspiration for that dwelling stock; a red spot indicates that the proportion of dwelling stock is lower than the aspiration. Therefore, a red spot suggests there is a lack of that particular type of dwelling type and size in the sub-area.
- 3.28. Across the board, there is an insufficient delivery of bungalows available in every sub-area of Kirklees. In Kirklees Rural East there is an identified shortfall of bungalows by 9.2%, second to detached house/cottage 1- to 3-beds.
- 3.29. Regarding the Planning officer's suggesting for townhouses fronting Denby Lane, Appendix A clearly shows that terraced housing/cottages of 1-2 beds and 3-beds or more is currently being

met. The inclusion of this on site would therefore not be meeting an identified housing need in the local area.

- 3.30. By their very nature, bungalows require more land to accommodate development.
- 3.31. The feedback from the Planning Officer received on 23 February 2024 raised some recommendations with regard to the proposed housing mix. With reference to Kirklees' Affordable Housing and Housing Mix SPD (adopted March 2023), Principle 1 sets out that proposals for 10 or more dwellings, on sites of at least 0.4 hectares should reflect the mix requirements of that sub-area. The application site is situated in Kirklees Rural East and should therefore reflect the following figures: 30-60% 1- and 2-beds, 24-45% 3-beds, and 2-25% 4-bed or more.
- 3.32. The previous proposals included the following mix of accommodation:
- 2 no. House Type Bun A – 2-bed, 83.2 sqm;
 - 3no. House Type Bun C – 3-bed, 129.5 sqm;
 - 3no. House Type Bun F – 2-bed, 79.5sqm;
 - 2no. House Type G – 2-bed, 121.4sqm.
- 3.33. The development proposes a majority of 2-bed bungalows since this is the highest proportion of liked and expected housing for bungalows in Kirklees.
- 3.34. The Planning officer advised that at least one unit of the 10-unit scheme should be 4-bed or more. A consultation response to the application received on 05 March 2024 provided a general comment in relation to the housing mix. The comment reads
- “As the school is undersubscribed and the remote nature of the village means car ownership is vital, with bus services infrequent it is not an ideal area for the target demographic of bungalows. A small portion of family homes, particularly one or two 4 bedroom houses, to be incorporated would be an improvement”.*
- 3.35. In response to the recommendations, Plot 7 on the site plan will be adapted to provide a 4-bed unit, in accordance with the required housing mix. The proposed mix would be in-keeping with the requirements of the housing mix outlined in the Affordable Housing and Housing Mix SPD. The resultant mix would be as follows:
- 2 no. House Type Bun A – 2-bed, 83.2 sqm;

- 2 no. House Type Bun C – 3-bed, 129.5 sqm;
- 3 no. House Type Bun F – 2-bed, 79.5sqm;
- 2 no. House Type G – 2-bed, 121.4sqm;
- 1 no. House Type 4-bed – designs to be provided.

3.36. The applicant awaits confirmation from the Planning officer that the amended housing mix is acceptable.

Density and Character

3.37. As previously discussed, Policy LP7 (Efficient and effective use of land and buildings) of the Local Plan advises that developments should achieve a net density of 35 dwellings per hectare, where appropriate.

3.38. The Local Plan Policy specifically advises that lower densities will be acceptable where it can be demonstrated that this is necessary for the development to be compatible with its surroundings. The Policy states “Housing density should ensure efficient use of land, in keeping with the character of the area”.

3.39. This supporting statement considers the neighbouring parcels of land and their housing densities. This contributes to the character of the local area and Grange Moor. Please refer to Appendix B which considers the various parcels of land in proximity to the site.

- Red: 42no. units on 2.4ha – 17.5 dwellings per hectare;
- Yellow: 30no. units on 1.2ha – 25 dwellings per hectare;
- Blue: 8no. units on 0.346ha – 23 dwellings per hectare;
- Pink: 7no. units on 0.104ha – 67 dwellings per hectare;
- Green: 11no. units in 1.11ha – 10 dwellings per hectare;
- 98/62/91225/E6 – Application for residential development (allowed at appeal) for 93no. dwellings on 3.9ha – 23.8 dwellings per hectare.

3.40. The proposed development comprises of 10 units on 0.6ha of developable land. The scheme achieves 17 dwellings per hectare.

3.41. It is considered that the surrounding housing comprises a mixed character with various styles of housing and densities ranging from as few as 10 dwellings per hectare to 67 dwellings per

hectare. Particular emphasis should be placed on the density of the 'red' parcel of land. This parcel predominantly comprises of bungalows and therefore represents a comparable density which should be sought on the application site.

3.42. In addition, this parcel is located directly south of the proposed development. Therefore, it has particular influence when considering the existing character of the area, alongside the adjacent terrace. Ultimately, this character can be defined as mixed, and the proposed development must consider the wider rural setting within which Grange Moor is situated.

3.43. In paragraph 4.21 of the SHMA (2016), it is clearly explained that the family market remains at the core of Kirklees owner occupied demand. Properties in Denby Dale and Kirkburton Wards (Kirklees Rural East) are popular among families looking for a rural style of living. It is evident that the character of Grange Moor is not typified by high density housing. The proposed 10-unit scheme aims to be entirely in-keeping with the rural character of the area and indeed the identified demand for housing in the local area.

3.44. This statement has already explained that the development will secure house types which meet an identified local housing need in Kirklees and in the Kirklees Rural East sub-area.

3.45. The adopted Housebuilders Design Guide Supplementary Planning Document provides guidance on what the Council considered to be good residential design. The main aim is to ensure that the district's future housing development has the required high-quality and socially inclusive design to help deliver quality places.

3.46. Principle 2 of the SPD states:

"New residential development proposals will be expected to respect and enhance the local character of the area by:

- *Taking cues from the character of the built and natural environment within the locality.*
- *Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form, and architectural details.*
- *Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context."*

3.47. It is considered that the proposed development responds positively to the Local character and satisfies Principle 2 of the SPD. In terms of residential amenity, the layout also ensures

adequate privacy and avoids negative impacts on light, outlook and overlooking, in accordance with Principle 6.

- 3.48. The application proceeds with a proposed density of 17 dwellings per hectare. In accordance with paragraph 128 of the NPPF planning decisions should take into account; the identified need for different types of housing; the availability and capacity of infrastructure (roads supporting the neighbouring allocation); the desirability of maintaining an area's prevailing character and setting; and the importance of securing well-designed and beautiful, attractive and healthy places.
- 3.49. The application has received 2 neighbour representations, both of which are general comments, see Appendix C. The queries raised by one neighbour have been supported by amendments to the proposed housing mix (see para 3.36). The other neighbour representation requested for the character of the area to be maintained.
- 3.50. Referring back to paragraph 3.14 of this statement, the townhouses proposed by the Planning Officer fronting Denby Lane would need to be set further back when compared to the neighbouring terrace (nos 1 – 7 Denby Lane). This is due to the 6m drainage easement situated at the southern boundary of the site. The easement is also not parallel with Denby Lane. It is considered that this would have an incongruous impact on the character of the neighbouring terrace.
- 3.51. No objections have been received by members of the public in relation to the proposed development. The planning history of the two allocations can be summarised as follows:
- 2021/62/94747/E – 25 objections
 - 2023/62/93704/E - 0 objections
- 3.52. It is considered that since no objections have been received, it would suggest the local community accept the proposed development in its current form. Therefore, major amendments with regard to the density and quantum of development may conflict with the local character and the opinions of community.
- 3.53. It is considered that the delivery of 10no. units on the site is entirely appropriate when considering the character of the area

4. Conclusions

- 4.1. This Statement has been prepared to support the proposed residential capacity proposed at the application site. It is considered that the proposed layout, design and density has been appropriately informed by the site constraints and the local character.
- 4.2. The justification for the proposed 10no. units can be summarised as follows:
- Reduction in the developable area due to the site constraints. These amount to drainage easements, mine shafts, access road for the neighbouring allocation, retention of shared access road.
 - The development satisfies a specifically identified housing need in Kirklees and the Kirklees Rural East sub-area, supported in the presented data set. By their nature, bungalows are require more land than other house types.
 - The proposals are in-keeping with the character of the neighbouring bungalows in terms of density. The design is also commensurate with the rural character of the area.
- 4.3. It is considered that the proposed quantum of development represents an appropriate capacity and density for the site. In its current form, the proposal will positively impact the local area and facilitate the delivery of housing in Kirklees. Secondary benefits include the delivery of the neighbouring allocation to which access is required via the application site.
- 4.4. The amended plans for Plot 7 provide a housing mix which is in accordance with the Local plan, as per the case officers recommendations.
- 4.5. In conclusion, the proposed development responds positively to local contexts and Kirklees Council's adopted planning policy. Therefore, the proposed should be looked upon favourably by the LPA.
- 4.6. Should there be any queries regarding the application submission then please contact mp@broadgrove.co.uk.

Appendix

Appendix A – Housing need Figures from the SHMA (2016)

Table 4.9 Open market dwelling stock and preferences			
Dwelling type/size	Dwelling stock, likes and expectations		
	Current Private Stock %	Like %	Expect %
Detached house/cottage 1-2 Beds	1.4	4.5	3.4
Detached house/cottage 3 Beds	7.0	19.8	12.7
Detached house/cottage 4 or more Beds	15.6	19.4	12.2
Semi-detached house/cottage 1-2 Beds	5.0	4.1	6.6
Semi-detached house/cottage with 3 Beds	19.7	11.6	18.8
Semi-detached house/cottage 4 or more Beds	4.9	4.2	5.9
Terraced house/cottage 1-2 Beds	15.1	5.9	9.2
Terraced house/cottage 3 Beds	12.3	2.2	5.3
Terraced house/cottage 4+ Beds	3.0	1.0	2.2
Bungalow 1-2 Beds	4.9	11.9	9.5
Bungalow 3 Beds	2.6	7.6	4.8
Bungalow 4+ Beds	0.7	0.6	0.4
Flat/Apartment 1 Bed	3.1	2.2	4.9
Flat/Apartment 2 Beds	3.6	4.3	3.3
Flat/Apartment 3+ Beds	0.3	0.1	0.6
Other 1-2 Bed	0.7	0.2	0.3
Other 3+ Bed	0.3	0.4	0.0
Total	100.0	100.0	100.0
Base	147809	31411	27570

Source: 2015 Household Survey

Table 4.10 Open market dwelling stock and preferences			
Dwelling type/size summary	% Profile of new dwelling stock based on:		
	Current stock	Like	Expect
House 1/2 Beds	21.5	14.4	19.2
House 3 Beds	38.9	33.7	36.8
House 4 or more Beds	23.4	24.6	20.3
Bungalow	8.2	20.1	14.7
Flat	7.0	6.6	8.8
Other	0.9	0.5	0.3
Total	100.0	100.0	100.0
Base	147809	31411	27570

Source: 2015 Household Survey

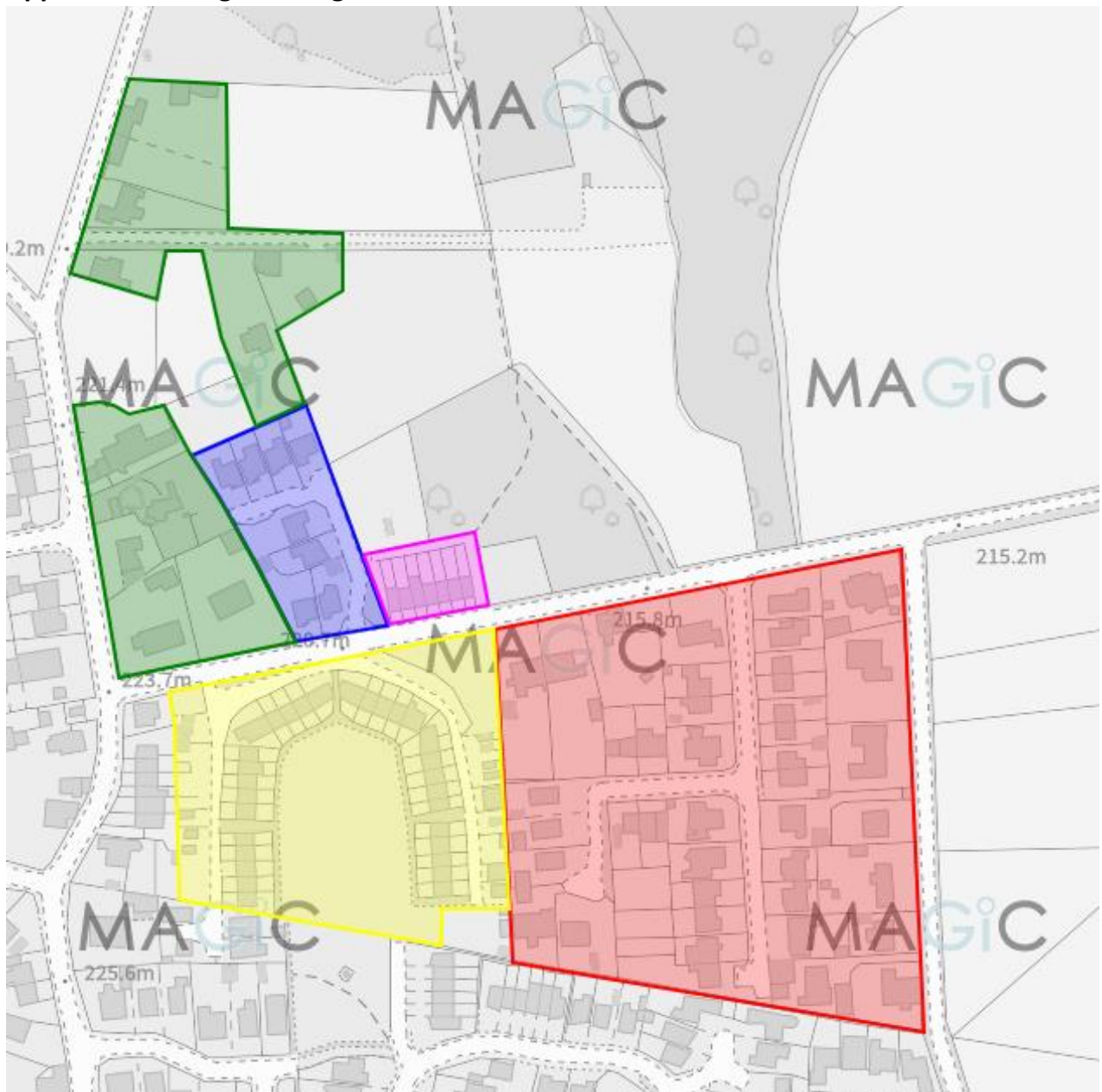
Table 4.11 Comparison between current dwelling stock and market aspirations / expectations

Dwelling type	Sub-area						
	Batley and Spen	Dewsbury and Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural - East	Kirklees Rural - West	Kirklees Total
Detached house/cottage 1-3 Beds	-14.6	-18.9	-17.7	-16.2	-13.7	-14.5	-15.9
Detached house/cottage 4 or more Beds	-7.8	-3.3	-1.6	-9.3	6.8	-0.4	-3.9
Semi-detached house/cottage 1-2 Beds	1.9	3.1	-0.5	0.3	-0.1	-0.1	0.9
Semi-detached house/cottage with 3 Beds	11.8	10.6	0.8	10.4	4.2	6.0	8.1
Semi-detached house/cottage 4 or more Beds	1.1	2.2	1.6	-1.1	2.7	-0.9	0.7
Terraced house/cottage 1-2 Beds	8.0	6.9	9.6	12.2	4.3	11.8	9.2
Terraced house/cottage 3+ Beds	11.8	8.8	15.2	11.7	8.7	14.3	12.0
Bungalow	-13.1	-10.1	-11.2	-10.2	-9.2	-14.9	-11.9
Flat	0.0	1.4	4.1	0.8	-3.8	-1.6	0.3
Other	0.9	-0.5	-0.4	1.5	0.1	0.4	0.4
		Insufficient dwellings available relative to aspiration					
		Sufficient dwellings available relative to aspiration					

Dwelling type	Sub-area						
	Batley and Spen	Dewsbury and Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural - East	Kirklees Rural - West	Kirklees Total
Detached house/cottage 1-3 Beds	-6.5	-10.8	-9.6	-8.1	-5.6	-6.4	-7.8
Detached house/cottage 4 or more Beds	-0.6	3.9	5.7	-2.1	14.0	6.8	3.4
Semi-detached house/cottage 1-2 Beds	-0.6	0.6	-2.9	-2.2	-2.6	-2.6	-1.5
Semi-detached house/cottage with 3 Beds	4.6	3.4	-6.4	3.2	-2.9	-1.1	0.9
Semi-detached house/cottage 4 or more Beds	-0.7	0.4	-0.1	-2.8	1.0	-2.7	-1.0
Terraced house/cottage 1-2 Beds	4.7	3.5	6.2	8.8	1.0	8.5	5.9
Terraced house/cottage 3+ Beds	7.6	4.6	11.0	7.5	4.5	10.1	7.8
Bungalow	-7.6	-4.7	-5.7	-4.8	-3.8	-9.5	-6.4
Flat	-2.1	-0.8	2.0	-1.4	-5.9	-3.8	-1.8
Other	1.2	-0.3	-0.2	1.8	0.3	0.6	0.7
		Insufficient dwellings available relative to aspiration					
		Sufficient dwellings available relative to aspiration					

Source: 2015 Household Survey

Appendix B – Neighbouring Parcel Densities



Appendix C – Neighbour Representations

About the application

Application number: 2023/93704	
What is the application for?:	Erection of 10 dwellings and associated works
Address of the site or building:	land northwest of, Urban Terrace, Denby Lane, Grange Moor, Huddersfield, WF4 4EB
Postcode:	HD9 3JH

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes
I hope that the developers ensure that the mature trees and shrubs which border the area are retained in order to maintain the privacy of neighbouring properties and to maintain the character of the area. I'd also request that construction traffic is not allowed to proceed up Denby Lane past Urban Terrace as this will lead to even greater traffic problems around that area and higher up that road at the junction with Bristfield Road.	

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes
A few comments: - Low density housing is commendable but the choice of bungalows and no family homes is odd and disappointing. As the school is undersubscribed and the remote nature of the village means car ownership is vital, with bus services infrequent it is not an ideal area for the target demographic of bungalows. A small portion of family homes, particularly one or two 4 bedroom houses, to be incorporated would be an improvement - Public footpath must be maintained and have sufficient width as per the other comment is vital - Hopefully the development can provide funding for local infrastructure improvements such as paving and cycle infrastructure (which is currently none existent in Kirklees!) - This land is in the local plan so we accept there will development on it, however living directly adjacent we ask that disruption and noise is kept to a minimum.	