ALISTAIR FLATMAN PLANNING
...a Positive Approach

PLANNING SUPPORT STATEMENT

incorporating Design & Access Statement and Climate Change Statement

Proposed Residential Development – 21 dwellings on (eastern part) allocated Housing Site (LPA ref HS58) – Denby Lane, Grange Moor

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July 2024

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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 (full application) on the eastern portion of allocated housing site (LPA ref HS58) on land off Denby Lane, Grange Moor.

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

1.3 Whilst the proposal seeks to deliver housing on an allocated site, it is also noted the LPA are currently unable to demonstrate a deliverable 5 year housing land supply.

Background & Planning History

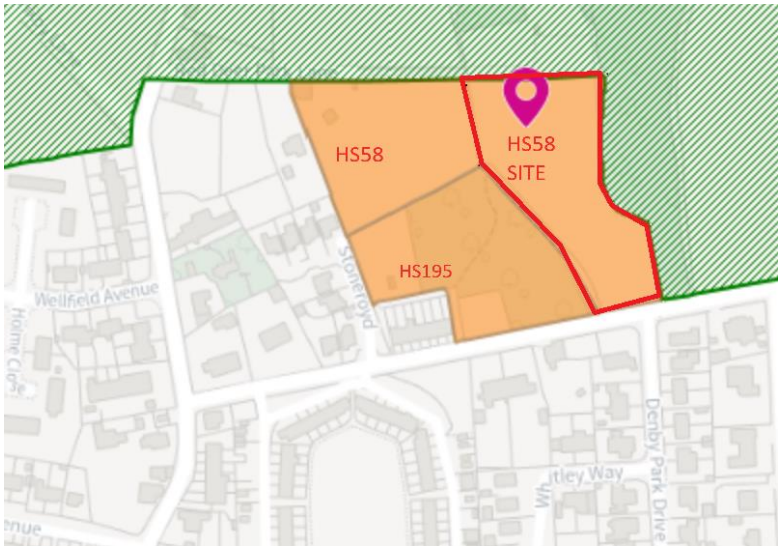
1.4 The site has been subject to a previous planning application for 18 dwellings – LPA ref 2021/62/94747/E. The application was withdrawn 5 May 2023. Having reviewed consultation responses on line, it appears there were no objections from consultees in respect of highways, drainage, ground conditions, trees (to the east) and ecology (low ecological value site). Submitted Ground and CMRA address comments made previously.

1.5 The site is allocated for residential development in the Adopted Kirklees Local Plan (LPA ref HS58). It is also noted that land to the south west is under a separate allocation (HS195) and is currently subject to a separate planning application for 10 dwellings – LPA ref 2023/93704.

1.6 The allocation for the site (HS58) indicates a capacity of 42 units on a site of 1.2ha. The planning application relates to the eastern half of the site as per the image below – the site area is 0.61ha with 21 dwellings proposed. The image below also shows the relationship with neighbouring allocation HS195 which is subject to the aforementioned planning application for 10 dwellings.

1.7 Details of the allocation are set out below:

Extract from Allocations Document – site comprising eastern half of allocation HS58 – green belt to north and east



Extract from Allocations Local Plan – details on Allocation HS58

Site HS58

Local Plan ID	HS58
Site address	Land south of Red Deer Park Lane, Briestfield, Dewsbury
Ownership	Private
Gross site area (Ha)	1.22
Net site area (Ha)	1.22
Constraints	• The provision of a pedestrian footway is required across the site frontage • Public right of way crosses the site • A combined sewer crosses this site • Potentially contaminated land • Part/all of the site is within a high risk coal referral area
Allocation	Housing
Indicative capacity	42 dwellings
Reports required	• Flood Risk Assessment

64 Kirklees Local Plan - Allocations and Designations

4 Housing allocations

	• Contamination report (Phase 1 and 2) • Coal Mining Risk Assessment
Other site specific considerations	N/A

1.8 The above request for a FRA is based on the site area being greater than 1ha. The application site is less than 1ha at 0.6ha and so there is no requirement for a FRA.

1.9 With regards allocation HS195 it is noted there is no requirement for the two allocations to share an access from Denby Lane or provide access between the two allocations.

1.10 The planning application is accompanied by the required reports as set out in HS58.

The Site

1.11 The site is allocated for housing development (LPA ref HS58) and is located in the north-eastern corner of Grange Moor with Denby Lane forming the southern boundary and Red Deer Park Lane forming the northern boundary. Land to the south west is allocated for housing development (Ref HS195) whilst land to the north and east is Green Belt.

1.12 The application site comprises the eastern half of allocation HS58 and measures 0.61ha. The site falls away down from the road (ie to the north)

1.13 The site is currently agricultural land 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 Sanderson Highways).

1.14 The site is in Flood Zone 1. There are no ecological, heritage or landscape designations associated with the site. There are no trees on site. Trees to the east and along the footpath to the western boundary are reviewed in the submitted Tree Report.

1.15 There is a public right of way along the western boundary of the site.

1.16 In respect of ecology, survey works undertaken by JCA have confirmed there are no protected species or habitats on site. Further details on the site and proposed enhancement opportunities can be found in the submitted Ecology Report prepared by JCA.

The Proposal

1.17 The proposal is for residential development comprising 21 dwellings with access taken from Denby Lane.

1.18 The proposal comprises 21 3 and 4 bed family dwellings. The dwellings will be detached, semi-detached and terraced with off-street parking (with EVC) and garaging together with private garden space. 4 of the dwellings will be affordable. Plots 1 and 2 take direct access off Denby Lane.

1.19 Each dwelling will be 2 storey in height and constructed in brick (Carlton – Wolds Autumn blend) with concrete tile roofing (Wienerburger - Calderdale Edge red).

1.20 The table below confirms the mix of housing proposed comprising 10 x 3-bed and 7 x 4-bed with 4 x 3-bed affordable units:

Housetype	Number	Beds	Storeys	Type
Preston	2	3	2	Semi-det
Falmouth	1	3	2	Detached
Bamburgh	6	3	2	Semi-det
Gosford	1	3	2	Detached
Cheltenham	2	4	2	Detached
Tewkesbury	1	4	2	Detached
Wentworth	4	4	2 with room in the roof	Semi-det
Edinburgh (affordable)	4	3	2	Terrace
	16			

1.21 The shape of the site together with trees along the eastern boundary and its relationship with adjacent allocations have all been considered when creating the layout. The submitted layout is copied below:

Proposed Site Layout – Rev J (June 2024)

1.22 A full suite of technical reports are also submitted as set out below.

The Planning Application

1.23 This planning application includes the following:

- Completed application form
- Location Plan, Proposed Site Layout and Proposed Housetypes – Orion Homes
- Proposed Landscape Layout – H2 Landscape Planning

- Planning Statement (incorporating DAS and Climate Change Statement) – Alistair Flatman Planning
- Tree Survey – Arbtech
- Preliminary Ecological Appraisal – JCA
- Biodiversity Accounting Assessment - JCA
- Contaminated Land Report & CMRA – Groundtech
- Transport Statement – Sanderson Highways

Submitted Plans:

H2 240401 1 Detailed Landscape Proposals 020724

Location Plan

Site Layout J-SK001

Streetscenes-A3 L

The Bamburgh - Planning (AS)

The Bamburgh - Planning (OP)

The Edinburgh - Planning (AS)

The Edinburgh - Planning (OP)

The Falmouth - Planning (OP)

The Gosford - Planning (OP)

The Preston - Planning (AS)

The Preston - Planning (OP)

The Tewkesbury - Planning (AS)

The Wentworth - Planning (AS)

The Wentworth - Planning (OP)

1.24 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 (December 2023)

2.1 The National Planning Policy Framework (revised Dec 2023) 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 1-231 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[7] , 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[6] ; 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.

2.7 As stated in Chapter 1, it is also noted that the LPA are currently unable to demonstrate a 5 year supply of housing, as such there is also a presumption in favour of sustainable development.

Decision Making

2.8 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.

2.9 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.

2.10 The proposal is consistent with the site's housing allocation. As such the proposal should be supported and determined in accordance with the Development Plan.

Delivering a sufficient supply of homes

2.11 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.

2.12 Paragraphs 75-81 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 115 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 21 dwellings on an allocated site. A full assessment of relevant highways matters including traffic generation, accessibility to shops, services and public transport, 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 135 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[46]; 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 (lower at the northern end of the site), its point of access and trees along the eastern boundary. The siting of the dwellings also seeks to meet the required standoff distances to proposed dwellings to the west (current application on allocated site HS195) as well as between proposed plots. The proposed dwellings have been designed to reflect the character and appearance of the nearby housing with use of brick and concrete tile roofing. The dwellings are two storey in height (NB - Wentworth at bottom of the site have room in the roof) with single storey garages (with exception of Cheltenham and Gosford which are integral). Onsite parking is provided for at least 2 cars (including garaging) together with 5 visitor spaces within the site whilst adequate private garden space is proposed. 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 165 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. The site area is less than 1ha and as such there is no requirement to provide a FRA with the application.

Conserving and enhancing the natural environment

2.20 Paragraph 180 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment by: -

- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- *c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*

- *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- *f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate*."

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. The submitted Tree Survey advises there are no trees of note on site.

2.22 Paragraph 186 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. As such it is considered the site is of low wildlife value. The application is also accompanied by a Biodiversity Accounting Assessment Report which identifies a need for offsite enhancements / contributions to achieve the required 10% BNG. This will be delivered via a suitably worded condition.

2.23 Paragraph 189 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. A CMRA is also submitted within the Ground Report prepared by Groundtech.

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 21 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 HS58 'Land south of Red Deer Park Lane, Briestfield, Dewsbury'. 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)

2.31 These policies are assessed in Section 3.

3.0 Planning Assessment

Principle

3.1 The site is allocated for residential use – LPA reference HS58. As such the principle of development is acceptable. Furthermore, it is also noted the LPA are currently unable to demonstrate a deliverable 5 year housing supply and so there is also a presumption in favour of sustainable development.

3.2 The proposal will deliver 21 dwellings on the eastern half of the site with access from Denby Lane. The layout facilitates access to the remainder of the allocation should that come forward for housing in the future.

3.3 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.

3.4 Paragraph 8 of the NPPF sets out the 3 elements of sustainable development, namely economic, social and environmental objectives.

3.5 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 provide affordable housing (4 units 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.

3.6 With regards environmental benefits, the site is currently of little ecological or landscape value. The proposal will provide opportunities for increased planting with associated visual amenity and biodiversity benefits whilst dwellings could also include bird and bat nesting boxes. In addition, the proposal will not result in any drainage / flood risk issues and can be safely served from Denby Lane (see supporting Transport Statement).

3.7 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.

3.8 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 (at a time when the LPA cannot demonstrate a deliverable 5 year housing land supply) and represents sustainable development. The principle of development should be supported.

3.9 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.

3.10 As such the principle of development is acceptable and the application should therefore be approved.

3.11 It is noted that the Allocation HS58 identifies a number of constraints and site specific considerations which inform the development of the site and the reports required for submission.

3.12 With this in mind, this planning application has addressed stand alone reports addressing Ground Conditions and Coal Mining Risk Assessment.

Design / Visual Amenity

3.13 The Proposed Development proposes development of 21 detached / semi-detached and terraced dwellings on the site.

3.14 The design and appearance of the dwellings (2 storey [Wentworth housetype on lowest part of the site have room in the roof] with combination of detached, attached and integral garages) together with use of brick and concrete tiles is consistent with the variety of materials found on existing dwellings close to the site. 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 for open market sale together with 4 3-bed affordable units. Opportunities are provided for planting within the site.

3.15 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 / 2 storey with room in the roof at the lower northern end of the site), layout (linear to reflect site shape 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;
- contributes 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.

3.16 Density has been an important consideration when developing site layout. The number of units proposed is 21 which, on this 0.6ha site, gives a development density of 35dph which is considered appropriate in this location.

3.17 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 and this is achieved with the proposed scheme. 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 with LP63 relating to provision of open space. In terms of mix, 10 will be 3-bed family homes with 7 x 4-bed and 4 x 3-bed affordable units.

This mix of family housing is considered to be appropriate for the site and enables will complement existing mix of housing close to the site which comprises bungalows, terraced properties and detached / semi-detached houses. The shape of the site limits opportunities for useable open space although there may be opportunities for provision on the remainder of the allocation. It is also noted that a small area of POS is proposed on the housing scheme submitted on the adjacent allocated site. Discussions regarding best way to address open space needs can be discussed post submission. Affordable Housing and any open space requirements can be conditioned and delivered via a s106 legal agreement as appropriate.

3.19 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 guidance set out in the Housebuilders Design Guide SPD.

Amenity Considerations

3.20 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.

3.21 The proposed layout is informed by the shape of the site resulting in a predominantly linear scheme. As such there are only a limited number of plots facing onto others, namely Plots 10, 11, 16 and 17. However, the distances achieved and separation achieved due to provision of roadway / footpath (between Plots 16/17 and Plot 10) ensures that there are no issues of overlooking or loss of privacy. Similarly the plots along the western edge of the site are adequately distant from their rear boundaries to ensure there is no overlooking of any dwellings on the allocated site to the west. Furthermore, the retained footpath between the two allocations also ensures there is adequate separation between future dwellings.

3.22 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.

3.23 Overall, it is considered the proposed site layout ensures that there are no issues of overlooking / loss of privacy between proposed plots or with future dwellings to the west whilst future residents will also benefit from adequate private amenity space.

3.24 The proposed design / layout ensures residents will enjoy acceptable levels of residential amenity.

Highways

3.25 Access to the site is taken from Denby Lane. 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 (see visibility splay plan in the submitted Transport Statement)

can be achieved from Denby Lane whilst the layout also provides a link into the remainder of the allocation to the west.

3.26 The quantum of development is not expected to give rise to any highway capacity or safety issues with the submitted Transport Statement estimating 13 and 15 two-way movements in the am and pm peak hours respectively (equating to one every 4 minutes). This modest trip generation will have no material adverse impact on the existing highway network. In terms of the NPPF (para 115) it is considered the proposal will not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the road network.

3.27 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.

3.28 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

3.29 A Preliminary Ecological Appraisal (PEA) has been undertaken on site and concludes the site's habitats comprises modified grassland with no evidence of protected species. The Proposal will not therefore result in any significant harm to ecology. The PEA and accompanying Biodiversity Accounting Assessment sets out recommendations to enhance biodiversity on site as part of the proposal (noting that the full 10% BNG cannot be achieved on site). Alternative options for offsite enhancement or contributions will be discussed post submission.

3.30 The proposal is therefore consistent with aspirations set out in Local Plan policy LP30 and HVNP Policy 13.

Ground Conditions

3.31 The site is in agricultural use. Site investigation works including gas monitoring have been undertaken to inform the residential development and ensure there is no harm to future residents arising from the grounds conditions on site. Furthermore, the previously submitted CMRA has been reviewed and updated. Full details on ground and coal mining can be found in the submitted Groundtech Ground Report & CMRA. A number of recommendations are set out in the report to ensure the site can be safely developed for housing in accordance with the site allocation.

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

Flood Risk / Drainage

3.33 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. The site area is 0.6ha and as such there is no requirement for submission of a FRA with this application.

3.34 In light of the above, it is considered the proposal complies with Local Plan Policy LP28.

Health Impact Assessment

3.35 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.

3.36 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.

3.37 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. HS58 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 can be facilitated with access to the existing footpath running along the western edge of the site 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 west 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 (2023), 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 Plot 20. 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.

THEME 10: EQUALITY, SOCIAL COHESION AND COMMUNITY

The proposed layout shows how the site provides connections through the site and to Denby Lane to the south which in turn provides access to Grange Moor to the south west of the site.

THEME 11: ACCESS TO PUBLIC SERVICES

The local school (Grange Moor Primary), shops (Post Office / Premier Convenience Store), hairdresssers and public house are all within walking distance of the site whilst Jubilee Business Park is also within 800m of the site. Full details are set out in the submitted Transport Statement.

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.

3.38 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 21 dwellings on land north of Denby Lane, Grange Moor (Allocated Housing Site ref HS58).

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 CABE 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.

The Site and its surrounds

4.5 The shape and topography (lower at the northern end) of the site has informed the proposed layout. Consideration has also been given to scale, design and materials of existing dwellings to south and west of the application site.

4.6 The site is allocated for housing development (LPA ref HS58) and is located on the north eastern edge of Grange Moor. The site is rectangular in shape running north-south from Denby Lane and extends to an area of 0.6ha.

4.7 Land to the east of the site comprises mature trees and is designated green belt. Dwellings around the site (to south and west) are a mix of bungalows, 2 storey detached / semi-detached and terraced houses with a mix of materials including brick, render, stone and artificial stone with concrete tile and slate roofs. 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.

4.8 The site itself falls in Flood Zone 1. There are no ecological, heritage or landscape designations associated with the site. There are no trees on site itself but they are present beyond the site to the east.

4.9 There is a public right of way along the western boundary of the site.

The Proposal

4.10 The proposal is for residential development comprising 21 dwellings with access taken from Denby Lane. The proposal comprises 10 x 3 bed and 7 x 4 bed market family dwellings with 4 x 3 bed affordable houses set out as a terrace. The dwellings will be a mix of detached and semi-detached with off-street parking and garaging together with private garden space.

4.11 Each dwelling will be 2 storey in height and constructed in brick (Carlton – Wolds Autumn blend) with concrete tile roofing (Wienerburger - Calderdale Edge red). The Wentworth housetype located at the northern (lowest) end of the site proposes a room in the roofspace.

4.12 The proposed layout is copied below together with streetscene drawings (extract copied is the norther end of the site – Plots 12, 16-19):

Streetscene – northern end of the site – Plot 12 [gable] 16-19

B - B

Amount

4.14 The proposal comprises 21 2 storey dwellings (4 units at northern end with room in the roof . The table below demonstrates mix of houses proposed:

Housetype	Number	Beds	Storeys	Type
Preston	2	3	2	Semi-det
Falmouth	1	3	2	Detached
Bamburgh	6	3	2	Semi-det
Gosford	1	3	2	Detached
Cheltenham	2	4	2	Detached
Tewkesbury	1	4	2	Detached
Wentworth	4	4	2 (with room in the roof)	Semi-det
Edinburgh (affordable)	4	3	2	Terrace
	16			

Layout

4.15 The proposed is accessed from Denby Lane and is informed by shape of the site and topography (sloping down from the road so northern end is at a lower level). The internal access road retains access to remainder of the allocation to the west. 19 dwellings are served from the access road with Plots 1 and 2 taking direct access from Denby Lane. 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. Visitor parking is provided along the eastern side of the site together with areas for planting.

Routes

4.16 The layout plan shows how routes to and around the site are proposed. Main site access is from Denby Lane. Within the proposed site, each dwelling can be safely accessed on foot or by car with adequate space provided for parking and turning. The site layout provides access to the footpath to the west as well as a link to the remainder of the housing allocation to the north west corner.

Scale

4.17 All proposed dwellings will be 2 storey in height with the 4 Wentworth plots at the northern (lower) end of the site also having a room in the roof.

Landscaping

4.18 The proposal provides opportunities for new hedge and tree planting along the site frontage and within the site. 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:

Planting Schedule

Proposed Trees

Nr	Code	Tree Name	Specification	Girth	Height
1 -	Ac	Acer campestre	Selected Standard :Clear Stem 175-200 :RB	10-12cm	300-350cm
8 -	AcS	Acer campestre 'Streetwise'	Selected Standard :Clear Stem 175-200 :RB	10-12cm	300-350cm
1 -	Al	Amelanchier lamarckii	Selected Standard :Clear Stem 175-200 :RB	10-12cm	300-350cm
1 -	Cb	Carpinus betulus	Heavy Standard :Clear Stem 175-200 :C	12-14cm	350-425cm
1 -	Pa	Prunus avium	Heavy Standard :Clear Stem 175-200 :RB	10-12cm	300-350cm
1 -	Sau	Sorbus aucuparia	Selected Standard :Clear Stem 175-200 :RB	10-12cm	300-350cm
Total :13 -					

Proposed Hedges (4/m)

Nr	Code	Tree Name	Specification	Height
274 -	Cb	Carpinus betulus	C	60-80cm
442 -	Fs	Fagus sylvatica	C	60-80cm
87 -	Gli	Griselinia littoralis	C	
85 -	Pl	Prunus laurocerasus	C	
Total :888 -				

Proposed Grasses

Nr	Code	Plant Name	Cntr (l)	Nr/m2
37 -	Pvil	Pennisetum villosum		4/m²
19 -	St	Stipa tenuissima		4/m²
Total :56 -				

Proposed Shrubs

Nr	Code	Plant Name	Height	Cntr (l)	Nr/m2
73 -	BtAN	Berberis thunbergii 'Atropurpurea Nana'	40-60cm	5L	3/m²
39 -	CBM	Ceanothus 'Blue Mound'	30-40cm	5L	3/m²
29 -	Ct	Choisya ternata	30-40cm	5L	3/m²
29 -	EfEG	Euonymus fortunei 'Emerald 'n' Gold'	30-40cm	5L	4/m²
12 -	HMW	Hebe 'Mrs Winder'	20-30cm	2L	4/m²
19 -	HRE	Hebe 'Red Edge'	20-30cm	2L	4/m²
39 -	LaH	Lavandula angustifolia 'Hidcote'	30-40cm	5L	4/m²
24 -	LnMG	Lonicera nitida 'May Green'	30-40cm	5L	3/m²
36 -	PfxRR	Photinia fraseri 'Red Robin'	40-60cm	5L	3/m²
32 -	PlOL	Prunus laurocerasus 'Otto Luyken'	40-60cm	5L	3/m²
17 -	SjRu	Skimmia japonica 'Rubella'	30-40cm	5L	4/m²
18 -	SoP	Salvia officinalis 'Purpurascens'	20-30cm	2L	4/m²

Appearance

4.19 The proposed dwellings are constructed in brick with concrete tiles to the roof. The dwellings include art stone headers and cills around windows with other details including bay windows, canopies over front door and, with the Wentworth, a simple flat roof box dormer on the front roofslope serving the room in the roof. The internal layout seeks to ensure there are no issues of overlooking. As such where proposed dwellings are closer to or facing site boundaries, the openings are smaller serving hallways / stair or obscure glazed

serving wc / ensuite. The dwellings are predominantly semi-detached with some detached (one at site entrance and 4 at the back of the site) with terrace for the affordable units. 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 Denby Lane. Residents will be able to access the adjacent right of way by leaving the site and using a new footpath along the site frontage which joins with the PROW. The site is within walking distance of shops, services and public transport serving Grange Moor.

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 (the eastern half of) allocated housing site (LPA ref HS58) on land west off Denby Lane, Grange Moor.

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 HS58). It is noted the stated capacity is 42 dwellings for the whole allocation. The application covers just over half (0.6ha) of the allocation and proposes 21 dwellings.

5.4 The site has been subject to a previous planning application for 18 dwellings – LPA ref 2021/62/94747/E. The application was withdrawn 5 May 2023. It is also noted that land to the south west is under a separate allocation (HS195) and is currently subject to a separate planning application for 10 dwellings – LPA ref 2023/93704.

5.5 It is also noted that the LPA is currently unable to demonstrate a deliverable 5 year housing supply and as such the presumption in favour of sustainable development applies.

The Site

5.6 The site is allocated for housing development (LPA ref HS58) and is located on the north eastern edge of Grange Moor. The site area is 0.6ha. Land to the north and east is designated green belt with housing allocations to the west. Denby Lane forms the southern site boundary with existing housing to the south and west / south west of the site.

5.7 The site is currently a paddock (modified grassland) sloping down from the road to the rear / north. The site is within walking distance of local facilities.

5.8 There are no ecological, heritage or landscape designations associated with the site. There are no trees on site. There is a public right of way along the western boundary of the site.

The Proposal

5.9 The proposal is for residential development comprising 21 family dwellings with access taken from Denby Lane.

5.10 The proposal comprises 14 3-bed (4 of which are affordable) and 7 4-bed family dwellings. The dwellings will be mainly semi-detached with some detached and the affordable units set out as a terrace. Each dwellings has off-street parking and/or garaging together with private garden space. Each dwelling will be 2 storey in height (Wentworth housetype at lower end of the site has a room in the roof) and constructed in in brick (Carlton – Wolds Autumn blend) with concrete tile roofing (Wienerburger - Calderdale Edge red)

Summary

5.11 The site is allocated and as such the principle of development is acceptable. In addition, the LPA cannot currently demonstrate a deliverable 5 year housing land supply and so there is a presumption in favour of sustainable development.

5.12 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 planting and bird / bat boxes) benefits and as such can be considered as being a sustainable development.

5.13 The proposed layout delivers 21 two-storey dwellings (4 with room in the roof at the lower northern edge of the site) as a mix of 14 3-bed and 7 4-bed family dwellings. The equates to a density of 35dph (site area 0.6ha). 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 dominance. The layout also facilitates future access to the remainder of allocation HS58 to the west. The layout is therefore consistent with policies regarding design, mix, density and residential amenity.

5.14 In terms of materials, the use of brick and concrete tile will be consistent with materials evident on existing housing close to the site.

5.15 The site can be safely accessed from Denby Lane and is within walking distance of shops, services and public transport and will provide a new link across the site frontage to the existing PROW to the west of the site. The proposed use will not give rise to any highway safety or capacity issues.

5.16 The scheme can be suitably landscaped with new hedging and street trees proposed within the site whilst a number of ecological enhancements are included in respect of new planting and bird / bat boxes.

Conclusion

5.17 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 Design SPD) and does not give rise to any significant planning issues.

5.18 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 Denby Lane, Grange Moor Allocated Housing Site HS58
Description of Development	Proposed residential development comprising 21 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)
• *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.* • *There will be triple glazing and photovoltaics, subject to review on SAP for current building regulations.* • *The detailed house type designs will incorporate the thermal bridging guidance produced by the Government, thereby reducing a significant source of heat loss.* • *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.* • *Energy efficient lamps / LED bulbs will be installed in every light fitting.* • *Each entrance will be illuminated with an energy efficient external light.* • *The white goods installed in each property or offered to purchasers will be energy efficient with an A+/A rating.* • *Use of smart metering to control energy usage* • *External drying space in gardens*

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)
Materials of construction will be sourced locally where possible and the building works carried out by local trades and contractors
Q3: What measures have been/will be taken to utilise renewable or low carbon energy sources? (See section 4)
LED lighting used
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)
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 insultation of the dwellings.
Q5: What measures have been/will be taken to reduce potential impacts of flooding associated with your proposed development? (See section 6)
Site is in Flood Zone 1 – drainage scheme will minimise off site runoff
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)
Use of waterbutts in gardens to re-use rainwater
Q7: What measures have been/will be taken to provide biodiversity net gains? (See section 8)
New hedgerow planting within the site *New tree planting within the site*.

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*