

**Consultation Response from KC,
Landscape - Emma Mills**

2024/93474 35, St John's Rd, Birkby, Huddersfield, HD1 5DX

**Change of use from vacant industrial unit to 21 flats / maisonettes including partial demolition
and new build**

Date Responded: 20/10/2025

Responding Officer: Landscape

Responding Ref: NN88

Open Space Requirements for Development

1. A development of 21 units triggers the requirement for amenity greenspace and most other typologies under Policy LP63, excluding allotments as the scheme is below 50 dwellings. Provision should be made on-site and/or off-site in line with LP63.
2. Developers must refer to the adopted **Open Space SPD** [Open Space SPD \(kirklees.gov.uk\)](http://kirklees.gov.uk) (published June 2021) for detailed requirements on open space, sport, and recreation provision, as well as other relevant SPDs for design. Guidance is available at: [Adopted Supplementary Planning Documents \(SPDs\) | Kirklees Council](#)
3. For outdoor sports needs and shortfalls, consult the [Kirklees Playing Pitch Strategy Stage D Report January 2025](#) (January 2025). These SPDs operate on a “comply or justify” basis; if proposals deviate from guidance, applicants should provide justification within the initial planning submission.
4. There are existing POS facilities nearby—such as Jack Hill Park, Norman Park (Birkby), and Greenhead Park—that would benefit from infrastructure improvements. Community and councillor consultation occurs post-permission, once Section 106 obligations are secured, to shape and inform enhancement schemes.
5. Negotiation of a commuted sum with the Local Planning Authority may be required to fund off-site improvements through a Section 106 or similar legal agreement **in the sum of £52,883.84** due.

Dwelling Type	Number of proposed dwellings
Market/Affordable Housing (100%)	4
Market/Affordable Housing 2-bed Flats (75%)	
Market/Affordable Housing 1-bed Flats (50%)	17
Housing for Older People	
Student Housing	
TOTAL	21

LP63 Open Space Typology	Sq m of space required on site	OR	Payment towards off-site provision
Amenity Green Space	306.18		£10,280.37
Children & Young People	167.50		£6,958.11
Parks & Recreation	408.24		£14,283.38
Natural & Semi-Natural Green Space	1020.60		£12,218.01
Allotments/Community Growing	0.00		£0.00
Outdoor Sports	441.00		£9,143.96
TOTAL	2343.52	(inspection fees will apply)	£52,883.84

Open Space Provision Compared to Quantity Standards (RED = CURRENTLY DEFICIENT)**				
Select Ward	Amenity Greenspace (ha per 1000 pop)	Parks & Recreation Grounds (ha per 1000 pop)	Natural & Semi-Natural Greenspace (ha per 1000 pop)	Allotments (ha/p.1000 households)
Greenhead	0.13	0.88	1.22	0.87