



PLANNING SUPPORT STATEMENT

incorporating Design & Access Statement, Health Impact Assessment [HIA]
and Climate Change Statement

**Proposed Residential Development (Revised scheme) – 49 dwellings on
allocated Housing Site (LPA ref HS115 – Stubley Farm) – Leeds Road,
Heckmondwike**

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Appendix 1

Climate Change Statement



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1.0 Introduction

- 1.1 This Planning Policy Statement has been prepared on behalf of Orion Homes in support of the proposed residential development (full application) on allocated housing site (LPA ref HS115) on land at Stubley Farm off Leeds Road, Heckmondwike.
- 1.2 This application is a resubmission following discussions with the LPA regarding the previous scheme for 51 dwellings (LPA ref 2025/62/91531/E). The revised scheme includes reduced housing numbers, internal layout changes and increased number of affordable homes.
- 1.3 This Planning Statement incorporates Design & Access Statement, Health Impact Assessment and Climate Change Statement (Appendix A).
- 1.4 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

- 1.5 The site is allocated for residential development in the Adopted Kirklees Local Plan (LPA ref HS115).
- 1.6 The allocation for the site (HS115) is copied below:

Site HS115	
Local Plan ID	HS115
Site address	Stubley Farm, Leeds Road, Heckmondwike
Ownership	Private
Gross site area (Ha)	1.33
Net site area (Ha)	1.33
Constraints	<ul style="list-style-type: none"> • Site is close to listed buildings • Part/all of the site is within a High Risk Coal Referral Area • Within the outer zone of a hazardous material facility • Site is close to a listed building
Allocation	Housing
Indicative capacity	46 dwellings

102 Kirklees Local Plan - Allocations and Designations

4 Housing allocations

Reports required	<ul style="list-style-type: none"> • Contamination report (Phase 1) • Flood Risk Assessment • Heritage Impact Assessment • Coal Mining Risk Assessment • Transport Statement
Other site specific considerations	N/A

- 1.7 The allocation sets an indicative capacity at 46 dwellings on this 1.33ha site – this reflects the minimum density requirement of 35 dwellings per hectare (dph) as set out in the Local Plan. The proposed development comprises predominantly smaller 2 and 3 bed family dwellings (41 of the 49 units proposed) resulting in a slightly higher density (37dph) and therefore an increased number of units over the indicative capacity.
- 1.8 Given the Council's current 5 year housing land supply position, and the number of smaller 2 bed units proposed, there is a clear planning case to support increased numbers for this site over the *indicative* capacity.
- 1.9 The constraints regarding grounds conditions and proximity to the listed building (Stubley Farm to the north) is noted and the planning application is accompanied by the required reports as set out in HS115.
- 1.10 There is no relevant planning history for the site (other than the aforementioned 2025 application - LPA 2025/62/91531/E)

The Site and surrounds

- 1.11 The site is currently set to grass and used for grazing / horses. Housing sits to the south and west of the site with Stubley Farm to the north. Whilst the site is currently undeveloped, it is surrounded by housing giving it a residential setting.
- 1.12 The shape and topography (land rises at the northern end) of the site, together with presence of a drainage easement in the north west corner and the access point from Leeds Road, 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 together with the listed buildings at Stubley Farm which sit at a higher level to the north of the site (please refer to the submitted Heritage Impact Assessment prepared by theurbanglow for further details on heritage).
- 1.13 The site (1.33ha) is allocated for housing development (LPA ref HS115) and is located on the north eastern edge of Heckmondwike. The site is rectangular in shape with access from Leeds Road to the south. Stubley Farm Road forms the eastern edge of the site with existing housing on Popeley Road to the west. Further housing is located along part of the eastern boundary to Stubley Farm Road and fronting Leeds Road with Stubley Farm located to the north. Land to the north and east of this allocated site is designated green belt.
- 1.14 Dwellings around the site (to south and west) are predominantly 2 storey semi-detached family dwellings with a mix of materials including brick, render, stone and artificial stone with concrete tile and slate roofs. Some properties have dormers in the roofspace. Parking is available on driveways with mix of attached and detached garaging.
- 1.15 The site itself falls in Flood Zone 1. There are no ecological, heritage or landscape designations associated with the site. There are a number of stable type buildings on site with limited number of trees within the site – there are trees and hedges along site boundaries – please refer to submitted Tree Survey Reports – the majority of trees are Category C, any Cat B trees are to be retained.

- 1.16 There is a public right of way to the north east of the site heading west from Stubley Farm Road.

The Proposal (Revised scheme)

- 1.17 The proposal is for residential development comprising 49 dwellings with access taken from Leeds Road to the south. A pair of existing semi-detached dwellings will be demolished to facilitate the access. The stable buildings on site will also be demolished. There is no access from the site onto Stubley Farm Road. A new pump station complex is proposed on the eastern edge of the site (previously located on southern edge). Given the slope of the site, engineering works are required at the northern end to alter levels.
- 1.18 The proposal comprises 8 x 2 bed, 23 x 3 bed and 8 x 4 bed market family dwellings with 7 x 2 bed and 3 x 3 bed affordable houses set out as a terrace of 3 and a quarter house. The 2, 3 and 4 bed dwellings will be mews style, quarter house or semi-detached with off-street parking (some integral garaging) together with private garden space. Quarter houses have shared amenity space.
- 1.19 The table below sets out the housing mix and parking arrangements:

Schedule of Accommodation

SCHEDULE OF ACCOMMODATION					
PROJECT: Leeds Road, Heckmondwike					
DWG REF: Site Layout - 2403-02-001D					
Name	No	Beds	Storey	Type	Parking
Linton	8	2	3	Quarter	Space
Cranwell	5	3	2	Semi/ Mews	Space
Bamburgh	8	3	2	Semi/Mews	Space
Castleton	2	3	3	Semi	Integral
Leadbury	5	3	2.5	Semi	Space
Arundel	8	4	3	Semi	Integral
Bamford	3	3	3	Semi/Mews	Integral
PRIVATE TOTAL	39				
Linton	4	2	3	Quarter	Space
Edinburgh	3	2	2	Mews	Space
Paignton	3	3	2	Mews	Space
AFH TOTAL	10				
SITE TOTAL	49				

- 1.20 The 2 bed quarter houses will be 3 storey in height with the rest of the dwellings being a mix of 2 storey, 2.5 storey (room in the roof) or 3 storey (see table above).
- 1.21 Proposed materials will be brick (Carlton Priory Mixture or Carlton Wolds Autumn) with tile roof (Calderdale Rustic or Calderdale Light Grey). Details are set out in the submitted Materials Plan. Boundary treatments

comprise fencing and hedgerows as set out in the submitted Boundary Treatment Plan.

1.22 Highway improvements are also proposed at the site entrance whilst the internal layout also includes an area of open space close to the site access together with new planting.

1.23 The proposed layout is copied below:

Proposed Site Layout



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

The Planning Application

1.25 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 Statement (incorporating DAS, HIA and Climate Change Statement) – Alistair Flatman Planning
- Tree Survey – Arbtech
- Preliminary Ecological Appraisal – JCA
- Biodiversity Accounting Assessment - JCA
- Contaminated Land Report & CMRA – ARP
- Transport Statement – Sanderson Highways
- Noise Survey – Dragonfly
- Air Quality Assessment – Dragonfly
- FRA and Drainage – Advant
- Heritage Statement - theurbanglow

Submitted Plans: - see application form completed by Orion Homes

- 1.26 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 2024)

2.1 The National Planning Policy Framework (revised Dec 2024) 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 1-230 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-date⁷, 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 proposed⁶; 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 (5 YHLS), as such there is also a presumption in favour of sustainable development.

2.8 Paragraph 11 of the NPPF advises that where the development plan is 'out of date' (due to lack of 5 YHLS) the presumption in favour of sustainable development means granting permission unless any adverse impacts of doing

so would significantly and demonstrably outweigh the benefits. In addition, relevant policies relating to the supply of housing should not be considered up to date if the Council cannot demonstrate a five-year supply of deliverable housing sites (Para 11 [d]).

- 2.9 In these circumstances, the tilted balance of Paragraph 11(d) of the Framework indicates that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 2.10 The Planning Statement and supporting reports / plans demonstrate there are no adverse impacts that significantly and demonstrably outweigh the benefits of delivering housing on this allocated site. The presumption in favour of sustainable development therefore exists

Decision Making

- 2.11 Para 39 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.
- 2.12 Para 48 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.
- 2.13 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

- 2.14 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes with para 61 reiterating the Government's objective of significantly boosting the supply of homes.
- 2.15 Paragraphs 78-81 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. The proposal will also deliver housing at a time when the LPA cannot demonstrate and up to date 5YHLS position.

Promoting Sustainable Transport

- 2.16 Chapter 9 of the NPPF refers to highways matters with para 116 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.
- 2.17 The proposed development comprises 49 dwellings on an allocated site together with highways works to Leeds Road. The proposed means of access is onto Leeds Road as anticipated in the allocation. 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.

- 2.18 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

- 2.19 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development.
- 2.20 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 users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 2.21 The proposed layout reflects the shape of the site, its topography (rising towards the northern end of the site) and its point of access. The siting of the dwellings also seeks to meet the required standoff distances to existing dwellings to the east, south and west as well as between proposed plots. The proposed dwellings follow a clear design approach to deliver a high quality scheme with a clear character and appearance. The dwellings will be constructed in brick with concrete tile roofing. The proposed dwellings are a mix of 2, 2.5 and 3 storey buildings. The 2-bed quarter houses are 3 storey and located centrally within the site. Onsite parking is provided for at least 2 cars together with visitor spaces within the site whilst adequate private garden space is proposed.
- 2.22 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

- 2.23 Paragraph 170 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 pump station on site will deal with foul drainage. Initial ground testing suggests soakaways for surface water infiltration may not be possible. The FRA and Drainage Statement accompanying the application addresses this matter in more detail and seeks to demonstrate how the drainage for the site will be undertaken to ensure there is no risk of off site flood or drainage issues.

Conserving and enhancing the natural environment

- 2.24 Paragraph 187 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."*
- 2.25 The site is allocated for housing and not subject to any landscape designations. Important landscape features such as boundary hedges will be retained where possible. The submitted Tree Survey advises there are no trees of note on site with those to be removed being Cat C. Additional planting is proposed with the scheme (refer to Landscape Scheme submitted with the application)
- 2.26 Paragraph 192 and 193 relate 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 addresses matters relating to BNG and how to achieve the required 10% BNG enhancement.
- 2.27 Paragraph 196 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.

- 2.28 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. Engineering works are proposed to the rear of the site to address levels and create a flatter development platform. A CMRA is also submitted within the SI/Ground Report prepared by ARP.

Conserving and enhancing the historic environment

- 2.29 With regards Heritage, paragraphs 202 to 221 set out guidance and policies on how to assess effects on heritage assets and the level of harm arising from a proposal. Under paragraph 207, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected including any contribution to their setting when determining planning applications. The paragraph goes on to advise that the level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 2.30 Paragraphs 212-216 advise on the impacts of proposed developments on heritage assets with para 215 requiring an assessment of public benefits where there is a perceived less than substantial harm.
- 2.31 The application is accompanied by a Heritage Statement (theurbanglow) that addresses the above requirements in respect of the Grade II listed building (Stubley Farm) to the north of the site.
- 2.32 In summary, even in accepting the principle of development here (allocated site) the proposal would still have an impact. However, when taken as a whole this impact would only result in some Minor Less than Substantial Harm to the setting (and therefore the significance) of the Listed Building. As such there is a requirement to consider public benefits. The obvious Public Benefit of developing this site is that it contributes strongly to the provision of housing within the local area and helps to meet the housing requirements of the Council as a whole. Further to this it would provide economic benefits and jobs for skilled workers as well as creating new housing within an area that could help sustain the local centre of Heckmondwike. However, the fact that this site has the potential to better reveal views of the farm from Leeds Road is another such benefit. Overall, when assigning great weight to the potential benefit of better revealing the presence of the farm from Leeds Road as well as the other benefits of developing this site, the overall impact would be one of Neutral impact.
- 2.33 In light of the above (and the more details assessment set out in the Heritage Statement) the proposal is consistent with guidance set out in the NPPF

Assessment against NPPF

- 2.34 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 delivering its 5 year housing land supply (at a time when the LPA are unable to demonstrate a 5YHLS)

- The delivery of 49 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
- The proposal will not harm the setting of the nearby heritage asset.
- 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.

2.35 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)

2.36 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.

2.37 The site is allocated in the Local Plan for housing development under reference HS115 'Stubley Farm, Leeds Road, Heckmondwike'. The requirements and recommendations relating to this allocation are noted (copied at the start of the Planning Statement).

2.38 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 35 – Historic Environment
- 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

2.39 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)

2.40 These policies are assessed in Section 3.

3.0 Planning Assessment

Principle

- 3.1 The site is allocated for residential use – LPA reference HS115. 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 49 dwellings on the site with access from Leeds Road. As previously advised, the number of units proposed is slightly above the suggested indicative capacity of the site but this increase results from the number of smaller 2 bed units proposed in the quarter houses.
- 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 (10 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 Leeds Road (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 HS115 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 is supported by technical reports to address matters relating to has addressed stand-alone reports addressing Ground Conditions, Heritage, Flood Risk / Drainage, Highways and Coal Mining Risk Assessment.

Design / Visual Amenity

- 3.13 The Proposed Development proposes development of 49 detached / semi-detached and terraced dwellings on the site. The proposal comprises 8 x 2 bed, 23 x 3 bed and 8 x 4 bed market family dwellings with 7 x 2 bed and 3 x 3 bed affordable houses set out as a terrace of 3 and a quarter house. The 2, 3 and 4 bed dwellings will be mews style, quarter house or semi-detached with off-street parking (some integral garaging) together with private garden space. Shared amenity space is proposed with the quarter houses.
- 3.14 The design and appearance of the dwellings together with use of brick and concrete tiles is consistent with the variety of housetops, designs and 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 2 and 3 bed family homes for open market sale together with some 4 bed houses together with ten (10) 2 and 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 together with some 3 storey blocks within the site), layout (to reflect site shape, access point and topography) and details that respects and enhances the character of the townscape, heritage assets (grade II listed building to the north) 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 site allocation sets out an indicative figure of 46 dwellings – the proposal is for 49. The slight increase in number arises given the scheme includes a number of smaller 2 bed dwellings including the quarter houses which deliver units on a

smaller footprint than a semi-detached or terraced housetype. 49 dwellings on this 1.3ha site results in a density of 37 dph.

- 3.17 Development Plan policy LP7 advises that densities should be at least 35dph so this scheme is generally consistent with that guidance. Furthermore, given the LPA cannot currently demonstrate a 5 year housing land supply, there are grounds to support increased densities of sites to assist with housing supply. This is considered appropriate for the allocation and relationship with adjacent land (existing housing to the south and west). 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.
- 3.19 In terms of mix, the proposal comprises 8 x 2 bed, 23 x 3 bed and 8 x 4 bed market family dwellings with 7 x 2 bed and 3 x 3 bed affordable houses set out as a terrace of 3 and a quarter house. The 2, 3 and 4 bed dwellings will be mews style, quarter house or semi-detached with off-street parking (some integral garaging) together with private garden space. In percentage terms, 84% are smaller 2 and 3 bed family dwellings (31% are 2 bed and 53% 3 bed) with the remaining 16% being 4 bed.
- 3.20 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. Affordable Housing and any open space requirements can be conditioned and delivered via a s106 legal agreement as appropriate.
- 3.21 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

- 3.22 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 distance from the side wall of a dwelling to the boundary.
- 3.23 In designing the proposed layout, consideration has been given to space about dwelling guidance set out by the LPA as well as levels between existing and proposed sites. Dwellings along the western edge of the site are laid out with gables facing existing dwellings whilst those along the southern edge of the site are either gabled or in excess of 21m from the rear of existing dwellings.
- 3.24 Internal space standards for the dwellings and amount of private amenity space meet the guidance set out in the Housebuilder Design Guide SPD. The quarter houses will benefit from shared amenity space and there is an area of public open space located centrally within the site.
- 3.25 Overall, it is considered the proposed site layout ensures that there are no issues of overlooking / loss of privacy between proposed plots or with existing dwellings to the south and west whilst future residents will also benefit from adequate private amenity space.

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

Highways

- 3.27 Access to the site is taken from Leeds Road (following demolition of a pair of semi-detached dwellings). 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 together with cycle storage spaces (within gardens) and EVC points for dwellings. The layout also ensures a suitable means of access (see visibility splay plan in the submitted Transport Statement) can be achieved from Leeds Road.
- 3.28 The quantum of development is not expected to give rise to any highway capacity or safety issues – please refer to submitted Transport Statement for further details.
- 3.29 In terms of the NPPF (para 116) it is considered the proposal will not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the road network.
- 3.30 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.
- 3.31 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

- 3.32 A Preliminary Ecological Appraisal (PEA) has been undertaken on site 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.
- 3.33 The proposal is therefore consistent with aspirations set out in Local Plan policy LP30 and HVNP Policy 13.

Ground Conditions

- 3.34 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. Full details on ground and coal mining can be found in the submitted ARP 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.
- 3.35 In light of the above it is considered the proposal complies with Local Plan Policy LP53.

Flood Risk / Drainage

- 3.36 The site is in Flood Zone 1. It can be suitably drained as demonstrated on the submitted drainage plans (not soakaways though due to ground conditions) and will not give rise to any flooding issues on or off site. Further details are set out in the submitted FRA and Drainage Statement.
- 3.37 In light of the above, it is considered the proposal complies with Local Plan Policy LP28.

Health Impact Assessment

- 3.38 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.
- 3.39 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.
- 3.40 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. HS115 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, shops and cafes / takeaways 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 to the north east of the site (off Stubble Farm Road) whilst affordable housing requirements will be addressed through on site provision (10 units).

THEME 2: PHYSICAL ACTIVITY

The proposed layout provides easy access to surrounding countryside via existing public right of way to the north east 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 (refer to submitted AQA prepared by Dragonfly Consulting).

THEME 5: TRANSPORT

As set out in the submitted Transport Statement (Sanderson Associates), 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 on Leeds Old Road and New Road.

THEME 6: CRIME REDUCTION AND COMMUNITY SAFETY

The proposed layout and dwellings can incorporate guidance on producing safer places, including NPPF (2024), Housebuilders Design Guide SPD (2021) and Highways Design Guide (2019). The layout promotes active frontages with well defined boundaries between public and private spaces.

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 is informed by the access point from Leeds Road and reflects the shape of the site and topography (slope up to the rear / north of the site). Opportunities to maximise a southern aspect have been included within the layout. 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 Leeds Road to the south which in turn provides access to public transport and local shops and services at the nearby Local Centre and beyond in the wider Heckmondwike residential area.

THEME 11: ACCESS TO PUBLIC SERVICES

As set out in the submitted Transport Statement, the site is within walking distance of local shops and public services – the list below is taken from the submitted Transport Statement.

The following amenities and facilities are within 1km walking distance of the site:

- Hamond House Day Nursery

- Bus Stops (370m – Leeds Old Road)
- Heckmondwike Premier Convenience Store
- Brighton Street Social Club
- Spen Valley Greenway
- CO-OP Academy Smithies Moor Secondary School
- New North Play Area
- Fairfield School
- Cook Lane Doctors Surgery

The following amenities and facilities are within 2km walking distance of the site:

- Birstall Victoria ARLFC Juniors and Open Age Football
- Algernon Firth Park
- Heckmondwike Town Centre
- Morrisons Supermarket
- Well Pharmacy
- Heckmondwike Sports Club and Heckmondwike Bowling Club
- BUPA Dental Care
- Brian Jackson College Heckmondwike Learning Centre
- Tesco Express Birstall
- Birstall Library and Community Centre
- Birstall Primary Academy
- Heckmondwike Primary School
- Birstall Post Office
- Heckmondwike Grammar School

For full details please refer to 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 as well as access to local shops, services and surrounding countryside.

4 Design & Access Statement

- 4.1 This Design and Access Statement has been prepared to support the full planning application for 49 dwellings on land north of Leeds Road, Heckmondwike (Allocated Housing Site ref HS115 – Stubble Farm).
- 4.2 The Design and Access Statement should be read in conjunction with the existing and proposed plans prepared on behalf of the applicant Orion Homes.
- 4.3 This statement takes into account the advice set out in the CABI publication, “Design and Access Statements – How to Write, Read and Use Them.” It also takes into account the Order amending the rules on the information which must be submitted with an English planning application which came into force on 31 January 2013.
- 4.4 The document indicates the issues that need to be addressed as part of any Design and Access Statement, these being the amount of development, layout of buildings, routes and spaces, scale of buildings, landscaping and appearance.

The Site and its surrounds

- 4.5 The site is currently set to grass and used for grazing / horses. Housing sits to the south and west of the site with Stubble Farm to the north. Whilst the site is currently undeveloped, it is surrounded by housing giving it a residential setting.
- 4.6 The shape and topography (land rises at the northern end) of the site, together with presence of a drainage easement in the north west corner and the access point from Leeds Road, 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 together with the listed buildings at Stubble Farm which sit at a higher level to the north of the site (please refer to the submitted Heritage Impact Assessment prepared by theurbanglow for further details on heritage).
- 4.7 The site (1.33ha) is allocated for housing development (LPA ref HS115) and is located on the north eastern edge of Heckmondwike. The site is rectangular in shape with access from Leeds Road to the south. Stubble Farm Road forms the eastern edge of the site with existing housing on Popeley Road to the west. Further housing is located along part of the eastern boundary to Stubble Farm Road and fronting Leeds Road with Stubble Farm located to the north. Land to the north and east of this allocated site is designated green belt.
- 4.8 Dwellings around the site (to south and west) are predominantly 2 storey semi-detached family dwellings with a mix of materials including brick, render, stone and artificial stone with concrete tile and slate roofs. Some properties have dormers in the roofspace. Parking is available on driveways with mix of attached and detached garaging.
- 4.9 The site itself falls in Flood Zone 1. There are no ecological, heritage or landscape designations associated with the site. There are a number of stable type buildings on site with limited number of trees within the site – there are trees and hedges along site boundaries – please refer to submitted Tree Survey Reports – the majority of trees are Category C, any Cat B trees are to be retained.

4.10 There is a public right of way to the north east of the site heading west from Stubble Farm Road.

The Proposal

4.11 The proposal is for residential development comprising 49 dwellings with access taken from Leeds Road to the south. A pair of existing semi-detached dwellings will be demolished to facilitate the access. The stable buildings on site will also be demolished. There is no access from the site onto Stubble Farm Road. A new pump station complex is proposed at the eastern edge of the site.

4.12 The proposal comprises 8 x 2 bed, 23 x 3 bed and 8 x 4 bed market family dwellings with 7 x 2 bed and 3 x 3 bed affordable houses set out as a terrace of 3 and a quarter house. The 2, 3 and 4 bed dwellings will be mews style, quarter house or semi-detached with off-street parking (some integral garaging) together with private garden space. The quarter houses have shared amenity spaces.

4.13 The table below sets out the housing mix and parking arrangements:

Schedule of Accommodation

SCHEDULE OF ACCOMMODATION					
PROJECT: Leeds Road, Heckmondwike					
DWG REF: Site Layout - 2403-02-001D					
Name	No	Beds	Storey	Type	Parking
Linton	8	2	3	Quarter	Space
Cranwell	5	3	2	Semi/ Mews	Space
Bamburgh	8	3	2	Semi/Mews	Space
Castleton	2	3	3	Semi	Integral
Leadbury	5	3	2.5	Semi	Space
Arundel	8	4	3	Semi	Integral
Bamford	3	3	3	Semi/Mews	Integral
PRIVATE TOTAL	39				
Linton	4	2	3	Quarter	Space
Edinburgh	3	2	2	Mews	Space
Paignton	3	3	2	Mews	Space
AFH TOTAL	10				
SITE TOTAL	49				

4.14 The 2 bed quarter houses will be 3 storey in height with the rest of the dwellings a mix of either 2 storey, 2.5 storey (room in the roof) or 3 storey (see schedule above)

4.15 Proposed materials will be brick (Carlton Priory Mixture or Carlton Wolds Autumn) with tile roof (Calderdale Rustic or Calderdale Light Grey). Details are set out in the submitted Materials Plan.

4.16 The proposed layout is copied below:



Amount

4.17 The proposal comprises 49 dwellings, with a mix of 2, 2.5 and 3 storey buildings as shown in the table at 4.13 above.

Layout

4.18 The proposed development is accessed from Leeds Road (following demolition of a pair of semi-detached dwellings). The layout is informed by the access point and presence of a drainage easement to the north west corners together with the shape of the site and topography (sloping up to the north / rear of the site). Consideration has also been given to retention of hedgerows and trees along the site boundary together with existing dwellings / gardens along the south east, south and western boundaries of the site.

- 4.19 The layout delivers active frontages to streetscene with clear delineation between private and public spaces. The layout supports easy navigation through the site with the 3 storey blocks providing focal points within the site. Dwellings are mainly laid out facing north / south so dwellings / gardens can take advantage of solar gain as appropriate.
- 4.20 The main internal access road heads due north into the site with cul de sacs running from this to the east and west. This layout makes best use of topography and enables housing and / or gardens to be south facing. All dwellings have private garden areas with the exception of the quarter houses which have shared amenity space around the building. Parking is provided off street in dedicated spaces or driveways. The layout ensures there are no unacceptable issues of overlooking or loss of privacy. Visitor parking is provided within the site together with areas for planting.

Routes

- 4.21 The layout plan shows how routes to and around the site are proposed. Main site access is from Leeds Road. There is no access proposed onto Stubble Farm Road on the eastern boundary. Within the proposed site, each dwelling can be safely accessed on foot or by car with adequate space provided for parking and turning.

Scale

- 4.22 The dwellings are a mix of 2 storey, 2.5 storey (rooms in the roof) and 3 storey. The topography of the site and its surrounds ensures that the 3 storey dwellings are not unduly prominent within the surrounding area.

Landscaping

- 4.23 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. Boundary hedges to the north and east are retained with fencing comprising a mix of hit and miss timber fencing or 1800mm wall with fence panels. Retaining walls are proposed along the northern boundary of the site as part of the engineering operations to create development platforms.

Appearance

- 4.24 The proposed dwellings are constructed in brick with concrete tiles to the roof. Proposed materials will be brick (Carlton Priory Mixture or Carlton Wolds Autumn) with tile roof (Calderdale Rustic or Calderdale Light Grey). Details are set out in the submitted Materials Plan. The dwellings include art stone headers and cills around windows with other details including canopies over front door, velux windows and, with the Leadbury, 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 shorter terraces.

Access

- 4.25 Pedestrian and vehicular access to the site is taken from Leeds Road. The site is within walking distance of existing shops, services and public transport (please refer to further details set out in the Transport Statement).

Conclusions

- 4.26 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 (revised scheme - full application) on allocated housing site (LPA ref HS115) on land at Stubley Farm off Leeds Road, Heckmondwike.
- 5.2 This application is a resubmission following discussions with the LPA regarding the previous scheme for 51 dwellings (LPA ref 2025/62/91531/E). The revised scheme includes reduced housing numbers, internal layout changes and increased number of affordable homes.
- 5.3 This Planning Statement incorporates Design & Access Statement, Health Impact Assessment and Climate Change Statement (Appendix A).
- 5.4 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

- 5.5 The site is allocated for residential development in the Adopted Kirklees Local Plan (LPA ref HS115).
- 5.6 The allocation sets an indicative capacity at 46 dwellings on this 1.33ha site – this reflects the minimum density requirement of 35 dwellings per hectare (dph) as set out in the Local Plan. The proposed development comprises predominantly smaller 2 and 3 bed family dwellings (41 of the 49 units proposed) resulting in a slightly higher density (37dph) and therefore an increased number of units over the indicative capacity.
- 5.7 Given the Council's current 5 year housing land supply position, and the number of smaller 2 bed units proposed, there is a clear planning case to support increased numbers for this site over the *indicative* capacity.
- 5.8 The constraints regarding grounds conditions and proximity to the listed building (Stubley Farm to the north) is noted and the planning application is accompanied by the required reports as set out in HS115.
- 5.9 There is no relevant planning history for the site.

The Site and surrounds

- 5.10 This allocated housing site (1.33ha) is located to the north east edge of Heckmondwike and is currently set to grass and used for grazing / horses. Housing sits to the south and west of the site with Stubley Farm (grade II listed) to the north. Whilst the site is currently undeveloped, it is surrounded by housing giving it a residential setting.
- 5.11 The shape and topography (land rises at the northern end) of the site, together with presence of a drainage easement in the north west corner and the access point from Leeds Road, 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 together with the listed buildings at Stubley Farm which sit at a higher level to the north of the site.
- 5.12 Dwellings around the site (to south and west) are predominantly 2 storey semi-detached family dwellings with a mix of materials including brick, render,

stone and artificial stone with concrete tile and slate roofs. Some properties have dormers in the roofspace.

- 5.13 The site itself falls in Flood Zone 1 and there are no ecological, heritage or landscape designations associated with the site. There are trees and hedges along site boundaries, the majority of trees are Category C, any Cat B trees are to be retained.

The Proposal

- 5.14 The proposal is for residential development comprising 49 dwellings with access taken from Leeds Road to the south. A pair of existing semi-detached dwellings will be demolished to facilitate the access. The stable buildings on site will also be demolished.
- 5.15 The proposal comprises 8 x 2 bed, 23 x 3 bed and 8 x 4 bed market family dwellings with 7 x 2 bed and 3 x 3 bed affordable houses set out as a terrace of 3 and a quarter house. The 2, 3 and 4 bed dwellings will be mews style, quarter house or semi-detached with off-street parking (some integral garaging) together with private garden space. The quarter houses have shared amenity spaces.
- 5.16 Proposed materials will be brick (Carlton Priory Mixture or Carlton Wolds Autumn) with tile roof (Calderdale Rustic or Calderdale Light Grey).

Summary

- 5.17 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.
- 5.18 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.
- 5.19 The proposed layout delivers 8 x 2 bed, 23 x 3 bed and 8 x 4 bed market family dwellings with 7 x 2 bed and 3 x 3 bed affordable houses set out as a terrace of 3 and a quarter house. The 2, 3 and 4 bed dwellings will be mews style, quarter house or semi-detached with off-street parking (some integral garaging) together with private garden space. The quarter houses have shared amenity spaces. This equates to a density of 37dph (site area 1.33ha). 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 is therefore consistent with policies regarding design, mix, density and residential amenity.
- 5.20 In terms of materials, the use of brick and concrete tile will be consistent with materials evident on existing housing close to the site.
- 5.21 The site can be safely accessed from Leeds Road and is within walking distance of shops, services and public transport. The proposed use will not give rise to any highway safety or capacity issues.

- 5.22 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

- 5.23 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.
- 5.24 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	Stubley Farm, Leeds Road, Heckmondwike Allocated Housing Site HS115
Description of Development	Proposed residential development comprising 49 dwellings

Part 2: Climate Change Mitigation measures

Please respond to the following questions considering the measures set out in the Climate Change Guidance note:
Q1: What measures have been/will be taken to reduce the energy demand associated with your proposed development beyond the minimum required in Building Regulations? (See section 2)
<ul style="list-style-type: none"> • <i>The construction specification of every home will include high levels of insulation in the ground floor, external walls and roof spaces to meet current building regulations.</i> • <i>There will be triple glazing and photovoltaics, subject to review on SAP for current building regulations.</i> • <i>The detailed house type designs will incorporate the thermal bridging guidance produced by the Government, thereby reducing a significant source of heat loss.</i> • <i>An efficient gas condensing boiler will be installed in each property. The heating designs of each house type will include dual zone controls with delayed start thermostats.</i> • <i>Energy efficient lamps / LED bulbs will be installed in every light fitting.</i> • <i>Each entrance will be illuminated with an energy efficient external light.</i> • <i>The white goods installed in each property or offered to purchasers will be energy efficient with an A+/A rating.</i> • <i>Use of smart metering to control energy usage</i> • <i>External drying space in gardens</i>
Q2: What measures have been/will be taken to limit the carbon consumed through the implementation and construction processes, e.g. by reusing existing on-site materials or sourcing materials locally? (See section 3)

<p><i>Materials of construction will be sourced locally where possible and the building works carried out by local trades and contractors</i></p>
<p>Q3: What measures have been/will be taken to utilise renewable or low carbon energy sources? (See section 4)</p>
<p><i>LED lighting used</i></p>
<p>Q4: What measures have been/will be taken to ensure the building design and layout has been optimised to energy efficiency beyond the minimum requirements in Part L of the Building Regulations ? (See section 5)</p>
<p><i>Layout seeks to maximise south facing elevations for dwellings to maximise solar gain. Internal layouts for houses facing east / west also seek to take advantage of morning / afternoon sun (depending on orientation). Maximising use of solar gain benefits include reduced need for artificial lighting and lower heating demands. Triple glazed windows also assists with insulation of the dwellings.</i></p>
<p>Q5: What measures have been/will be taken to reduce potential impacts of flooding associated with your proposed development? (See section 6)</p>
<p><i>Site is in Flood Zone 1 – drainage scheme will minimise off site runoff</i></p>
<p>Q6: What measures have been/will be taken to reduce water stress associated with your proposed development? (e.g. Water retention and minimisation measures) (See sections 7 and 8)</p>
<p><i>Use of waterbutts in gardens to re-use rainwater</i></p>
<p>Q7: What measures have been/will be taken to provide biodiversity net gains? (See section 8)</p>
<p><i>New hedgerow planting within the site New tree planting within the site.</i></p>
<p>Q8: What measures have been/will be taken to reduce air pollution associated with your proposed development? (See section 9)</p>
<p><i>No open fires proposed within the new dwellings</i></p> <p><i>Installation of EVC points for each dwelling</i></p>

