



Planning Statement

The Homestead, Hurst Knowle, Almondbury, HD5 8SG

This statement accompanies a full planning application for the proposed demolition of the former homestead care home and construction of 28 units comprising of 20 one-bedroom apartments and 8 one-bedroom bungalows. The Design of the scheme has been developed in partnership with Kirklees Council's learning disabilities commissioning team and will provide specialist supported homes.

Site Location and Context

The site is a former residential care home located off Hurst Knowle, Almondbury. Constructed during the 1960s, the care home has been left vacant for several years. The current building has fallen into disrepair and doesn't provide a suitable shell to refurbish.

To meet the future needs of Kirklees' specialist accommodation strategy, the site has been re-designed to include a mix of accommodation and support types to create a community development with access to on-site support and communal amenity spaces.

Previous Approvals

The development benefits from a previous approval referenced 2022/90280. The application was approved in 2022 and proposed to demolish the existing building on site and construct a dementia care facility for 25 residents plus communal use facilities.

It is unknown why the construction of the dementia care facility wasn't carried forward however the proposals maximised the site area with a scheme for a single storey building and external landscaped areas.

Design and Layout

The proposed development has been designed to complement the surrounding architecture and new build development, while optimising space and light. Key design features include:



- A contemporary yet sympathetic design that integrates well with the local area and creates visual interest on a currently vacant and neglected site.
- A mixture of accommodation types to create a community feel.
- High-quality materials to enhance visual appeal and durability.
- Landscaped communal areas to enhance residents' quality of life.

Community Facilities and Services

The existing building on site was a former care home owned by Kirklees Council. The current care home was closed by Kirklees Council and subject to anti-social behavior. It is not known when the care home closed however the historical planning application was submitted in January 2022, so it is reasonable to believe the care home was closed over 5 years ago.

The building is approximately 1692m² and isn't suitable for conversion due to its inefficient layout, unsuitable infrastructure and materials.

Statement of Community Involvement

There has been no community engagement undertaken in relation for this planning application however consultations with the Kirklees Council Learning Disabilities team have taken place throughout the design and planning stage of the development. Highstone have collaborated with a range of professionals to achieve an exemplary redevelopment proposal which provides a considered and appropriate design to revive a vacant brownfield piece of land.

Roads & Sewers

As the development will remain in private ownership, no roads or sewers are proposed to be adopted.

The development will be privately maintained by the landlord and their maintenance team to adoptable standards.

We will be constructing the internal roads and sewers to adoptable standards, and plan on connecting into the existing drainage network on site. A drainage design will be completed prior to commencing works on the development.



Public Open Space

No proposed public open space is proposed on the development; all landscapes and communal areas will remain private spaces for the residents.

The development is adjacent to and benefits from a large public park which provides POS for the residents.

Waste Management

The development will house a bin storage area for the apartment blocks which will house sufficient general waste and recycling capacity as allocated by Kirklees Council. The individual bungalows will be allocated domestic general waste and recycling bins.

Affordable Housing

The scheme proposes a 100% affordable tenure of specialist supported living accommodation.

Compliance with Local and National Planning Policies

The proposal aligns with the following key planning policies:

Kirklees Local Plan: Supports residential development in sustainable locations, ensuring housing delivery in accordance with the area's growth targets.

National Planning Policy Framework (NPPF): Advocates for the efficient use of land, sustainable development, and the provision of a range of housing types to meet community needs.

Affordable Housing Policy: The site delivers much needed specialist supported living units for people with learning and physical disabilities.



Sustainability and Energy Efficiency: The properties will incorporate sustainable design principles, including energy-efficient heating systems, insulation standards that exceed Building Regulations, and renewable energy solutions such as electric vehicle charging points and solar external lighting.

Sustainability and Climate change

Local Plan policy 26 states renewable and low carbon technologies should be incorporated effectively into building design. Although the submitted scheme is residential and small in size there are many opportunities to create a low carbon sustainable development.

We propose to provide electric vehicle charging points for residents and care staff as well as cycle storage to encourage the use of sustainable modes of travel. Recycling bins and solar street lighting will also be installed to promote the generation of less waste and ensure the energy required to run the scheme is kept to a minimum. Properties will be connected to solar panels, reducing the electric bills across the scheme.

The application will be supported by a detailed landscaping plan, increasing the amount of green space in the area and promoting biodiversity externally whilst maintaining an attractive design.

The Kirklees Specialist Accommodation Strategy 2022 - 2030

This strategy acknowledges the challenge of meeting needs of more vulnerable residents and their intent to work with registered providers on specialist accommodation. The Council have developed the strategy to build long lasting, local and affordable homes which meet the needs of the individuals within them.

The strategy outlines:

'We want specialist supported accommodation to be affordable; we recognise that in the past we have placed people in more traditional care settings because it has been the only option. We have begun and will continue to develop in partnership with our provider market better value, better outcome models of care that are more flexible.



We are also developing our own capital activity much of which supports the objectives of this strategy' (page 8).

The proposed development meets all five objectives of the specialist accommodation strategy, contributing 28 units to the 2030 target of building safe and affordable independent but supported accommodation for adults in the local area.

Whilst the Homestead scheme is being developed in partnership with the Council to address the unique needs of the identified client group, it is also important to both Highstone and Kirklees to realise the low carbon potential of the project to create ongoing sustainable and affordable living.

Highstone are committed to the low carbon agenda, and they also share the vision that accommodation needs to be more flexible and help reduce the potential for fuel poverty. This may include things like eco-friendly design approaches to accommodation and people with different care needs living in one development or one series of developments.

Conclusion

This proposal for 28 new homes for independent living in Almondbury represents a sustainable, well-designed, and policy-compliant residential development. It meets local housing needs, enhances the environment, and contributes positively to the local economy. The scheme aligns with strategic planning objectives and offers a high standard of living for future residents. We respectfully request the approval of this application.