

8th September 2025

FAO: Kerri Simpson
Planning Department
Kirkless Council

Re: Planning Application 2025/65/92129/W

2, Mount, Edgerton Road, Edgerton, Huddersfield, HD3 3AE

Dear Kerri

I am writing in response to recent public objections submitted in relation to the above application for change of use to supported living accommodation. While we acknowledge the concerns raised, we would like to provide clarification on the following points:

1. Highway Safety & Parking

Concerns have been raised regarding parking congestion and access issues. We wish to clarify that the proposal includes dedicated on-site parking provision, sufficient to accommodate staff vehicles and visitors. As such, the development will not create additional pressure on on-street parking or impede refuse/emergency vehicle access.

In addition, staff operate on shift patterns, meaning vehicles are not present in large numbers at any one time. Supported living uses typically generate lower traffic levels than alternative residential uses, such as HMOs.

2. Over-Concentration of Supported Living

Reference has been made to the existence of another supported living facility nearby. Each application, however, must be judged on its own merits. The provision of supported living meets an identified and pressing community need, in line with both national planning policy and local objectives to deliver inclusive housing.

Two small-scale supported living properties within the wider residential area do not amount to an over-concentration, nor do they undermine the balance of residential uses in the community.

3. Impact on Character & Amenity

The site lies within a residential area and the proposed supported living use will continue to function in a way similar to a family household, with residents supported in an ordinary home setting. No external alterations are proposed, meaning the character and appearance of the Conservation Area will be preserved.

It should also be noted that property values are not a material planning consideration. The relevant planning assessment must focus on land use, character, and amenity all of which remain unaffected to a degree that would justify refusal.

Conclusion

The proposed supported living accommodation is a low-impact, policy-compliant use that provides much-needed housing for vulnerable residents. The concerns raised, while

understood, do not demonstrate any significant planning harm that would outweigh the clear social and community benefits of the scheme.

We therefore respectfully request that the application is supported and approved.

Yours sincerely,
Jennifer Glowacka

Arc & Estates Ltd