

SUPPORTING INFORMATION

Referenced in point **4. Site Information** of the Application.

Five Year Land Supply

Extract from Kirklees Housing Delivery Test Action Plan May 2025

3.6 Since adoption of the Kirklees Local Plan in February 2019, the council had successfully maintained a continuous five-year supply of housing land. During this time plan-led development has delivered 3,843 new homes in the district. However, the 2023 update of the five-year housing land supply position, carried out as part of the Authority Monitoring Report (AMR) published in December 2023, demonstrated a 3.96 year supply of housing land. As a consequence of failing the 2023 Housing Delivery Test a 20% buffer will need to be applied to the 2025 update of the five-year housing land supply.

3.7 **In the absence of a five-year housing land supply, it is necessary to consider planning applications for housing in the context of National Planning Policy Framework (NPPF) (2024) paragraph 11 which triggers a presumption in favour of sustainable development (the tilted balance).** This requires planning applications to be considered favourably subject to other policy tests and material considerations.

I suggest sustainable development on this site would not detract from the surrounding amenities and it will release a larger property for a family to occupy, as well as increasing the housing stock.

Tree Preservation Orders

There is a TPO covering part of the site (reference ID: 03/97/w1).

One tree, which is diseased, is affected by the proposals but the development of the single detached retirement dwelling will be sited so as not to impact any further trees on the site.

Biodiversity Net Gain (BNG)

The Technical Details Consent (TDC) application will incorporate on-site biodiversity enhancements to increase the post-development biodiversity value of the site, in line with the requirements of the Environment Act 2021, the National Planning Policy Framework, and Kirklees Local Plan Policy LP30.

It is intended to plant a new hedge on the western boundary and prioritize native species of trees, shrubs and wildflowers creating a diverse habitat for pollinators and other wildlife. The development will include the installation of bird boxes, bat boxes and hedgehog highways to support local species.

All new and retained habitats will be secured and managed for a minimum of 30 years to ensure the long-term delivery of the biodiversity gain. A detailed maintenance plan will be included in the final Biodiversity Gain Plan.