

LAND AT EASTFIELD, SHEPLEY

Outline Planning Application for Proposed Residential Development with Associated Open Space, Landscaping, Drainage Infrastructure and Associated Works.

PLANNING STATEMENT

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1. INTRODUCTION

- 1.1 This planning statement is submitted by Banks Property Limited (BPL) to support an outline planning application for a proposed residential development at the land at Eastfield, Shepley. All matters would be reserved with the exception of vehicular and pedestrian access from Eastfield.
- 1.2 The purpose of this statement is to provide information on the site and scheme description, appraise national and local planning policy context, and to outline the factors that have influenced the proposals. This document references environmental and technical assessments that have been undertaken to confirm the site's suitability for the proposed development. Full environmental and technical reports are enclosed in the appendices.

BACKGROUND AND THE NEED FOR DEVELOPMENT

- 1.3 Kirklees Council face significant challenges to meet their housing need over the coming years. It is vital that these housing needs are met to ensure consistency with National Planning Policy. The National Planning Policy Framework (NPPF) states a Local Planning Authority should identify a supply of housing to provide a minimum of five years' worth of housing against their housing requirement with an additional buffer to ensure choice and competition in the market for land.
- 1.4 The NPPF also establishes the presumption in favour of sustainable development. For decision-taking this means approving development proposals where development plan policies which are most important for determining a planning application are out of date. The Kirklees Local Plan is considered out of date, becoming 5 years old in February 2024. Furthermore, the Cabinet recommended a full update of the Kirklees Local Plan on the 17th of October 2023 and was approved by the Full Council on 15th of November 2023, confirming that the Council accept that their Development Plan Policies are now out-of-date. Kirklees Council cannot demonstrate a 5 Year Housing Land Supply (Kirklees AMR 2023) and are also delivering under 75% of their housing requirement, as stated in the latest Housing Delivery Test (2023). For these reasons, the tilted balance in favour of sustainable development applies. It is of great importance that Kirklees Council increase the supply of housing. The land at Eastfield is highly suitable for residential development and would play an important role in delivering the much-needed new homes in Kirklees.
- 1.5 This application demonstrates that the land at Eastfield comprises grey belt land and would form a sustainable development, supported by national planning policy. The weight afforded to the relevant existing policies in Kirklees' Local Plan is limited due to the inability to demonstrate a 5-year housing land supply and failure of the Housing Delivery test. This will be explained in greater detail in this statement.
- 1.6 The site would make a valuable contribution to Kirklees' housing land supply in a sustainable location and could deliver housing quickly without being subject to significant external delay.
- 1.7 In addition to this planning application submission, BPL are promoting the site through the emerging Kirklees Local Plan. BPL have engaged with the Council at an early stage (through the call for sites process) and will continue to advocate for the inclusion of the site in any future Local Plan.

THE BANKS GROUP

- 1.8 Banks Property Limited (BPL) is part of the Banks Group, a family-owned business with 49 years' experience of developing land for property and renewable energy and mining related projects across the North of England and Scotland.
- 1.9 Banks Group is committed to a 'development with care' approach and the proactive engagement of local communities in all its projects. In line with this, the company has liaised extensively with local residents, community groups and stakeholders during the preparation of the planning application. The approach to is outlined in the Statement of Community Involvement section of the statement.

PROJECT TEAM

- 1.10 This planning application has been prepared by Banks Property Limited. The following project team have contributed to various technical, environmental and design work.

Contributor	Sections of Application
Banks Property	Project Management, Planning Statement, Community Engagement.
Pegasus Group	Masterplanning / Design & Access Statement / Landscape and Visual / Heritage / Grey Belt
NJD Consultants	Noise / Air Quality
Baker Consultants	Ecology & BNG
FPCR	Arboriculture
Andrew Moseley Associates	Transport & Highways / Flood Risk & Drainage
Avison Young	Socio-Economic
Land Drainage Consultancy	Agricultural Land Classification
ASWYAS	Archaeology – Geophysical Survey
WSP	Hydrogeology
RWO	Ground Conditions

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located off Eastfield on the southern edge of Shepley, approximately 8 miles southeast of Huddersfield and extends to 4.98 hectares. The site is currently designated as Green Belt land. A Site Location Plan is included as part of the planning application (Drawing PA02). An aerial image of the Site is provided below.



Figure 1 - Aerial image of the site and the surrounding area

- 2.2 There is an existing farm access to the site from Eastfield to the north of the proposed development site. Mature trees line the boundary on the east, south and west which provide substantial screening of the site. An existing residential estate lies directly to the north of the site and to the northeast is Shepley Spring, which rounds off the containment of the site. The existing boundaries of the site dissociate and conceal the site from the wider countryside. There are three agricultural buildings and an area of hard standing in the centre of the site extending in a south easterly direction. There are several hedgerows located within the site. The first hedgerow extends across the entirety of the site from the southwest to north east, with one small break half way up where the existing farm track runs through. A second hedgerow runs perpendicular to the first hedgerow and runs across the northeast boundary abutting Shepley Spring. Additionally, there are two smaller hedgerows within the site, one located at the site's access point to the north and the other approximately half way up the southeastern boundary. The remainder of the site forms arable farmland for crop rotation purposes.
- 2.3 The topography of the site is undulating, featuring a gentle gradient that rises from the northeast to the southwest of the site.
- 2.4 Shepley is located within the Kirklees Rural character area, within the Dearne Valley, with good railway links to Huddersfield and South Yorkshire, as well as a good connection to the M1 to the east. Shepley presents a significant level of facilities and services which render the settlement a sustainable location for new housing growth.

These services and facilities include public transport connections to Huddersfield and Sheffield through Shepley's train station and frequent bus services to Huddersfield and Wakefield Bus Station. Shepley also benefits from a number of existing independent businesses as well as a local convenience store, medical centre, dentist, pharmacy, primary school and pub. There are also recreational facilities found across the village, including a cricket ground, tennis courts and a bowling green all of which are within walking distance of the site. The central area of Shepley, where many of its services can be found, is located 400 meters or a 6-minute walk to the north of the site, accessible by existing footpaths and roads. The site would be accessed from Eastfield, a 5m wide adopted highway where there are two routes through to the A629 (Abbey Road South), one being from Lea Drive and the other through the Knowle, further increasing the sites suitability for residential development.

- 2.5 Shepley Conservation Area is located 70 metres to the west of the site which consist of several Grade II listed assets, with Shepley First School being the closest asset to the site within this conservation area. Shepley War Memorial, a Grade II listed falls outside of the Conservation Area and is located 60 meters from the southwest corner of the proposed development site. Both the Conservation Area & Listed Buildings have been considered at an early stage in the design of the proposed development to ensure there are no adverse impacts on heritage assets or their setting as a result of the proposed development.
- 2.6 A Public Right of Way KIR/143/20 (PRoW) runs parallel to the western site boundary, running through to the A629 to the north, and through to Carr Lane to the south. The PRoW also passes the Shepley War Memorial. There is potential to connect the site through to the PRoW further encouraging active travel and further enhancing sustainability. There are no public footpaths within the site boundary.

3. PROPOSED DEVELOPMENT

- 3.1 This chapter provides a description of the development proposals and the indicative masterplan design. The proposals have been informed by comprehensive technical, environmental, heritage and landscape assessments, pre-application discussions with Kirklees Council and extensive engagement with stakeholders and the community.
- 3.2 In addition to meeting the requirements of local and national policy. Banks Property recognises the need to bring forward developments to the highest standards. Our aspiration is to ensure that the proposed development maximises the potential opportunities and benefits presented by the site. the following vision has underpinned the project and will continue to inform detailed design of buildings and landscaping in due course. The proposal strives the secure net gain across the three dimension of sustainability.

VISION

The Vision for the Site is to deliver a high-quality and sustainable development on the southern edge of Shepley. A range of house types will be provided to meet local housing needs and provide the opportunity for people to live in modern, efficient housing in Shepley.

The proposals have been developed with careful consideration to landscape, heritage and ecology, respecting the Site's location on the edge of a built-up area. The proposal will deliver additional pedestrian access through the Site connecting into Shepley set within green corridors and areas of open space which will provide a pleasant and green environment that can be enjoyed by new and existing residents.

The proposal represents an opportunity to assist Kirklees Council in boosting their supply of homes, including a significant amount of affordable housing. The development meets the objectives of national and local planning policy and will deliver lasting significant social, environmental and economic benefits to the local and wider community.

PLANNING HISTORY

- 3.3 In February 2025, a pre-application agreement enquiry was submitted to Kirklees Planning and Development. This was submitted under Banks Homes Limited, a part of the Banks Group Limited. Once payment was received by Kirklees, a planning officer was appointment. The pre-application process lasted several months and included a virtual meeting and several phone calls to discuss the progress. In July 2025, a formal written response was received.
- 3.4 The proposed development site at Eastfield has had no previous planning applications submitted related to housing delivery and has been submitted the current Local Plans' Call for Sites. The site was not submitted or assessed in the preparation of the Local Plan adopted in 2019. Challenges to development in Kirklees Rural are common due to topography and other physical constraints, with few opportunities for growth. The land at Eastfield is one of the few opportunities that has no physical constraints that restricts development, consolidating the site's suitability for residential development.

- 3.5 There is already a form of development on part of the site consisting of several large agricultural buildings and silos. The relevant planning application references are below:
- 91/05998: Erection of detached barn and lean-to extension to existing barn.
 - 97/92306: Agricultural notification for the prior approval of detail for the installation of 2 grain silos.
 - 2002/91042: Erection of extension to straw storage barn
 - 2003/92447: Erection of agricultural building/livestock shelter
 - 2011/90280: Agricultural notification for the prior approval of details for installation of grain silo
 - 2012/90512: Agricultural notification for the prior approval of details for installation of grain silo

APPLICATION PROPOSALS

- 3.6 The planning application seeks outline planning permission for residential development and associated parking, open space and access. The application seeks detailed approval of vehicular access from Eastfield (Drawing PA07). All other matters (scale, layout, appearance and landscape) are to be determined through future Reserved Matters applications. For the purpose of certain assessments, the sites indicative capacity of 110 dwellings has been used.
- 3.7 An extensive design process has taken place over the last 12 months, and the Design and Access Statement (Appendix 1) explains the evolution of the proposals in detail and sets out the design rationale and key design principles. This has culminated in the preparation of an Illustrative Masterplan (Drawing PA03).
- 3.8 The accompanying indicative Illustrative Masterplan prepared as part of this planning application complies with the relevant key policies and will facilitate the early delivery of housing development at the land at Eastfield.



Figure 2 - Indicative Illustrative Masterplan

MEETING HOUSING NEEDS

- 3.9 The indicative housing mix is provided in table 2. Residential dwellings will be predominantly two storeys in keeping with the existing building heights adjacent to the site. Kirklees cannot demonstrate a 5-year housing land supply and therefore it is of great importance that deliverable sites such as the land at Eastfield are brought forward to increase the supply of homes in the authority.

House Type	Percentage
2 Bed	30%
3 bed	30%
4 bed	30%
5 bed	10%

- 3.10 In accordance with Policy LP11 (Affordable Housing) of the Kirklees Local Plan and paragraph 156 of the NPPF, the development will provide 35% affordable housing, 15% above the local plan requirement. The type and location of affordable housing to be provided on site will be discussed with Kirklees Council at both the outline planning application and subsequent reserved matters stages.

GREEN BELT

- 3.11 Paragraph 156 of the NPPF states “Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application, the following contributions (‘Golden Rules’) should be made:
- a) affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;
 - b) necessary improvements to local or national infrastructure; and
 - c) the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.
- 3.12 This application complies with the ‘Golden Rules’ of residential development on Green Belt land by proposing 35% affordable housing on site, a 15% increase from policy LP11 in the Kirklees Local Plan Strategy 2019. Discussions are ongoing with the relevant stakeholders for the options to deliver necessary improvements to infrastructure. Furthermore, there is also the opportunity to deliver attractive new green corridors and open space throughout the site, as shown in the accompanying landscape masterplan. Financial contributions to off-site open space provisions is also considered achievable.

PUBLIC OPEN SPACE AND LANDSCAPING

- 3.13 The development proposals have been sensitively designed as articulated within the Design and Access Statement accompanying this planning application. The site will provide structural landscaping, sustainable drainage, varied types of useable and attractive amenity spaces and achieve a minimum of 10% biodiversity net gain on site. There has been a landscape led approach into designing the proposed development, informed by the landscape framework principles identified in the Landscape and Visual Impact Assessment. Landscape was one of the key considerations with the site to ensure the proposed development is in keeping with the existing settlement character, and to ensure there are no adverse impacts on the landscape character in Shepley and the wider area as a result of development on the site.
- 3.14 The landscape proposals for the development incorporate and enhance the existing trees and hedgerows where possible, with appropriate standoffs to structure a strong landscape design throughout the entirety of the development. Additional planting will take place to create pleasant street scenes and help distinguish safe walkways throughout the site and onto Eastfield.
- 3.15 As part of the development proposals, areas of public open space are proposed throughout, with larger areas on the eastern boundary, with forward facing development looking onto these areas to maximise safety. It is important that the development will provide both formal and informal areas of open space for recreational use to benefit all members of the public.

ROADS AND ACCESS

- 3.16 As part of the outline planning application, detailed permission is sought for one vehicular access adjoining Eastfield, including pedestrian access. The proposed access will be provided via a continuation of Eastfield, with a taper arrangement at the tie in with the existing carriageway. This will allow the delivery of a 5.5 metre carriageway into the site and 2m footpaths on either side of the proposed carriageway throughout the site. The access design is compliant with the Kirklees Highways Design SPD and a subsequent reserved matters planning application will demonstrate further details on the highways design throughout the site, that adheres to local design standards. Drawing PA06 accompanying this planning application shows the proposed access arrangement.
- 3.17 Additional pedestrian connections are achievable into the existing Public Right of Way on the southern and western boundary as shown in the Design and Access Statement.

DRAINAGE

- 3.18 The site is entirely located within Flood Zone 1 with a less than 1 in 1000 annual probability of the site flooding from rivers or seas in any year. There is a small sections of land across the northern boundary of the site at risk to surface water flooding with the annual likelihood of flooding being 1 in 1000 years in any given years.
- 3.19 The proposed drainage strategy will manage surface water through the implementation of a sustainable urban drainage system (SUDS) with an attenuation tank or pond located at the sites lowest point in the north eastern corner of the site.
- 3.20 The on-site culvert that runs through the middle of the site east to west is in very poor condition. It is proposed that this culvert be opened up into a swale, which will assist in managing surface water runoff. Water from the attenuation tank or pond will be discharged at the appropriate rate into an off-site water course to the east of the site.

BIODIVERSITY NET GAIN

- 3.21 Achieving biodiversity net gain of a minimum of 10% on site has been considered from the outset of the development proposals involving a collaborative approach between project ecologist, landscape architect, architect and BPL. This has ensured that suitable amounts of different types of public open space can be delivered that supports habitat creation enabling biodiversity net gain to be achieved.
- 3.22 The Indicative Landscape Masterplan (Drawing PA04) demonstrates how a minimum of 10% biodiversity net gain can be achieved, in line with government guidance.

CULTURAL HERITAGE

- 3.23 Heritage has been a key consideration in the preparation of the site's masterplan.
- 3.24 The Shepley War Memorial is a Grade II listed building located 60 meters to the southwest of the proposed development site. The Shepley Conservation Area is located approximately 70 meters to the west of the site and contains a host of historic assets. One of which is Shepley First School, a Grade II listed building. The heritage assets within Shepley have been considered during the site's design to ensure that there are no adverse impacts upon any heritage assets or their setting. The nearest listed assets being the War memorial and School have been sensitively considered when masterplanning the site to ensure they both remain protected. The trees along

the western and southern boundaries will remain to retain the natural setting that surrounds the Shepley War Memorial. A standoff off with a dense vegetation buffer is proposed that includes attractive footpaths to further preserve the character of the heritage assets nearby the site.

AMENITY

- 3.25 Overlooking properties on Knowle Park Avenue and Stonecroft Gardens have been considered through the preparation of the site's masterplan. Minimum separation distances will be adhered to, to ensure there is no overlooking or overshadowing onto existing or new residential properties. The citing of specific house types along the north eastern boundary to ensure separation distances area achieved will be appropriately considered as part of a detailed site layout at the Reserved Matters stage.
- 3.26 Following a review of the site's opportunities and constraints, it was identified that noise coming from Shepley Spring to the north needs to be considered. This has been actively mitigated through and appropriate standoff, forward facing development, a noise barrier comprising a 2-metre bund beneath a 2-metre acoustic fence and recommendations of enhanced glazing and ventilation for dwellings closest to Shepley Spring. The Noise Impact Assessment explains the proposed mitigation in greater detail (appendix 9).

4. STATEMENT OF COMMUNITY INVOLVEMENT

- 4.1 Throughout our 49 years of working on projects across England and Scotland, the development with care approach to working has evolved to ensure the Banks Group attaches great weight to building and maintaining a constructive dialogue with the local communities for our projects from the early stages of a project's development. This approach was successfully established through minerals and renewables developments but is also effectively applied to property developments.
- 4.2 Our development with care approach seeks to understand the community's perceptions of a site in its local context, as well as any views that they have relating to the proposed development. Where practicable, the community is asked to participate and is given an opportunity to influence the design or delivery of the development proposed. The dialogue with communities continues at every stage of the development from pre-planning up to and including the construction phase.
- 4.3 This Statement of Community Involvement (SCI) summarises the public engagement that has taken place prior to the submission of the planning application. Appendix 18 contains a number of documents relevant to this SCI including;
- Community Newsletter
 - Community event press release
 - Photographs of the community consultation events at Cliffe House and St Pauls Church Hall.

PUBLIC ENGAGEMENT AT SHEPLEY

- 4.4 A specialist Community Relations Manager, alongside the project team have been engaging with residents and businesses closest to the site along with Kirkburton Ward Councillors, plus wider stakeholders and interest groups.
- 4.5 A dedicated email address for the project has been publicised widely and all emails received have been responded to directly. There have been numerous telephone queries that have also been received, discussing various issues regarding the development proposals.
- 4.6 A summary of the ongoing engagement to date is provided in Table 3:

Date	Method of engagement
19 th March 2025	Ward Councillors were contacted via email to request a meeting to discuss proposals.
7 th April 2025	Ward Councillors emailed again following initial meeting request.
1 st May 2025	Virtually met with Ward Councillor Bill Armer to briefly discuss the pre-application and his opinion on the development.
3 rd June 2025	Met with Cabinet member Councillor Graham Turner to discuss the proposal.
18 th June 2025	Ward Councillors were sent the community information leaflet before it was sent to local community & invited them to attend consultation events.
24 th June 2025	Community information leaflet was distributed to 1,400 properties in Shepley. A specific website and email address was created for the proposed development for the local community to send their opinions on the proposed development.
8 th July 2025 and 16 th July 2025	Community Consultation Events were held at Cliffe House on the 8 th of July 2025 and St Pauls Church Hall on the 16 th of July 2025.

4.7 Consultation with the local community will continue following the submission of this planning application.

DROP-IN SURGERY – 8TH JULY AND 16TH JULY 2025

4.8 Two widely advertised surgery events were held on the 8th and 16th of July 2025. These sessions gave residents an opportunity to book a slot with members of the project team and discuss their views on the proposed development, as well as getting the chance to raise any questions or concerns with the proposed development.

4.9 A Community Newsletter was produced to provide details of the proposals and to invite local people to attend the surgery events. The newsletter was distributed two weeks before the event to all houses and businesses in the local area. 1,400 in total. The newsletter also provided residents with details of how to pass on their comments to the project team, including an online feedback form to ensure all comments were recorded and heard. A copy of the newsletter can be found within appendix 18. The drop-in sessions were also advertised through local media sources, social media websites and apps and on the Banks Group's website. A press release was issued to provide further information on the new proposals and the benefits of the scheme.

4.10 Several members of the project team were present at both surgeries. The sessions were held in Cliffe House and St Pauls Church Hall, both approximately 0.5 miles away from the proposed development site, in order to maximise accessibility for residents who lived closest to the site.

4.11 Overall, across both events, there were 51 residents that attended. 16 visitors attended the 8th of July event and 35 attended the 16th of July event.

ISSUES RAISED TO DATE

4.12 The comments received at the events and attendees' forms completed can be summarised as follows:

- Increased traffic along Eastfield and the Lea Drive junction with Abbey Road South.

- The impact of additional residents on the struggling services and infrastructure
 - Concerns over whether the proposed houses would be affordably priced
 - 120 new homes (original proposal) on the site would be too much development
 - Impact on the source protection zone located across approximately half of the proposed development site.
- 4.13 Having gathered feedback from all attendees at the drop-in session, the project team carefully assessed the various points raised, in order to identify solution and consider mitigation where appropriate. Discussions will continue with the local community throughout the planning process.

INFLUENCING THE PROPOSAL

- 4.14 A number of comments raised to date relate to the capacity of the local road network and the impact the increased population would have on services. All comments raised have been fully considered and have informed a number of background reports undertaken. The Transport Assessment (Appendix 10) has assessed in detail and has concluded that the proposed road improvements will help alleviate pressure on the local road network, including the Lea Drive and Abbey Road South junction. Efforts will be made to encourage residents to utilise more sustainable modes of transport through the implementation of proposed measures set out within a Travel Plan alongside improvements to pedestrian and cyclist's links.
- 4.15 Regarding the impact on services such as education, the Council will advise on any potential financial contributions to mitigate any impacts on the local community. These will be secured via Section 106 agreement where necessary.
- 4.16 A number of comments raised to date related to capacity of new homes within the site boundary. BPLs initially proposed to submit an outline application for up to 120 dwellings. After considering these comments and further assessment work which has included greater standoffs from existing properties and the adjacent employment site and increased areas of green corridors, the indicative capacity of the site has been reduced to 110 dwellings.
- 4.17 Shepley Spring have been contacted and are aware of our proposals. The source protection zone covers approximately half of the proposed development site, and a large proportion of the existing village, including the recently built Vivly Living development to the north of Shepley Spring. A Hydrogeological Impact Assessment has been undertaken (Appendix 15) and demonstrates what practices need to be taken to ensure there will be no contamination to the aquifers in the source protection zone.
- 4.18 Whilst the planning application is in outline, the relationship between existing properties, Shepley Spring and the proposed developed have been thoroughly considered within the Design and Access Statement and Illustrative Masterplan. Further detail on this matter will be provided at the Reserved Matters planning application stage.
- 4.19 There have been multiple comments of support for the development, particularly towards the increase in supply of homes within Shepley to improve the opportunity for families to stay close. Other comments of support were the substantial economic benefits the development would bring to Shepley, especially for the several local

businesses within the village, who would see projected revenue increases as a result of the new development.

CONCLUSION

- 4.20 BPL has engaged extensively with a range of stakeholder events and held a series of presentations/ meetings with key local groups and residents. The consultation undertaken is appropriate for the proposed development and the groups likely to be most affected by the proposals.
- 4.21 Dialogue with local people will continue after the planning application has been submitted and throughout the lifecycle of the proposed development. With the masterplan being indicative at the outline stage, there will be further opportunities for local people to influence the detailed design and other key elements of the development through any future reserved matters application.

5. PLANNING POLICY CONTEXT

LOCAL PLANNING POLICY

- 5.1 The Planning and Compulsory Purchase Act 2004 section 38(6) requires planning determinations to be in accordance with the Statutory Development Plan, unless material considerations indicate otherwise.
- 5.2 The Statutory Development Plan for Kirklees comprises three part:
- 1) Kirklees Local Plan Strategy and Policies – Adopted 27/02/2019
 - 2) Kirklees Local Plan Allocations and Designations – Adopted 27/02/2019
 - 3) Holme Valley Neighbourhood Development Plan

KIRKLEES LOCAL PLAN 2019: STRATEGY AND POLICIES

- 5.3 Relevant policies set out in the Kirklees Strategy and Policies document are summarised below.
- 5.4 Policy LP1 refers to the presumption of sustainable development, stating that when considering development proposals, the council should take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework to ensure development improves the economic, social and environmental conditions in the area.
- 5.5 Policy LP3 states development proposals will be required to reflect the Spatial Development Strategy, Policy LP1 and Policy LP2. Development should reflect the size of the settlement, place-shaping strengths, opportunities and challenges for growth, spatial priorities for urban renaissance and regeneration; and the need to provide for new homes and jobs. Part 2 of the policy confirms that Development will be permitted where it supports the delivery of housing and employment growth in a sustainable way.
- 5.6 Policy LP7 ensures there is efficient and effective use of land and buildings. The policy states that the density of development should reflect the surrounding area.
- 5.7 Housing mix and affordable housing form Policy LP11. All proposals for housing must aim to provide a mix (size and tenure) of housing suitable for different household types. For applications of 10 or more homes, the proportion of affordable homes should be 20% of the total units of market housing.
- 5.8 Policy LP20 relates to sustainable travel. All new development should be in sustainable locations to ensure the need for travel is reduced. Proposals for new development shall be designed to encourage sustainable modes of travel and demonstrate how links have been utilised to encourage connectivity. Alternative use of transport such as public transport, cycling and walking should be available to residents of the new development.
- 5.9 Policy LP21 states that proposals should be able to accommodate sustainable modes of transport and be accessed effectively and safely by all users.
- 5.10 Policy LP22 concerns parking and states all proposals should provide full details of the design and levels of proposed parking provision. Proposals should demonstrate how

the design and amount of parking proposed is the most efficient use of land withing then development as part of encouraging sustainable transport.

- 5.11 Good design should be at the core of all development proposals as stated in Policy LP24, ensuring that design forms part of the pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design.
- 5.12 Policy LP27 states proposals must be supported by an appropriate site-specific Flood Risk Assessment in line with national planning policy considering all sources of flood risk.
- 5.13 Policy LP28 states that the presumption is that a Sustainable Drainage System will be used within new development on greenfield and brownfield sites.
- 5.14 The Council will seek to protect and enhance biodiversity and geodiversity within Kirklees as stated in Policy LP30.
- 5.15 Policy LP32 informs that's proposals should be designed to take into account and seek to enhance the landscape character of the area.
- 5.16 Policy LP33 states that trees of value or importance should be retained and protected throughout the construction phase of development.
- 5.17 Policy LP34 refers to conserving and enhancing the water environment. Proposals must ensure there is no deterioration to any water courses or water bodies. Source Protection Zones should be protected from contamination as a result of any development proposals.
- 5.18 Policy LP35 seeks to protect any designated heritage asset that may be impacted by proposed development. Proposals should preserve or enhance the significance of the asset.
- 5.19 Policy LP47 indicates that the Council will, with its partners, create an environment that supports healthy, active and safe communities and reduces inequality.
- 5.20 Policy LP49 specifies where the scale of development proposed may impact on education and health provision, the Council will work actively with applicants to resolve key planning issues in advance of a planning application submission.
- 5.21 Policy LP51 states development will be expected to demonstrate that it is not likely to result, directly or indirectly in an increase in air pollution which would have an unacceptable impact on the natural and built environment or to people.
- 5.22 Policy LP52 seeks to protect and improve environmental quality and protect against adverse impacts relating to factors such as noise, vibration, light and dust.
- 5.23 Policy LP53 states that development proposals must be accompanied by a land contamination assessment.
- 5.24 There are no policies in the local plan relevant for proposed residential development within the Green Belt. Section 19.1.1 of the Kirklees Local Plan 2019 relates to development in the Green Belt. Inappropriate development is by definition harmful to the Green Belt and should not be approved unless very special circumstances exist that would outweigh the harm caused.

NATIONAL PLANNING POLICY FRAMEWORK

- 5.25 National planning policy for England is set out in the National Planning Policy Framework (NPPF), most recently revised in December 2024 and the Planning Practice Guidance (PPG).

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

- 5.26 The overarching aim of the NPPF is to contribute to the achievement on sustainable development, that is to say meeting the needs of the present without compromising the ability of future generations to meet their own needs. Sustainability comprises economic, social and environmental objectives and at the heart of the Framework is a presumption in favour of sustainable development (Paragraph 11, NPPF 2024). For decision-taking this means:

D) Where there are no relevant development plan policies, or the policies which are most important for determining planning applications are out of date, granting permission unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing development proposed; 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

SUSTAINABLE DEVELOPMENT

- 5.27 Section 2 of the NPPF concerns achieving sustainable development. Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. There are three interdependent overarching objectives in the planning system that need to be pursued in mutually supportive ways. These objectives comprise of economic, social and environmental.
- 5.28 Paragraph 8a on the NPPF states that the economic objective of the country is to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity.
- 5.29 Paragraph 8b of the NPPF states the social objective is to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. For this to be achieved, it is important that a sufficient amount and variety of land can come forward where it is needed, as stated in Paragraph 61 of the NPPF.
- 5.30 The government's environmental objective as stated in paragraph 8c is to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and

pollution, and mitigation and adapting to climate change, including moving to a low carbon economy. This is further reflected in paragraph 187 of the NPPF that states planning policies and decisions count contribute to and enhance the natural and local environment.

- 5.31 Paragraph 9 of the NPPF specifies that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

SUSTAINABLE LOCATION

- 5.32 Paragraph 110 of the NPPF states that significant development should be focused on locations that are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

- 5.33 When considering development proposals, paragraph 115 of the NPPF states that when assessing sites for specific applications for development, it should be insured that:

- a) Sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
- b) Safe and suitable access to the site can be achieved for all users;
- c) The design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code.
- d) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

GREEN BELT

- 5.34 Section 13 of the NPPF refers to protecting the Green Belt. The fundamental aim of the Green Belt policy is to protect urban sprawl by keeping land permanently open. The Green Belt serves five purposes as set out below.

- a) To check the unrestricted sprawl of large built-up areas;
- b) To prevent neighbouring towns from merging into one another;
- c) To assist in safeguarding the countryside from encroachment;
- d) To preserve the setting and special character of historic towns; and
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 5.35 Paragraph 145 of the NPPF states that Green Belt boundaries should only be altered in exceptional circumstances. Exceptional circumstances in this context include when a local authority cannot meet its identified need for homes, commercial or other development through other means. Authorities should review the Green Belt boundaries if this is the case (paragraph 146 NPPF 2024).

- 5.36 Paragraph 153 of the NPPF states that proposals affecting the Green Belt should not be approved unless in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 5.37 Paragraph 154 of the NPPF sets out a series of development types that are exceptions and not regarded as inappropriate.
- 5.38 Paragraph 155 of the NPPF states that the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:
- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining green belt across the area of the plan;
 - b) There is a demonstratable unmet need for the type of development proposed.
 - c) The development would be in a sustainable location, with particular reference to paragraph 110 and 115 of this Framework; and
 - d) Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157.
- 5.39 The 'Golden Rules' should be applied to major development involving the provision of housing on land released from the Green Belt or on sites in the Green Belt subject to a planning application. The 'Golden Rules' are:
- a) Affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;
 - b) Necessary improvements to local or national infrastructure; and
 - c) The provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.
- 5.40 In the case of this development proposal, the sections of the NPPF that are most relevant are:
- Section 2: Achieving Sustainable Development
 - Section 4: Decision-making
 - Section 5: Delivering a sufficient supply of homes
 - Section 6: Building a strong, competitive economy
 - Section 8: Promoting healthy and safe communities
 - Section 9: Promoting sustainable transport

Section 11: Making effective use of land

Section 12: Achieving well-designed places

Section 13: Protecting Green Belt Land

Section 14: Meeting the challenge of climate change, flooding and coastal change

Section 15: Conserving and enhancing the natural environment.

Section 16: Conserving and enhancing the historic environment

6. PRINCIPLE OF DEVELOPMENT

- 6.1 This section of the Planning Statement assesses the principle of development for the proposed residential development at the land at Eastfield, Shepley.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this respect, the Kirklees Local Plan Strategy and Policies (2019) and Allocations and Designations (2019) documents are the starting point for determining this planning application, with the NPPF also being a material consideration in the decision-making process.
- 6.3 Within the Kirklees Local Plan, the Site is not allocated for any use and is located within the Green Belt.
- 6.4 The Kirklees Local Plan is considered out of date on three grounds. Firstly, the Local Plan became 5 years old in February 2024. Consequently, Kirklees Cabinet recommended a full update of the Kirklees Local Plan which was approved by the Full Council on 15th of November 2023, confirming that the Development Plan Policies are now out-of-date (Appendix 19).
- 6.5 Furthermore, Kirklees currently cannot demonstrate a 5-year supply of housing land. In the Authority Monitoring Report 2023, Kirklees confirmed they could demonstrate only a 3.96-year supply. Kirklees, which stand at 3.96 years as reported in the Authority Monitoring Report 2023 (Appendix 19). Notably, this housing land supply calculation was based upon the Local Plan housing requirement of 1,730 dwellings per annum and a 5% buffer. Since this calculation, the publication of the new standard methodology has increased Kirklees Council's housing requirement to 1,840, and Kirklees Council failed the Housing Delivery Test 2023 requiring the application of a 20% buffer to the housing land supply calculation. On this basis, it is considered likely that the actual housing land supply calculation would be lower than 3.96 years.
- 6.6 Finally, as alluded to above, Kirklees Council failed the Housing Delivery Test 2023, delivering just 54% of their annual housing requirement.
- 6.7 Overall, these factors establish that the Kirklees' Local Plan is out of date, this has been acknowledged by the council in recent Cabinet reports and consequently, local plan policies for the delivery of housing are out-of-date.

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

- 6.8 Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development:

“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-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.

6.9 In relation to paragraph 11(d)(i), as the site comprises Green Belt land, it is essential to consider whether the proposed development would represent appropriate development within the Green Belt.

WHETHER THE DEVELOPMENT WOULD BE INAPPROPRIATE IN THE GREEN BELT.

6.10 Paragraph 155 of the NPPF states that ‘The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate development where all of the following apply;

- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining green belt across the area of the plan;
- b) There is a demonstratable unmet need for the type of development proposed.
- c) The development would be in a sustainable location, with particular reference to paragraph 110 and 115 of this Framework; and
- d) Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157.’

6.11 The following paragraphs assess the development against the criteria set out within paragraph 155 of the NPPF.

Paragraph 155(a) – Grey Belt.

6.12 The NPPF states that “For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development”.

6.13 A Grey Belt Assessment (Appendix 16) has been prepared as part of this planning application submission. The assessment concludes that the site comprises grey belt land and does not contribute strongly to purposes a, b and d of the Green Belt, is not affected by any of the policies (except Green Belt) listed in footnote 7 and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt.

6.14 The pre-application response provided officers views of the proposed development site relating to the relevant purposes of the Green Belt. The response acknowledged that the site is likely to provide a weak contribution to both purpose (a) and (b) of the Green

Belt and that purpose (d) is not relevant in this case due to their being no historic towns within Kirklees.

- 6.15 The response subsequently discussed footnote 7 and that there may be potential harm of designated heritage assets, which should be considered in any future application.

Paragraph 155(b) – Unmet Need.

- 6.16 As discussed previously, Kirklees Council cannot demonstrate a minimum 5 year supply of housing land. The last published position in December 2023 identified a supply of just 3.96 years. This calculation was based upon the Local Plan housing requirement of 1,730 dwellings per annum and a 5% buffer
- 6.17 As the Kirklees Local Plan is over 5 years old, the housing land supply figure should be calculated using the local housing need figure published by the Government in December 2024 which stand at 1,840 dwelling per annum, rather than the Local Plan requirement of 1,730 dwellings per annum. A 20% buffer should also be applied to the annual housing requirement due to Kirklees failing the Housing Delivery Test (see point 6.15).
- 6.18 Paragraph 78 of the NPPF concerns maintaining supply and delivery of housing. Where there has been significant under delivery of housing over the previous 3 years, a 20% buffer should be applied to the housing requirement. Under delivery is measured against the Housing Delivery Test and anything below 85% delivery is considered under delivering. Kirklees' delivery currently stands at 54% of the homes required across the period of 2020/21 to 2022/23. In this period, 2,392 homes of the required 4,436 homes were delivered. Where the housing delivery was below 75% in the previous 3 years, there is a demonstrable unmet need for housing in Kirklees.

As discussed previously, it is likely that due to the increased housing requirement and application of a 20% buffer, supply would be less than 3.96 years. A land supply below 5 years triggers footnote 56 of paragraph 155 of the NPPF, establishing there is an unmet need for housing within Kirklees.

Paragraph 155(c) – Sustainability.

- 6.19 Paragraph 155(c) of the NPPF states that development within the Green Belt should not be regarded as inappropriate when development would be in a sustainable location, with particular reference to paragraph 110 and 115 of the NPPF. The land at Eastfield, Shepley, is able to meet the criteria set out in paragraph 115 of the NPPF. There are sustainable modes of transport available within a short distance of the site. Shepley train station is within a 15-minute, safe walk from the site with direct frequent services northbound to Huddersfield and southbound to Sheffield. There are bus stops located on Abbey Road South, approximately a 5-minute walk away from the site, that provide services to Huddersfield Town centre and Wakefield. The Site can be accessed safely by all users, with sufficient footpaths on both sides of the local road network leading through to the Site. A suitable, safe vehicular access is also achievable via Eastfield. The design of streets, parking areas, and other transport elements reflect the current national guidance and has been a key focus area in the preparation of the Site's masterplan. Finally, any impacts on the transport network as a result of the proposed development has been mitigated through the proposed improvements, as specified in the Transport Assessment accompanying this planning application.

Paragraph 155(d) – Golden Rules.

- 6.20 The 'Golden Rules' for development within the Green Belt have been incorporated within the proposed development to ensure the proposals significantly outweigh the loss of the Green Belt.
- 6.21 The first rule set out in paragraph 156 of the NPPF relates to the provision of affordable housing on development proposals within the Green Belt. Affordable housing provision should either reflect development plan policies produced in accordance with paragraphs 67 and 68 of the NPPF, or, until such policies are in place, the policy set out in paragraph 157. As Kirklees does not have an updated development plan policy reflecting the NPPF 2024, the provision of affordable housing should follow the policy set out in paragraph 157. Paragraph 157 states that the affordable housing provision on proposals within the Green Belt should apply an additional 15% affordable housing above the existing affordable housing requirement. Policy LP11 of the Kirklees Local Plan 2019 states all major development should apply a 20% affordable housing provision. Therefore, the proposal at Eastfield, Shepley proposes 35% affordable housing to meet the requirement of paragraph 157 of NPPF, a significant benefit for Shepley and the wider community.
- 6.22 To satisfy the second 'Golden Rule', the development proposals will deliver necessary improvements to local infrastructure. The Transport Assessment (Appendix 10) identifies highways improvements in the local area to improve traffic flows and pedestrian safety within Shepley. Any other improvements to local infrastructure that are requested by consultees or the local planning authority and that are necessary to mitigate the impacts of the proposed development, will be included within a Section 106 Agreement.
- 6.23 The third 'Golden Rule' refers to the provision of new or improved green spaces that are accessible to the public. The illustrative masterplan demonstrates how the Site is capable of delivering attractive green corridors and public areas of open space, including an equipped play area that will be accessible to all members of the public. There is also the potential to access the public right of way to the west of the proposed development Site through land under the same ownership. This will help the permeability of the site for pedestrians and allow both existing and future residents easier access into the open countryside. Any off-site contributions requested will be considered and included within a Section 106 Agreement to satisfy the third 'Golden Rule'.
- 6.24 In accordance with Paragraph 155, it has been demonstrated that the proposals comply with criteria a, b, c, d, therefore the development should not be regarded as inappropriate within the Green Belt.
- 6.25 In relation to paragraph 11(d)(i), the sites designation as Green Belt land would not provide a strong reason to refuse the development proposed. As will be demonstrated in the remainder of this Planning Statement, no other areas or assets of particular importance would be adversely affected by the proposed development to which there would be any strong reasons to refuse the development proposed. As such, paragraph 11(d)(ii) applies and 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 this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

VERY SPECIAL CIRCUMSTANCES.

- 6.26 As concluded above, we consider the Site clearly forms grey belt land and, on this basis, does not constitute inappropriate in the Green Development. Irrespective, should the Council not agree with our conclusions, it is important to consider whether Very Special Circumstances exist, if the development is deemed to be inappropriate within the Green Belt.
- 6.27 In such a case, it is considered that very special circumstances exist that clearly outweigh harm to the Green Belt and any harm resulting from the proposed development. These are set out in Sections 6 & 7 of the Planning Statement and are summarised below:

THE NATIONAL & LOCAL NEED FOR HOUSING

- 6.28 At a National level, it is widely acknowledged that there is a housing crisis in this country, which has arisen as a direct consequence of too few houses being built to keep pace with growing demand. In recognition of the identified need for housing, the Government is committed to delivering 300,000 homes per annum.
- 6.29 Paragraph 61 of the NPPF confirms the Government's objective of significantly boosting the supply of homes. In pursuing this objective, paragraph 78 of the NPPF requires local planning authorities to provide a minimum supply of 5 years' worth of housing.
- 6.30 Kirklees Council are failing the requirement of the NPPF to maintain a minimum supply of 5 years' worth of housing, with the most recent published calculation standing at just 3.96 years. Additionally, Kirklees Council failed the Housing Delivery Test (2023), delivering just 54% of the homes required across the period 2020/21 – 2022/23.
- 6.31 Consequently, Kirklees Council are not sufficiently contributing towards the Government's objective of significantly boosting the supply of homes to tackle the nationally recognised housing crisis.
- 6.32 The delivery of up to 110 homes would make a valuable contribution towards housing requirements locally which will pursue the Government's ambitions of significantly boosting the supply of housing.
- 6.33 Furthermore, the development includes 35% affordable housing on-site which is 15 percentage points above the local policy requirement in line with the NPPF golden rules. This is a substantial provision of affordable housing, which should be afforded significant weight considering Kirklees Council's acute shortfall in affordable housing.
- 6.34 The acute need for affordable housing in Kirklees is acknowledged by the Council themselves within the Housing Growth Update Report presented to the Growth and Regeneration Scrutiny Panel on 10th March 2025 (Appendix 22). Within this report, the Council state:

"In Kirklees, the current Strategic Housing Market Assessment set out that 1,730 homes a year are needed in the district, of which 1,049 need to be affordable (note that the Strategic Housing Market Assessment is currently in the process of being updated and these figures will likely increase, but these are the existing figures). A housing waiting list of in excess of 19,000 people/families waiting for a home demonstrates the acute need for housing across Kirklees".

- 6.35 The Authority Monitoring Report 2023/2024 (December 2024) (Appendix 23) identifies that since 2019/20, there have been a total of 736 affordable housing completions. Considering the annual requirement for affordable housing is 1,049 homes, or 5,245 homes over a 5-year period, this represents just 14% of the required amount of affordable housing over a 5-year period.
- 6.36 The proposed development would provide a valuable contribution towards affordable housing requirements which is an important benefit of the scheme which should be afforded significant weight.

THE LIMITED PERFORMANCE OF THE SITE TO THE PURPOSES OF THE GREEN BELT

- 6.37 Paragraph 143 of the NPPF identifies that the Green Belt serves five purposes. These are, a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 6.38 In respect of purpose a, Shepley is not a large built-up area, therefore the site makes no contribution to this purpose of the Green Belt.
- 6.39 With regards to purpose b, both Shepley and the nearest neighbouring settlement, Shelley, are villages, not towns; therefore, the site makes no contribution to this purpose of the Green Belt.
- 6.40 In relation to purpose c, it is acknowledged that, by definition, harm will result to the Green Belt as a simple consequence of development taking place. However, owing to the well-defined nature of the land parcel, the impact on the functionality of the wider Green Belt is minimal and certainly does not undermine it. As such, it is considered there is limited harm to purpose c.
- 6.41 In respect of purpose d, Shepley is not a historic town and so the site makes no contribution to this purpose of the Green Belt.
- 6.42 Finally, with regards to purpose e, Shepley is a rural settlement that is well devolved from the Huddersfield urban fringe. The Green Belt boundary of Shepley is not well related to encouraging development to find brownfield sites first within the urban context of the settlement the Green Belt surrounds. As a result, the site does not contribute to purpose e.
- 6.43 Overall, it has been demonstrated that the site does not contribute to purposes a, b, d and e of the Green Belt, and results in only limited harm to purpose c. As a result, the development of the site would not have a significant impact on the purposes of the Green Belt.

SOCIO-ECONOMIC BENEFITS

- 6.44 Paragraph 85 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity. A Socio-Economic Assessment has been undertaken (Appendix 14) establishing that the proposed development would achieve socio-economic benefits across both the construction and operational phases of the development, as follows:

Construction Phase

- An estimated £18.3 million investment in construction with wider benefits for the supply chain.
- 65 direct construction jobs over a 3-year build period.
- 98 indirect construction jobs over a 3-year build period.
- £3.2 million GVA for the Yorkshire economy per year of construction jobs.

Operational Phase

- £572,400 in first occupation expenditure.
- £1.64 million additional retail spending power each year associated with new residents.
- £322,116 estimated increased annual council tax revenue per annum.

In line with paragraph 85 of the NPPF, significant weight is afforded to these socio-economic benefits.

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

- 6.45 Paragraph 187 of the NPPF requires planning decisions to contribute to and enhance the natural and local environment.
- 6.46 The site is not subject to any national or local landscape character designations. The supporting Landscape and Visual Impact Assessment considers the landscape setting of the site and how the proposed development can be accommodated on site without any significant adverse landscape or visual effects. In this regard, it is concluded that the proposals are reflective of, and would integrate with, the existing land-use of the local area. Therefore, in view of the effects identified in the Landscape and Visual Assessment, the development can be accommodated without undue harm to landscape and visual amenity.
- 6.47 The Ecological Impact Assessment confirms that the majority of habitats on site are of low ecological value, and those of greater value will be retained where practicable. The illustrative masterplan has taken account of existing trees and vegetation within the site and seeks to retain these where possible. Root protection areas of trees to be retained have been considered with appropriate standoffs. Additionally, the on-site culvert that is in a very poor condition, will be opened up into a swale, providing ecological, amenity and drainage benefits to the proposed development. An illustrative landscaping plan shows how the site could be landscaped to soften the impact of the development and contribute towards habitat creation. The proposed enhancements indicate that the site could achieve a Biodiversity Net Gain of 23.09% habitat units, 109.39% hedgerow units and 57.82% watercourse units which are all well in excess of the minimum 10% which is sought by the Environment Act.

6.48 PROMOTING SUSTAINABLE TRAVEL

- 6.49 Paragraph 117(a) of the NPPF requires developments to give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and

second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use.

- 6.50 Shepley benefits from a variety of facilities, services and amenities which ensures the settlement is a sustainable location for new housing growth. These services and facilities include public transport connections to Huddersfield and Sheffield via Shepley's train station, as well as frequent bus services to Huddersfield and Wakefield Bus Station. Shepley also benefits from a number of existing independent businesses as well as a Co-op food, medical centre, dentist, pharmacy, primary school and pubs and a cafe. There are also recreational facilities found across the village, including a cricket ground, tennis courts and a bowls green all of which are within walking distance of the site. The central area of Shepley, where many of its services are found, is located 400 meters or a 6-minute walk to the north of the site, accessible by existing footpaths.
- 6.51 The site is a sustainable location for new housing growth which will promote sustainable transport in accordance with the NPPF.

MEETING THE CHALLENGE OF CLIMATE CHANGE

- 6.52 The submitted Flood Risk Assessment (Appendix 12) identifies the Site as having a low probability of flooding, being located within flood zone 1. Furthermore, the site is identified as not being at risk from flooding from tidal, fluvial, groundwater, artificial sources or sewers. An area along the western boundary is identified to have low risk of surface water flooding with a maximum of 0.2m depth but this will be adequately dealt with via drainage design. The development proposes that surface water discharges through an outfall to the watercourse located adjacent to the eastern boundary of the site. due to this, attenuation is required, and therefore the development proposals highlight an area for water attenuation in the northeast of the site. this is where the site is at its lowest, which will allow efficient drainage and outflow into the watercourse. The onsite culvert that is in very poor condition is proposed to be opened up into a 254-metre swale. This has been designed to capture overland flows due to the undulating topography of the site. This will ensure that surface water is adequately controlled and channelled towards attenuation basin.

SUMMARY

- 6.53 Overall, the proposed development would achieve several significant and important benefits which are considered to clearly and demonstrably outweigh harm to the Green Belt and any harm resulting from the proposed development. Additionally, the proposal will deliver much needed market and affordable housing in an authority that is not able to demonstrate a five-year supply of deliverable housing sites and has an acute need for affordable housing. Accordingly, it is considered that very special circumstances exist and would justify the development of the Site for residential development, should the Council consider the development is inappropriate within the Green Belt.
- 6.54 The remainder of this Planning Statement sets out the benefits of the scheme and any adverse impacts before concluding on whether any adverse impacts would significantly and demonstrably outweigh the benefits.

7. PLANNING ASSESSMENT

SCHEME BENEFITS

DELIVERING A SUFFICIENT SUPPLY OF HOMES

- 7.1 At a National level there is an identified need for housing. Paragraph 61 of the Framework identifies *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”*.
- 7.2 The Government are committed to delivering 1.5 million new homes in this parliament. In pursuit of this objective, paragraph 78 of the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing.
- 7.3 As previously stated, Kirklees cannot currently demonstrate a 5-year housing land supply of specific deliverable housing sites, with the latest Council published figure standing at 3.96 years. Kirklees are therefore not meeting the requirement of national policy to deliver a sufficient supply of homes set out in section 5 of the NPPF 2024. Kirklees set out the strategy to achieve 31,140 new homes across their Local Plan period 2013-2031, equating to 1,730 new homes per annum. The lack of a sufficient housing land supply position demonstrates the Council’s inability to meet their housing requirement set out in the 2019 Core Strategy. This is also reflected in the Housing Delivery Test 2023 that identifies Kirklees have delivered 54% of their housing requirement in the previous 3 years.
- 7.4 The proposed development will make a valuable contribution towards Kirklees’ housing land supply position and help boost housing delivery against their housing requirement. The development will provide a range of family homes, utilising a mix of housing types and sizes, with a 35% of the on-site housing being dedicated as affordable housing. The housing mix will be broadly in accordance with the identified requirement for ‘Kirklees Rural East’.
- 7.5 As discussed previously, there is an acute need for affordable housing in Kirklees which has been acknowledged by the Council themselves. The Strategic Housing Market Assessment has identified that each year, the district is short by 1,049 affordable homes. Taking this as a target for affordable housing delivery per annum, it is clear from the Authority Monitoring Report (December 2024) that delivery is significantly below this amount. The most affordable housing completions achieved per year in the past 5 years is 256 which demonstrates the significance of the shortfall.
- 7.6 The delivery of a total of 35% affordable housing on-site would provide a valuable contribution towards affordable housing requirements which is an important benefit of the scheme which should be afforded significant weight.
- 7.7 Overall, the proposals will make a significant contribution to the delivery of market and affordable housing in Kirklees, complying with paragraph 61 and 156 of NPPF and paragraph LP11 of the Kirklees Local Plan.

BUILDING A STRONG, COMPETITIVE ECONOMY

- 7.8 Paragraph 85 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity. Paragraph 8 of the NPPF confirms that net gain across the economic objective of the planning system should be pursued to help build a strong, responsive and competitive economy.
- 7.9 The proposed development will achieve many socio-economic benefits across the construction and operational phases of the development. The accompanying Socio-economic Assessment to this planning application details that the proposed development would support both direct construction jobs- on-site, and indirect employment opportunities in the wider supply chain over the build programme.
- Estimated £18.3 million investment in construction with wider benefits for the supply chain.
 - 65 direct construction jobs over a 3 year build period.
 - 98 indirect construction jobs over a 3 year build period.
 - £3.2 million GVA for the Yorkshire economy per year of construction jobs.
 - £572,400 in first occupation expenditure.
 - £1.64 million additional retail spending power each year associated with new residents.
 - £322,116 estimated increased annual council tax revenue per annum.
- 7.10 Additionally, the Developer would provide contributions to Kirklees Council through a Section 106 agreement where necessary to mitigate the impacts of the development.
- 7.11 These socio-economic benefits as a result of the proposed development, highlighted in this planning statement and the accompanying Socio-economic Assessment (Appendix 14) would significantly contribute towards achieving sustainable development, in accordance to paragraph 85 of the NPPF, where significant weight should be placed on the need to support economic growth and productivity.

PROMOTING HEALTHY AND SAFE COMMUNITIES

- 7.12 Section 8 of the NPPF details the overarching ambition to promote healthy and safe communities, as such, planning policies and decisions should aim to achieve healthy, inclusive and safe places. The importance of creating this environment is also reflected in policy LP47 within in the Kirklees Local Plan.
- 7.13 The application is supported with an accompanying Design and Access Statement (Appendix 1) which assesses in detail how the proposed development will be safe for residents and the public, through forward facing development and use of visible open spaces and footpaths. The provision of 35% affordable housing on-site would ensure equality across the development, promoting a healthy and safe quality of life for all, aligning with Kirklees' ambition to support healthy, active and safe communities and reduce inequality.

- 7.14 To ensure a safe community, the layout has been informed by Secure by Design principles. It is envisaged that dwellings will back onto existing neighbouring dwellings to create a secure site boundary on the north. Within the site, there is an area dedicated as public open space. To ensure this is located in a safe position, the surrounding development will be forward facing to ensure natural surveillance. The site will be well lit, and footpaths will be integrated throughout the site, providing permeability for all residents. The proposals are in accordance with LP47 and section 8 of the NPPF to create an environment that supports healthy, active and safe communities.
- 7.15 A detailed layout will be submitted as part of a future reserved matters planning application.

MAKING EFFECTIVE USE OF LAND

- 7.16 A key objective highlighted in section 11 of the NPPF 2024 is that ‘planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.’
- 7.17 The proposed development site is currently designated as Green Belt land in the Kirklees Local Plan, however, as previously discussed, the site performs a limited contribution to the Green Belt and forms grey belt land. Development should be permitted on grey belt land where ‘very special circumstances’ are applicable and significantly outweigh the potential harm to the Green Belt. Kirklees’ inability to demonstrate a 5-year housing land supply and failing the housing delivery test shows there is an unmet need in the area, triggering ‘very special circumstances.’
- 7.18 Policy LP7 of the Kirklees Local Plan reflects the same ambition as the NPPF and seeks to achieve an appropriate density. The policy states a housing density of 35 dwellings per hectare, where appropriate. Given the nature of Shepley, a density marginally under 35 dwellings per developable hectare of the proposed development site is appropriate and in keeping with the settlement characteristics, aligning with policy LP7 C, where lower densities will only be acceptable if it is demonstrable that it is necessary to ensure the development is compatible with its’ surroundings.
- 7.19 The proposed residential development at Eastfield is capable at accommodating up to 110 dwellings at the appropriate density. The site is 4.98 hectares in size and an indicative developable area has been identified at approximately 3.6 hectares. The level of development is an effective use of land, in keeping with the existing built form of Shepley, and in accordance with policy LP7 of the Local Plan and section 11 of the NPPF.

ACHIEVING WELL-DESIGNED PLACE

- 7.20 The site design and illustrative framework has been informed by consultation with the local community, responses from Kirklees Council at the pre-application stage and by technical assessments of the opportunity and constraints. The Design and Access Statement prepared in support of this planning application details the way in which the design has evolved from the conceptual drawings and maps to a more detailed illustrative framework. The final masterplan is a product of several iterations following technical input and accommodation of local representations.
- 7.21 Section 12 of the NPPF has been carefully considered and integrated within the design of the Illustrative Masterplan. Paragraph 131 of the NPPF states ‘the creation of high

quality, beautiful and sustainable places is fundamental to what the planning and development process should achieve. The Kirklees Local Plan reflects the same ambitions for good design, set out in Policy LP24 which states that design of a development should form a key discussion in the pre-application process. Kirklees Council Strategic Housing comments received at the pre-application stage have been incorporated into the design of the illustrative masterplan. The accompanying Design and Access Statement details how the proposed development minimises the possibility of crime and anti-social behaviour going unchallenged.

- 7.22 Qualities of successful placemaking and good design are seen throughout the layout of the site which sees a safe and secure, efficient and legible layout which features active frontages throughout; safe, usable and accessible public open space, a strong and extensive landscaping scheme; and the creation of a network of new footpaths to maximise connectivity within the site and wider area.
- 7.23 A high-quality entrance is provided to the site via a continuation of Eastfield with a 5.5 metre carriageway with 2 metre footpaths located on either side. The main access road will continue to have these qualities throughout the development, with areas of shared surfaces and private drives branching off. The illustrative masterplan demonstrates how existing field boundaries will be kept, through retained hedgerows and trees. The hedgerow that dissects the site from northeast to southwest creates a natural divide between the development parcels, creating an attractive natural, green setting.
- 7.24 The design of the site is compliant with Policy LP24 of the Kirklees Local Plan and section 12 of the NPPF, stating that good design should be at the core of all development proposals.
- 7.25 The detailed layout will follow the principles set out in the illustrative masterplan and will be submitted as part of a future reserved matters planning application.
- 7.26 The submitted landscape illustrative masterplan accompanies this planning application to demonstrate how a well-designed and high-quality landscaping scheme is achievable while achieving biodiversity net gain of a minimum of 10% on site.

CLIMATE CHANGE STATEMENT

- 7.27 Sustainability is an inherent part of this development including the use of high-quality design materials, sustainable measures and construction methods.
- 7.28 The principle for the proposed development has already been discussed in section 6 of this Planning Statement. The site is considered sustainable by virtue of its location on the edge of Shepley and the proximity to public transport connections, services and facilities, all factors that reduce the need for private vehicle use.
- 7.29 Although only at the Outline stage, the proposed development has capacity to incorporate a number of sustainable principals and measures such as:
- a) Sustainable and best practice construction techniques will be utilised, including measures such as the local sourcing of materials from manufacturers with certified environmental management systems. Banks Property intend to use local labour during the construction works.
 - b) Design of dwellings to ensure habitable rooms allow sufficient natural light into the room and all dwellings will have access to private garden and garden areas will be fully accessible for disabled occupants, where possible.

- c) Implementation of robust procedures to minimise construction waste including measures to share soil and aggregate waste and reduce dust, fumes, discharge and any other form of pollution on site in line with best practice.
 - d) Provision of onsite POS and pedestrian and cycle provision and links to ensure delivery of easily accessible and high-quality amenity areas and greenspace and promote healthy communities and active travel.
 - e) The development will achieve a minimum of 10% biodiversity net gain on site.
 - f) A Travel Plan to be adopted to promote sustainable modes of travel.
- 7.30 Cumulatively these measures support the intent of the recently declared 'Climate Emergency' (2019) and the Councils 2038 Carbon Neutral Vision. Further measures are set out in the Sustainability Statement set out in the accompanying Design and Access Statement (DAS) to this planning application. All measures will assist in reducing Climate Change.
- 7.31 Banks Property is agreeable to a condition which relates to the construction management of the development proposals in order to protect the amenity of local residents and ensure sustainable construction practices are followed.
- 7.32 Kirklees Council declared a Climate Emergency in 2019 on the basis that urgent action is required to improve and protect the environment.
- 7.33 Kirklees Council are aiming to be 'Climate Ready' by 2038. In this context carbon emissions from human activities in Kirklees will need to be dramatically reduced to zero with any remaining emissions safely removed from the atmosphere. This has also been referred to as achieving 'net zero' carbon emissions by 2038. In order to meet the Climate Ready Vision, Kirklees aim to achieve the following milestones:
- a) 63% reduction by 2025
 - b) 78% reduction by 2030
 - c) 87% reduction by 2035
 - d) 92% reduction by 2040
 - e) 95% reduction by 2045
 - f) 100% reduction by 2050.
- 7.34 Banks Property are dedicated to taking pro-active measures to reduce the consumption of energy and natural resources and thus helping mitigate climate change, assisting Kirklees in achieving their vision. In order to do this, various measures are implemented in the fabric specification of buildings and construction methods. Electric Vehicle Charging points are also to be provided for every proposed dwelling, further looking to mitigate the impacts of climate change.
- 7.35 Further measures are set out in the Sustainability Statement set out in the DAS. All measures will assist in reducing Climate Change. These measures are also supported by a willingness to introduce meaningful tree planting and opportunities for biodiversity net gain across the proposed development site. Where possible, the onsite trees and hedgerow will be retained, as shown in the indicative illustrative masterplan

accompanying this planning application. By following these principles, the development would be in accordance with paragraph 8c of the NPPF as well as compliant with Policy LP51 and LP52 of the Kirklees Local Plan to ensure the environment is a priority in the delivery of the site.

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

- 7.36 The NPPF encourages the protection and extension of networks of natural habitats because they can link sites of biodiversity importance and provide routes for species in the wider environment.
- 7.37 The broad aim of national planning policy is that development should have minimal impacts on biodiversity and enhance it wherever possible. The proposed development site lies out with any ecological designations, and the site is considered to be of low ecological value (see Appendix 3, Ecological Impact Assessment). The illustrative masterplan has taken account of existing trees and vegetation within the site, by retaining, where possible, the existing hedgerows and trees. Root protection areas have been considered with appropriate standoffs. The on-site culvert that is in very poor condition will be opened up into a swale, providing ecological, amenity and drainage benefits to the proposed development. A large proportion of the surrounding woodland on the southern boundaries of the proposed development site are designated as a Deciduous Woodland, a Priority Habitat.
- 7.38 Paragraph 187 d) of NPPF states that planning policies and decisions should minimise impacts on and providing net gains for biodiversity. Achieving biodiversity net gain has been considered from the outset of the development proposals involving a collaborative approach between the project ecologist, landscape architect, architect and BPL. This has ensured that in addition to providing suitable amounts and different types of public open space, habitat creation will also enable biodiversity net gain to be achieved.
- 7.39 The proposed enhancements have the potential to achieve a Biodiversity Net Gain of 23.09% Habitat units, 109.23% Hedgerow Units and 57.82% water course units. The proposals achieve the requirements of current local and national policy and will ensure positive benefits for biodiversity as a result of the development.
- 7.40 The proposed development will conserve and enhance the natural environment in accordance with section 15 of the NPPF. The proposals will also be in accordance with Policy LP33 of the Kirklees Local Plan, by retaining trees of value, where possible, throughout the life cycle of the development.
- 7.41 Policy LP34 will also be strictly adhered to throughout the life cycle of the development. Approximately half of the site lies within Source Protection Zone (SPZ) 1 serving Shepley Spring to the north. To ensure there will be no contamination to the SPZ, a specialist Hydrogeological Impact Assessment has been undertaken (appendix 15), detailing site-specific requirements to mitigate impact on the source protection zone. It should also be noted that main catchment to the SPZ has already been developed, most recently on allocated site HS203.

SUSTAINABLE DEVELOPMENT

- 7.42 There are three interdependent overarching objectives in the planning system that need to be pursued in mutually supportive ways. These objectives comprise of economic, social and environmental.

- 7.43 The proposed development will contribute to all three dimensions of sustainable development. Key benefits are outlined below.

ECONOMIC OBJECTIVE

- 7.44 A Socio-Economic Assessment has been undertaken to identify the key socio-economic benefits that would be achieved by the proposed development. The report can be found in appendix 14. The report outlines that the proposed development will make a valuable contribution to Shepley's economy through direct and indirect employment during the construction phase, and through generating significant levels of additional expenditure in local businesses. Developer contributions will also be made to support the improvement of infrastructure and the delivery of new infrastructure in the local area. The development will contribute positively to the economic climate in Shepley and the surrounding area. A summary of some of the key economic benefits is provided below:

- Estimated £18.3 million investment in construction with wider benefits for the supply chain.
- 65 direct construction jobs over a 3 year build period.
- 98 indirect construction jobs over a 3 year build period.
- £3.2 million GVA for the Yorkshire economy per year of construction jobs.
- £572,400 in first occupation expenditure.
- £1.64 million additional retail spending power each year associated with new residents.
- £322,116 estimated increased annual council tax revenue per annum.

SOCIAL OBJECTIVE

- 7.45 A key Government objective is to significantly boost the supply of homes. For this to be achieved, it is important that a sufficient amount and variety of land can come forward where it is needed, as stated in Paragraph 61 of the NPPF. The site is available, suitable and deliverable in a sustainable location, and will assist in the delivery of the much-needed housing in Kirklees. The social benefits include:

- The development supports strong, vibrant and healthy communities by providing a supply of housing required to meet the needs of present and future generations;
- The delivery of new high-quality homes, increasing housing choice in the local area.
- The delivery of 35% affordable housing on site, to help boost the available supply of housing for those who need it most.
- Where necessary, the development will contribute towards improvements to local facilities via Section 106 obligations.

- The development meets the NPPF objectives to promote sustainable modes of transport as identified in section 9 of the Framework.
- The development has been sensitively designed to create a well-designed, attractive and highly characterful development to support the health, social and cultural wellbeing of the community;

ENVIRONMENTAL OBJECTIVE

7.46 Paragraph 187 of the NPPF states planning policies and decisions should contribute to and enhance the natural and local environment. The proposals would bring many environmental benefits including:

- Features of higher ecological value including hedgerows, culvert and trees will be retained where possible, enhanced and incorporated positively into the site layout.
- The scheme will overall deliver a biodiversity net gain of over 10%

7.47 A network of green infrastructure is proposed which will provide for structural landscaping, biodiversity net gain, sustainable drainage and useable, attractive amenity spaces for public use. The culvert is proposed to be opened up into a swale to assist with drainage and provide amenity benefits.

7.48 The site is located in a highly sustainable location, within close proximity to frequent bus services to Wakefield and Huddersfield Bus Station. Shepley train station is also within suitable walking distance from the site, which provides frequent services to Huddersfield to the north, and Sheffield to the south. Key services are also within walking distance of the site, including the Co-op Food, health centre, pharmacy, library and a host of pubs and cafés boasting the site's suitability for development.

SUSTAINABILITY SUMMARY

7.49 The proposals are considered to represent positive housing growth for the area which will deliver much needed housing in a sustainable location and will provide a range of environmental benefits. The local economy will benefit from this development, from construction through to completion. The proposed development will provide a significant contribution to all three dimensions of sustainability.

DEVELOPMENT IMPACTS

HIGHWAYS & SUSTAINABLE TRAVEL

7.50 Policy LP21 of the Kirklees Local Plan expects development to show that they can accommodate sustainable modes of transport and be accessed effectively by all users. The NPPF paragraph 116 states that 'development should only be prevented or refused on highways grounds if there would be unacceptable impact on highways safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

7.51 This application is supported by a Transport Assessment (Appendix 10) and Travel Plan (Appendix 11) which should be read in conjunction with this Planning Statement.

- 7.52 Access is proposed to be taken from Eastfield, an existing residential estate road that runs perpendicular to the site's northern boundary. This will be provided via a continuation of Eastfield, with a taper arrangement at the tie in with the existing carriageway. This will allow the delivery of a 5.5 metre carriageway into the site and 2m footpaths on either side of the proposed carriageway throughout the site. The access design is compliant with the Kirklees Highways Design SPD and a subsequent reserved matters planning application will demonstrate further details on the highways design throughout the site, that adheres to local design standards. Drawing PA07 shows the proposed access arrangement.
- 7.53 The accompanying Transport Assessment to this planning application details the proposed off-site highways improvements. This proposed improvements include implementing double yellow lines at the Lea Drive and Abbey Road South Junction, to prevent vehicles parking. Furthermore, it is proposed that Knowle Park Avenue becomes a one-way southbound street, ensuring any vehicles leaving the proposed development will use Lea Drive and Abbey Road South Junction when exiting the estate. This is due to visibility splays being insufficient when turning onto Knowle Park Avenue from the Knowle. A weight restriction is also proposed on Knowle Park Avenue so that HGVs serving Shepley Spring cannot use Lea Drive / Eastfield to access the Knowle. This was an existing issue that was raised at our community consultation events, by several residents who live on Eastfield. It is proposed that signs stating "no through route to Shepley Spring" at the Abbey Road South / Eastfield junction are installed due to the implementation of the one-way system on Knowle Park Avenue.
- 7.54 The Transport Assessment demonstrates that the traffic associated with the development proposals can be accommodated on surrounding highway network without having a severe impact in accordance with the NPPF paragraph 116.
- 7.55 The internal layout of the site and matters relating to parking, refuse collection and internal geometry will be addressed as part of a separate reserved matters application at a later stage.
- 7.56 Therefore, there are no overriding traffic and transportation reasons preventing the local highways authority from recognising that the proposals are acceptable not why planning permission could not be granted.

LANDSCAPE AND VISUAL IMPACT

- 7.57 Policy LP32 of the Local plan requires that development proposals should take into account and seek to enhance the landscape character. A Landscape and Visual Impact Assessment (LVIA) has been prepared to support this planning application (Appendix 2) to assess potential landscape impacts arising from the development.
- 7.58 The site is not covered by any designation at a national, regional, or local level that recognises a specific landscape importance.
- 7.59 The residual effects of the proposed development upon landscape features of the site would include minor adverse effects on landform and topography, minor-moderate adverse effects on vegetation and a major effect on land use. The change from arable crop would result in a moderate neutral effect, and there would be minor to moderate beneficial effects on water features and drainage.

- 7.60 There would be a minor effect upon the Fenay Beck Valley Rural Fringes Landscape Character Area. At a more local level, the effect on the character of the site would be moderate during construction and at Year 1, reducing to minor–moderate by Year 15.
- 7.61 The proposed development would not be out of place within the surrounding residential context. There would be an inevitable change in the character of the site itself, the effect of which would remain moderate–major. However, the influence of the development on the local landscape character is more limited to the north and western edge of the site adjacent to the residential edge of Shepley and is considered to be moderate during construction, reducing to minor-moderate at Year 1.
- 7.62 A review of overall visual effects in Table 3 of the LVIA demonstrates that where those effects are greatest, these occur where receptors are closest to the site. The Proposed development would be seen in glimpsed views and in the context of existing residential and commercial development. In longer distance views, intervening woodland in the wider landscape and along the southern edge of the site would partially screen the Proposed development.
- 7.63 The Proposed development would result in one major effect in relation to the properties which are located adjacent to the northwestern boundary of the site. It was also identified that one moderate level of effect would occur at the residential street of Eastfield which runs into the proposed site entrance. Beyond these locations, no greater than moderate/minor levels of effect would be experienced within the surrounding landscape.
- 7.64 The proposed mitigation offers some reduction of effects for receptors in the wider landscape.
- 7.65 The effects on landscape character and features resulting from the proposed development would largely be confined to site itself due to the containment provided by the woodland block bounding the south, east and west of the site. Given that the site is fairly typical of its surroundings and that the existing arable farmland is representative of the wider landscape character area, the development would not introduce elements that are uncharacteristic or out of keeping with the local landscape context.
- 7.66 The proposed development is of a nature which is considered appropriate to its surrounding built environment setting and land uses. It retains most of the landscape features of value and integrates these into the masterplan.
- 7.67 From a landscape and visual perspective, any effects on landscape character and features resulting from the development are mainly confined to the site itself. Visual effects are also generally localised and limited in extent by the wider topography, areas of woodland and built elements. Some lower effects were identified within 1.5 km to the north, with the proposed development not impacting their wider and far-reaching views of the wider landscape to the south.
- 7.68 Overall, the proposals are reflective of, and would integrate with, the existing land-use of the local area. Therefore, in view of the effects identified in this assessment, the development can be accommodated without undue harm to landscape and visual amenity.
- 7.69 A landscape masterplan has also been prepared to form part of this planning application to demonstrate how the site can achieve attractive areas of open space, as

well as provide mitigation to and adverse impacts on the landscape. Mitigation includes a large area of open space in the southern corner of the site and dense vegetation planting along the southern boundary, creating a well-designed landscape, as well as providing further screening for Shepley War Memorial, located 60 metres to the southwest of the site, with a further standoff of approximately 50 metres. Throughout the development will be areas of open space, green corridors and footpaths to ensure street scenes are safe and attractive for public use.



Figure 3 – Indicative Landscape Masterplan.

7.70 In conclusion, the LVIA assesses that the site and its immediate context has the ability in which to absorb change through the introduction of the proposed development and associated landscape proposals. The proposals will be appropriate within the local landscape and settlement context, and it is judged that the effects, as a result of the proposed development, will not give rise to any unacceptable landscape and visual harm in accordance with Policy LP32.

FLOOD RISK AND DRAINAGE

7.71 Policy LP27 states that development proposals must be supported by an appropriate Flood Risk Assessment in line with national planning policy.

- 7.72 A Flood Risk Assessment and Drainage Strategy has been prepared in support of the planning application (appendix 12). The site is in an area identified as having a low probability of flooding on the EA Flood Maps and is located within flood zone 1. Furthermore, the site is identified as not being at risk from flooding from tidal, fluvial, groundwater, artificial sources or sewers. An area along the western boundary is identified to have low risk of surface water flooding with a maximum of 0.2m depth.
- 7.73 As the site is located within Flood Zone 1, the assessment concludes no specific requirements for flood mitigation on site is required, but it is recommended that FFLs are set to a minimum of 0.15m above the adjacent ground level.
- 7.74 It is proposed that surface water will discharge through an outfall to the watercourse located adjacent to the eastern boundary of the site. due to this, attenuation is required, and therefore the development proposals highlight an area for water attenuation in the northeast of the site. this is where the site is at its lowest, which will allow efficient drainage and outflow into the watercourse. The onsite culvert that is in very poor condition is proposed to be opened up into a 250-metre swale. This has been designed to capture overland flows due to the undulating topography of the site. This will ensure that surface water is adequately controlled and channelled towards attenuation basin.
- 7.75 The Flood Risk and Drainage Strategy is in accordance with Policy LP27 and LP28 of the Kirklees Local Plan and complies with Section 14 of the NPPF. Further details can be found in Appendix 12 of this planning application.

HERITAGE

- 7.76 Paragraph 207 of NPPF states that in determining application, local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting. NPPF also states that where development proposed has the potential to include heritage assets with archaeological interest, developers should submit an appropriate desk-based assessment and where necessary field evaluation.
- 7.77 A Heritage Statement (Appendix 6) has been submitted as part of the application. There are no heritage assets within the site. The Heritage Statement demonstrates that only a small part of the proposed development site contributes to the significance of the Shepley Conservation Area and the War Memorial. The illustrative masterplan takes into consideration the heritage assets in Shepley, demonstrated by a significant level of open space in the southern corner, creating an even greater landscape buffer between development and the war memorial. Green corridors and footpaths are proposed along the western boundary with forward facing development to ensure there is no impact on the setting of Shepley Conservation Area.
- 7.78 Archaeological fieldwork in the form of a geophysical survey has been undertaken (Appendix 21). The findings of this will be submitted alongside this planning application prior to the determination of the application.
- 7.79 The geophysical survey has detected a number of magnetic anomalies primarily associated with agricultural activity including field drains and modern ploughing regimes. Magnetic disturbance within the boundaries is due to proximity with extant buildings and yards, whilst other areas of disturbance within the Site can be attributed to ferrous material within the topsoil, likely as a result of green waste manuring practices. Geological anomalies have been recorded throughout due to variations within the soils, with an enhanced spread of geological responses in the south of the

dataset. Uncertain anomalies within the dataset are likely to be anthropogenic in origin although a more modern agricultural or industrial origin is more likely than an archaeological origin. Overall, the archaeological potential of the Site is deemed to be low.

- 7.80 West Yorkshire Archaeology Advisory Service concluded that the geophysical survey has picked up no concerns, and the assessed significance of the site is low and therefore do not think there is much potential. As a result, it is expected that there is no need for further works.
- 7.81 The Heritage Statement concludes that development of the site would cause no harm during the any stage of the development to any heritage asset in Shepley. This would be achieved through sensitive design and retaining trees on the southern boundary, to ensure the war memorial remains in isolation and the setting of the conservation area is not impacted. The Heritage Statement therefore concludes that the requirements in Section 16 of the NPPF have been fulfilled, and heritage assets in Shepley will not be negatively affected by the proposed development site.
- 7.82 The proposed mitigation includes buffer planting on the southern boundary of the site, further screening the development from the Shepley War Memorial. Appropriate stand offs from the western boundary have also been taken into account when masterplanning the site, to ensure there are no adverse impacts on any of the heritage assets within Shepley's Conservation area.
- 7.83 The proposal complies with Policy LP35 of the Kirklees Local Plan to preserve or enhance any designated heritage asset that may be impacted by proposed development.

NOISE

- 7.84 Policy LP52 seeks to protect and improve environmental air quality. In-part, this is achieved by protecting new development against adverse noise impacts.
- 7.85 A Noise Impact Assessment (Appendix 9) has been prepared in support of this planning application. The main noise source in the local area was the proximity of the proposed development to Shepley Spring, a water bottling manufacturer north of the proposed development site. There is an external building plant that is operational at Shepley Spring throughout the daytime and night-time, along with HGV and forklifts using the service yard. The assessment indicates the potential for an adverse impact from Shepley Spring operations without mitigation.
- 7.86 As a result of these findings, a standoff and an acoustic barrier is proposed on the northern boundary of the site, so that acceptable noise levels can be achieved. This can be seen on the Illustrative Masterplan. In addition to this, a 4-metre-high noise barrier is proposed comprising of a 2-metre bund and a 2-metre acoustic fence running parallel along the northern boundary. Additional recommendation is to implement façade mitigation, in the form of acoustic glazing and mechanical ventilation with heat recovery for the dwellings located closest to Shepley Spring. These details will form part of a subsequent reserved matters application. Noise modelling of the Illustrative Masterplan provides evidence that the desired noise levels can be achieved using these mitigation measures. Overall, subject to the recommended mitigation measures being implemented and considered in a future reserved matters application, noise should not be a prohibitive factor in the determination of this planning application.

AIR QUALITY

- 7.87 An Air Quality Assessment (Appendix 8) has been prepared to support this application to assess the impact on air quality as a result of the proposed development.
- 7.88 A qualitative assessment of the potential impacts on local air quality from construction phase activities has been undertaken, in accordance with the relevant guidance documents. The assessment has identified that there is a medium to high risk of dust soiling impacts and a low risk of increases in particulate matter concentrations, due to unmitigated construction activities. However, through good site practice and the implementation of the recommended mitigation measures, the effects of dust and PM10 releases would be significantly reduced. The residual effects of dust and PM10 generated by construction activities on air quality and therefore considered to be not significant.
- 7.89 The proposed development is expected to result in negligible impacts on NO₂, PM₁₀ and PM_{2.5} concentrations at the worst case ESRs, in the closest proximity to the roads affected by the development flows.
- 7.90 Overall, the residual effects are predicted to be not significant in accordance with IAQM guidance and as such, the implementation of additional mitigation measures during the operational phase is not required.
- 7.91 Based on the results of the Air Quality Assessment, it was concluded that air quality should not be a prohibitive factor in the determination of this planning application.

GROUND CONDITIONS

- 7.92 This planning application is supported by a Coal Mining Risk Assessment (appendix 17) and a Geoenvironmental Preliminary Appraisal (appendix 13).
- 7.93 The Geoenvironmental Preliminary Appraisal concludes that no made ground is present on site, and the site is mapped within an area being absent of superficial deposits. The solid geology is mapped, as the Pennine Lower Coal Measures with Grenoside Sandstone in the northwest, undifferentiated Coal Measures in the centre and Penistone Flags mapped in the south/southeast. A coal seam is conjectured to sub-crop below the central area of the site dipping to the southeast.
- 7.94 The overall risk to current and future site users and construction works is low due to the limited sources and pathways. The risk to ground water is low due to the limited potential contamination sources. This is further supported by the accompanying Hydrogeological Impact assessment.
- 7.95 The Coal Mining Risk Assessment confirms that the site has been found to be at risk from possible shallow working in the Grenoside Sandstone coal seam or possibly the crow. Possible shallow workings and off-site mine entry are considered possible sources of ground gas and there is the possibility for unrecorded mine entries, and shallow coal working or bell pitting within the site.
- 7.96 To conclude, further works are required to investigate these risks further, however the assessment is considered sufficient to allow planning to proceed albeit with conditions imposed with regards to the recommended further works.

BEST AND MOST VERSTILE AGRICULTURAL LAND

- 7.97 The NPPF and NPPG establish that agricultural land identified as Best and Most Versatile should be protected for national food security reasons.
- 7.98 Accompanying this planning application is an Agricultural Land Classification Assessment (Appendix 7). The assessment demonstrates that the land is grade 3b agricultural land and therefore not regarded as best and most versatile agricultural land.
- 7.99 The proposals will not result in the loss of best and most versatile agricultural land and bear no weight on the planning balance in the determination of this planning application.

SOURCE PROTECTION ZONE

- 7.100 Policy LP34 refers to conserving and enhancing the water environment. Proposals must ensure there is no deterioration to any water courses or water bodies. Source Protection Zones should be protected from contamination as a result of any development proposals.
- 7.101 A Hydrogeological Impact Assessment (HIA) has been prepared to support this planning application as a result of approximately half of the site being located in a source protection zone. This assessment was requested by Kirklees Council at the pre-application stage.
- 7.102 An initial desk-based study of the ground conditions and the source protection zone was undertaken to understand the baseline of the proposed development site. Following this, the HIA was undertaken which details the site-specific requirements to mitigate impact on the source protection zone.
- 7.103 The HIA can be found in appendix 15 of this planning application.
- 7.104 The HIA notes that although we are yet to have confirmation from exactly which aquifer the Shepley Spring extracts water from, it does note that most indicators point to the deeper aquifer and therefore the risk is likely to be negligible. We approached the Environment Agency prior to the submission of the application through their pre-app service to confirm the extraction depth however they responded that they did not have capacity to provide a pre-app service at this time. We therefore expect the Environment Agency to confirm extraction from the deeper aquifer when they are consulted on the application and therefore confirm there is a negligible risk to the aquifer for the development.

TREES

- 7.105 Policy LP33 states that trees of value or importance should be retained and protected throughout the construction phase of development.
- 7.106 An Arboricultural Impact Assessment (AIA) has been undertaken to assess the impact of the proposed development on the trees located within and adjacent to the site (appendix 5). A number of trees within the site boundary are proposed to be removed to facilitate critical infrastructure such as a noise buffer, an attenuation area and pumping station along with the main access road. These trees are of limited importance and the loss of these trees can be mitigated through additional tree planting within the site. The AIA concludes that the proposed development meets the aims and objectives of local and national planning policy through careful consideration of the design and retention of a high proportion of the existing tree cover. A subsequent reserved matter

application will be informed by this assessment. Further detail can be found in the accompanying AIA.

- 7.107 Therefore, the development proposals are in accordance with Local Plan Policy LP33 and with section 15 of the NPPF.

CONCLUSION

- 7.108 This section of the planning statement has assessed the many planning benefits as a result of development on the land at Eastfield. The potential development impacts have been discussed, and mitigation measures have been proposed to conclude that the overall benefits of the development proposals significantly outweigh the potential harm.
- 7.109 The proposed development has the potential to cause no harm to the Shepley War Memorial located 60 metres to the west of the site. However, by retaining the dense woodland in between the site and a landscape buffer of approximately 50 metres within the site, the heritage asset would remain in isolation. Therefore, the impact on heritage assets bears limited weight in the planning balance.
- 7.110 Approximately half of the site is within a Source Protection Zone for water aquifers used by Shepley Spring to the north of the site. The accompanying Hydrogeological Impact Assessment has concluded that although we are yet to have confirmation from exactly which aquifer the Shepley Spring extracts water from, it does note that most indicators point to the deeper aquifer and therefore the risk is likely to be negligible. We approached the Environment Agency prior to the submission of the application through their pre-app service to confirm the extraction depth however they responded that they did not have capacity to provide a pre-app service at this time. We therefore expect the Environment Agency to confirm extraction from the deeper aquifer when they are consulted on the application and therefore confirm there is a negligible risk to the aquifer for the development.
- 7.111 The accompanying Transport Assessment has concluded that the traffic associated with the development proposals can be accommodated on the surrounding highway network without having a severe impact in accordance with the NPPF. Therefore, highways matters should be given limited weight in the overall planning balance of the proposed development.
- 7.112 Noise from Shepley Spring to the north of the site indicates the potential for an adverse impact. However, through the proposed mitigation measures, the sufficient noise levels can be achieved on site. Therefore, this impact should not prohibit the determination of this planning application, subject to the recommended mitigation measures being implemented.
- 7.113 Landscape impacts as a result of the proposed development can be effectively mitigated through sensitive design demonstrated in the Illustrative Masterplan and therefore the impact would not significantly and demonstrably outweigh the numerous benefits the development would bring.
- 7.114 This Planning Statement showcases the significant planning benefits as a result of the proposed scheme. The provision of 35% affordable housing on-site is a significant benefit for both Shepley and Kirklees, providing much needed housing for those who need it most. Furthermore, the provision of on-site open space for public use and attractive green corridors will provide a well-designed place for residents to live in, ensuring mental well-being is at the forefront of the proposals. In addition, biodiversity

net gain can be achieved on site, by delivering an attractive landscape led scheme, as well as retaining the trees and hedgerow on site where possible. The numerous economic benefits highlighted in the Socio-economic Statement alone demonstrate why the benefits of the scheme should be given significant weight in favour of supporting this planning application. The scheme will provide a sustainable development that is within a suitable walking distance to essential facilities and public transport services including the train station and bus stops.

- 7.115 Overall, the proposed development impacts do not significantly and demonstrably outweigh the benefits. As such, the proposed development accords with paragraph 11d(ii) of the NPPF and the development is suitable for the granting of planning permission without delay.

8. THE PLANNING BALANCE

8.1 At the heart of development management and decision-taking is a balancing exercise which compares the benefits of a proposed development against any harm it would cause. Section 7 has identified the benefits of the proposed development, as well as any impacts of the scheme.

8.2 The identified benefits and impacts of the development are weighed in the table below:

Weighing Criteria	Weight	Explanation
Not Inappropriate Development within the Green Belt	Significant Weight	The Site comprises Grey Belt land and the NPPF confirms the development of homes on Grey Belt land should not be regarded as inappropriate
Compliance with the Golden Rules	Significant Weight	NPPF paragraph 158 confirms that a development which complies with the Golden Rules should be given significant weight in favour of the grant of planning permission
The Delivery of Housing	Significant Weight	The delivery of up to 110 homes will make a valuable contribution towards Kirklees' shortfall in housing land supply.
Affordable Housing	Significant Weight	The proposed development will provide 35% affordable housing which will make an important contribution towards meeting the acute need for affordable housing in Kirklees.
Socio-Economic Benefits	Significant Weight	The proposed development would achieve a breadth of socio-economic benefits across both the construction and operational phases of development. Paragraph 85 of the NPPF states that substantial weight should be placed on the need to support economic growth.
Biodiversity Net Gain	Limited Weight	The proposed development would deliver a minimum of 10% net gain in biodiversity.
Promoting Sustainable Travel	Moderate Weight	Shepley benefits from a variety of facilities, services and amenities to support housing growth. The central area of Shepley, where many of its services are found, is located 400 meters or a 6-minute walk to the north of the site, accessible by existing footpaths.
Meeting the Challenge of Climate Change	Limited Weight	The development is not at an unacceptable risk of flooding, can be drained adequately, and would not increase flood risk elsewhere.
Impacts Upon Heritage Assets	Limited-Moderate Weight	The development would avoid any harm to heritage assets and has the potential to deliver heritage benefits.

Highways Impacts	Limited Weight	The development would increase vehicular trips on the local highway network, however these trips can be accommodated satisfactorily without having a severe impact.
Landscape Impacts	Limited Weight	<p>Whilst the development would result in one major landscape and visual effect for properties located adjacent to the north-western boundary of the site, this is considered to be an inevitable consequence due to the relationship between the existing built form and the site.</p> <p>Wider landscape and visual effects are considered to be minor to minor-moderate, accordingly, the proposals are reflective of, and would integrate with, the existing land-use of the local area. Therefore, the development can be accommodated without undue harm to landscape and visual amenity.</p>
Air Quality	No Weight	It has been demonstrated that the proposed development would result in negligible air quality impacts.
Loss of Agricultural Land	No Weight	There would be no loss of best and most versatile agricultural land.

8.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Kirklees Local Plan is considered out of date on three grounds: the Local Plan is over 5 years old; Kirklees Council cannot demonstrate a five-year supply of housing; and Kirklees Council failed the Housing Delivery Test (2023). On this basis, policies relating to the delivery of housing are considered out of date, therefore paragraph 11(d) of the NPPF applies which states:

- D) *“Where there are no relevant development plan policies, or the policies which are most important for determining planning applications are out of date, granting permission unless:*
- i. *The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing development proposed; 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.*

8.4 In relation to paragraph 11(d)(i), there are no strong reasons for refusing the proposed development with respect to any areas or assets of particular importance. Accordingly, paragraph 11(d)(ii) confirms 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 this Framework taken as a whole.

- 8.5 The above table identifies that the proposed development would secure several important benefits, across the social, economic and environmental dimensions of sustainable development which weigh strongly in support of the development. The above table identifies the proposed development has very few impacts, which are only limited in nature. These impacts would not significantly and demonstrably outweigh the identified benefits, therefore planning permission should be granted in accordance with Paragraph 11(d) of the NPPF.

9. SECTION 106 HEADS OF TERMS

- 9.1 A Section 106 agreement will be required for the proposed development. Pre-application engagement with Kirklees Council has identified the following likely contributions. This draft Heads of Terms is provided as a basis for further discussion prior to determination.
- **Affordable Housing** – 35% to be provided on-site. The type and location of affordable housing will be discussed with Kirklees Council prior to the determination of the application.
 - **Public Open Space** – a combination of an off-site contribution and on-site POS is proposed to be provided.
 - **Education** - Contributions towards additional capacity at local schools where necessary.
 - **Public Transport** – Residential MCard Scheme is proposed due to the proximity to public transport services.
- 9.2 The developer contributions and draft heads of terms will be discussed in more detail with the officer of the Council in due course.

10. SUPPORTING INFORMATION

10.1 A number of technical and environmental reports have been undertaken and are included as part of this planning application submission as outlined below. References have been made to the various reports throughout this planning statement; however, the full reports are enclosed in the following appendices.

Appendix 1 Design and Access Statement

Appendix 2 Landscape and Visual Impact Assessment

Appendix 3 Ecological Impact Assessment

Appendix 4 Biodiversity Net Gain Metric (inc Conditions Assessment)

Appendix 5 Arboricultural Impact Assessment

Appendix 6 Heritage Statement

Appendix 7 Agricultural Land Classification Assessment

Appendix 8 Air Quality Assessment

Appendix 9 Noise Impact Assessment

Appendix 10 Transport Assessment

Appendix 11 Residential Travel Plan

Appendix 12 Flood Risk and Drainage Assessment

Appendix 13 Geoenvironmental Preliminary Investigation

Appendix 14 Socio-Economic Assessment

Appendix 15 Hydrogeological Impact Assessment

Appendix 16 Grey Belt Assessment

Appendix 17 Coal Mining Risk Assessment

Appendix 18 Community Engagement

Appendix 19 Kirklees AMR 2023 / Full Council Meeting 15th November 2023

Appendix 20 Framework Construction Traffic Management Plan

Appendix 21 Geophysical Survey

Appendix 22 Kirklees Housing Growth Statement 2025

Appendix 23 Kirklees AMR 2024

11. SUMMARY

- 11.1 This planning statement outlines the reasons why the land at Eastfield, Shepley, will deliver a high-quality housing development. The proposals have been developed with careful consideration to offer high quality development that respects the local landscape character and urban edge setting, assimilates with existing development and achieves biodiversity net gain.
- 11.2 Due to Kirklees Council not being able to demonstrate a five-year housing land supply, the adopted local plan policies are considered to be out of date and as per paragraph 11d of NPPF, planning permission should be granted unless the proposals are contrary to the policies of the Framework taken as a whole. The site constitutes grey belt land and is located within a sustainable location. The proposed development is also capable of meeting the Golden Rules of development within the Green Belt, and for these reasons, development should be regarded as not inappropriate as per paragraph 155 of the NPPF.
- 11.3 This statement demonstrates that there are no adverse impacts that would prevent approving the planning application without delay. The proposed development is entirely consistent with the National Planning Policy Framework taken as a whole.
- 11.4 The application site presents a unique opportunity of a well contained urban extension that can make a valuable contribution to Kirklees' five-year housing land supply.
- 11.5 The proposals accord with the relevant local and national policy framework and will contribute to all three elements of sustainable development; with benefits weighing heavily in favour of approval of the scheme.

Economic benefits – significant contribution to the local economy including the creation of an estimated 65 direct and 98 indirect jobs during the construction period. Long term, additional retail spending power per year associated with new residents will support the vitality and viability of the local area. Other benefits include an estimated £322,116 additional Council Tax payments per year as well as £1.64 million additional retail spending in the local area.

Social benefits – delivery of new, high-quality homes on the edge of the Shepley with a range of house sizes, types and tenures. The proposals will increase the housing choice in the local area by providing a range of new accommodation catering for different needs including 35% affordable housing, promoting inclusive and sustainable communities.

Environmental benefits – delivery of above 10% biodiversity net gain and creation of a network of multifunctional green infrastructure across the site. The culvert that runs through the middle of the site, that is in a very poor condition, is proposed to be opened up into a swale, providing on site environmental and amenity benefits.

- 11.6 Banks Property has undertaken engagement with the local community and stakeholders during preparation of the proposals. Two community consultations were held at Cliffe House on the 8th of July 2025 and at St Pauls Church House on the 16th of July 2025, where the community were invited to express their views and any questions they had on the proposed development. The views of local people have been taken into consideration and engagement will continue as the application is being considered. The proposal originally sought to deliver up to 120 homes on site, which

after discussions with the community regarding the site's overall capacity, has reduced to up a capacity of 110 homes.

- 11.7 In summary, the Shepley site represents a high quality, sustainable development that complies with national planning policy and relevant local planning policy and will assist Kirklees in meeting its housing needs in the short term.