



# PLANNING STATEMENT

Parkwood Road, Longwood

Date: 16 December 2025

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Revision Record					
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# 1. Introduction

## Purpose of Statement

- 1.1 This Planning Statement has been prepared to accompany a full planning application for the erection of 28no. dwellinghouses, together with associated landscaping and external works, at land off Parkwood Road/Weavers Lane, Longwood, Huddersfield.
- 1.2 The purpose of this document is to assess the proposals in the context of the adopted development plan and any material considerations deemed relevant to the determination of the application, including the National Planning Policy Framework (NPPF). As such, it should be read in conjunction with the following information submitted as part of the application:
- Arboricultural Report;
  - Energy Statement;
  - Ecology reports and documents (Ecological Impact Assessment [EclA] and the Statutory Biodiversity Metric);
  - Crime Prevention Statement;
  - Design and Access Statement (DAS);
  - Financial Viability Appraisal (FVA);
  - Flood Risk Assessment (FRA) and Drainage Strategy;
  - Heritage Impact Assessment (HIA);
  - Landscaping scheme;
  - Phase 1 Desk Study;
  - Statement of Community Involvement (SCI);
  - Site Waste Management Plan;
  - Suite of plans (location plan; proposed floor plans, elevations, and site plan); and
  - Transport Statement.

## Structure of Statement

1.3 This Statement is structured as follows:

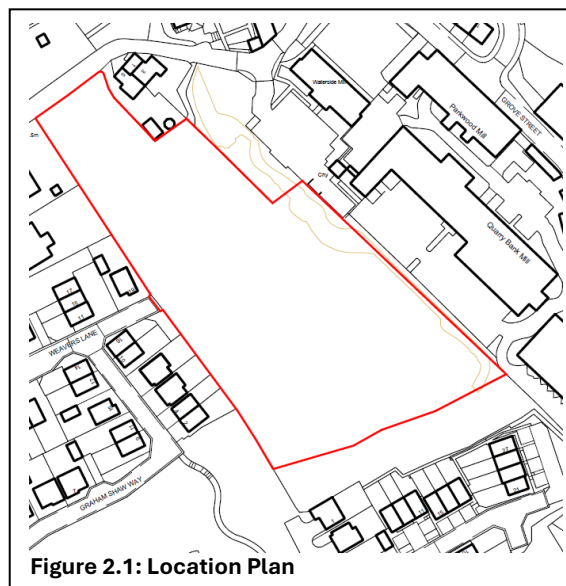
- **Section 2** provides the context of the site.
- **Section 3** outlines the development proposals.
- **Section 4** sets out the relevant planning policy context.
- **Section 5** assesses the key planning issues and considerations relating to the proposals.
- **Section 6** draws conclusions on the overall findings of the Statement.

## 2. Site Location and Context

### Site Context

2.1 Located towards the northwestern edge of Longwood, the greenfield application site (see Figure 2.1) is 1.2 hectares (ha) in area, comprising of grassland, with trees and shrubs present along its edges (see Photos 2.1 – 2.2 overleaf).

2.2 In terms of the surrounding context, the site lies southeast of Parkwood Road, with residential development (Weavers Chase) to its southwest and southeast. To the northeast is the Parkwood Mills, a



Grade II listed woollen mill complex now in residential use, whilst to the north and northwest - either side of the application site's short frontage to the aforementioned Parkwood Road - are residential dwellings, some of which are Grade II listed and within Longwood Edge Conservation Area (1, 3, and 5 Parkwood Road). To confirm, the conservation area designation covers part of the site's north/east boundary.

2.3 Although no trees on-site are protected by Tree Preservation Orders (TPO's), all trees lining the north/east boundary are protected by the aforesaid conservation area designation.

2.4 With regards to access, the site does not currently provide access for vehicles. No Public Rights of Way (PRoW) cross the site, however there is a pedestrian entrance at the north end of the site at Parkwood Road, and evidence of well-trodden pedestrian routes from this entrance and across the site towards Grange Road.

2.5 The site is located in Flood Zone 1, albeit with an open watercourse located adjacent to the southern boundary. It is culverted upstream through the Barratt David Wilson Homes

development, and culverted downstream as it heads under Quarry Bank Mills and into Longwood Brook.



**Photos 2.1 – 2.2: Site Photos**

## Planning History

- 2.6 The application site has recently held planning permission for 27no. dwellings across 2no. permissions, albeit these have both now lapsed. These are set out below:
- **2019/62/92164/W** - Erection of 17 dwellings. Approved April 2021; and
  - **2020/62/92118/W** - Erection of 10 dwellings (resubmission). Approved April 2022.
- 2.7 For the avoidance of doubt, consent ref. 2019/92164 was the site's 'phase 1' permission. This had initially sought consent for 27no. dwellings, but ultimately 10no. dwellings were omitted due to insufficient ecological information at the time. These 10no. dwellings were subsequently secured by consent ref. 2020/62/92118/W i.e., the 'phase 2' permission.
- 2.8 The approved site plans for the above consents are provided at Figure 2.2 overleaf.

Phase 1 previous consent



Phase 2 previous consent

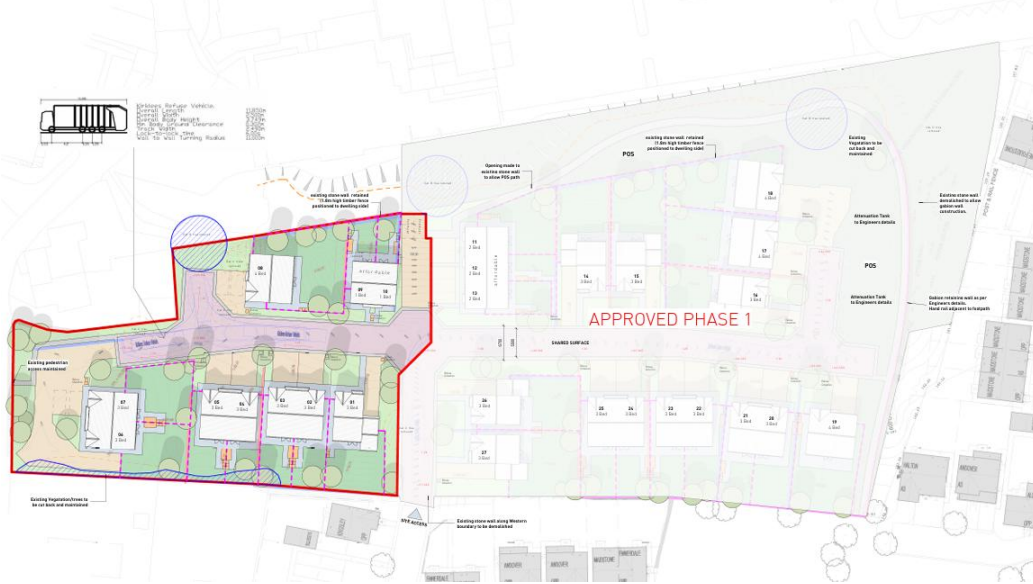
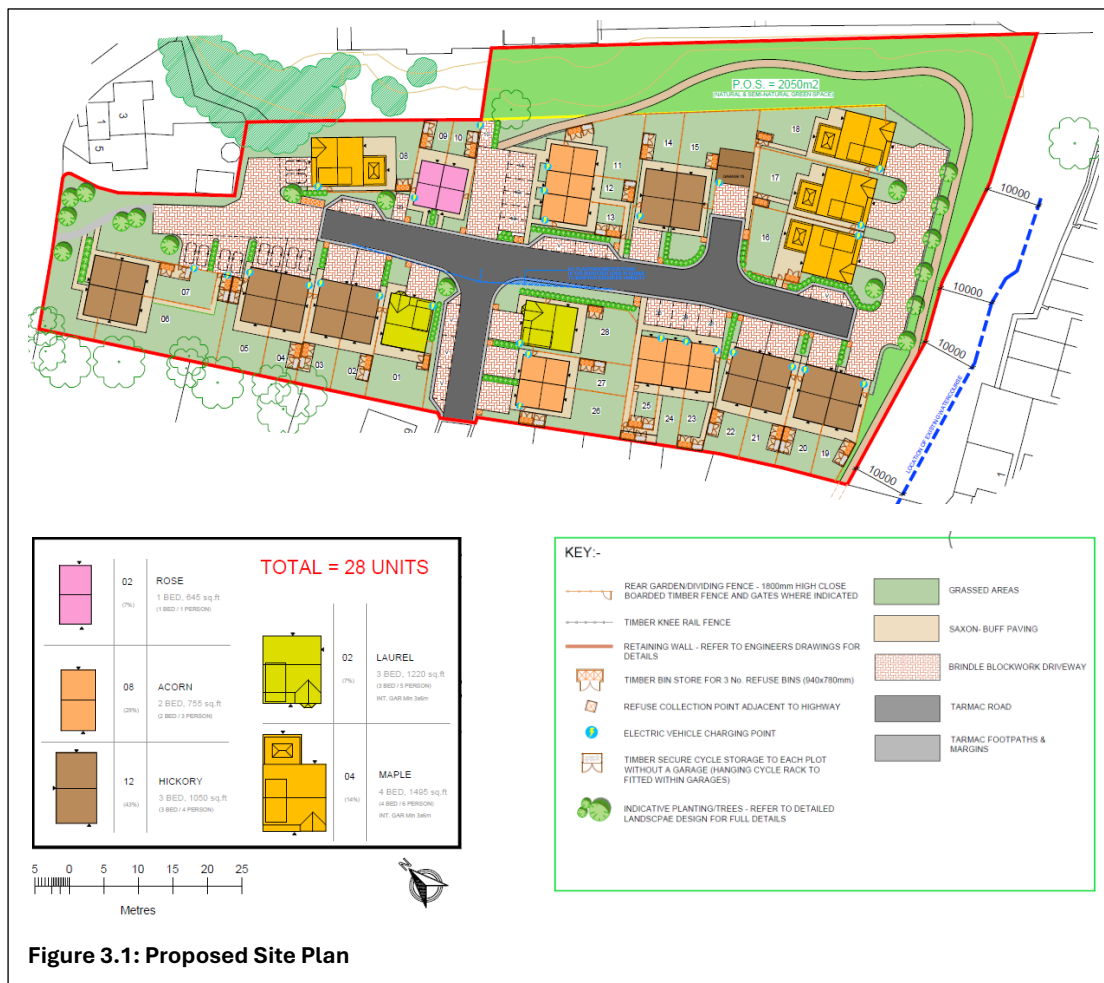


Figure 2.2: Previously Approved Site Plans (phase 1, top; phase 2, bottom)

### 3. Proposed Development

3.1 This Planning Statement has been prepared to accompany a full planning application for the erection of 28no. dwellinghouses, together with associated landscaping and external works, at land off Parkwood Road/Weavers Lane, Longwood, Huddersfield.

3.2 The proposed site plan is shown at Figure 3.1.



3.3 The site plan confirms there would be 5no. house types delivered (see Figure 3.2).



3.4 In terms of the housing mix, this would be as follows:

- 2no. one-bed semi-detached houses (Rose);
- 8no. two-bed semi-detached houses (Acorn);
- 12no. three-bed semi-detached houses (Hickory);

- 2no. three-bed detached houses (Laurel); and
- 4no. four-bed detached houses (Maple).

3.5 As regards access, vehicular and pedestrian access would be provided from the adjoining residential estate, Weavers Lane, to the west. A further pedestrian access point would be retained from Parkwood Road, with another route provided to corner of the site close to Weavers Grove, where there is a path *in situ* through the existing open space.

3.6 Further details in relation to design and access are contained in the DAS accompanying the planning application.

## 4. Planning Policy Context

- 4.1 Under the Levelling Up and Regeneration Act (LURA) 2023, Section 38 of the Planning and Compulsory Purchase Act (PCPA) 2004 has been amended as follows:

*‘(5A) For the purposes of any area in England, subsections (5B) and (5C) apply if, for the purposes of any determination to be made under the planning Acts, regard is to be had to—*

*(a) the development plan, and*

*(b) any national development management policies.*

*(5B) Subject to subsections (5) and (5C), the determination must be made in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly indicate otherwise.*

*(5C) If to any extent the development plan conflicts with a national development management policy, the conflict must be resolved in favour of the national development management policy.’*

- 4.2 With no national development management policies in place presently, the development plan remains the main consideration when making planning decisions for the time being. When conflicts with policies arise, decisions should be taken having weighed up all relevant material considerations, making a balanced judgement as to whether these (considerations) warrant a departure from the development plan.

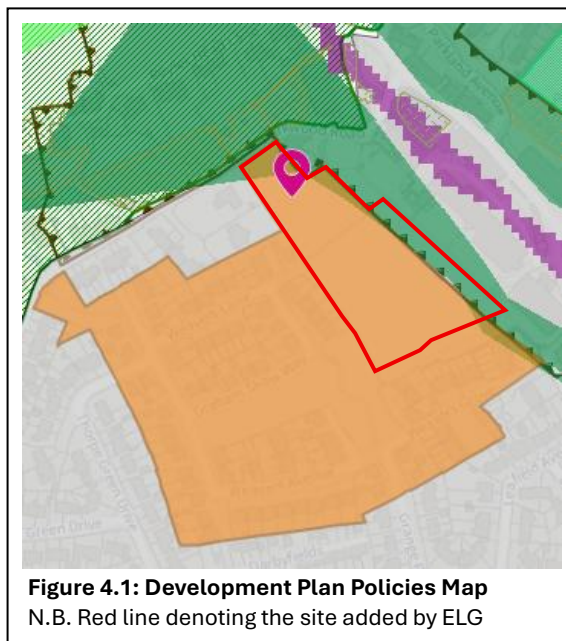
### The Adopted Development Plan

- 4.3 For the application site, the development plan in force for the area comprises of:

- Kirklees Local Plan (adopted 2019).

- 4.4 As shown at Figure 4.1 overleaf, the application site forms part of a wider housing allocation in the Kirklees Local Plan (ref. HS148: Land to the south of, Parkwood), as denoted by the orange shading. A small part of the northeastern and northern boundaries

of the site lie within a conservation area (Longwood Edge) and a biodiversity opportunity zone also, as denoted by the dotted line and the green shading, respectively, and the site falls within a broad minerals (sandstone) safeguarding area, although this (safeguarding) area is not shown at Figure 4.1.



4.5 The pre-application response from Kirklees Council (ref. 2024/21271) identified the below Local Plan Policies as being relevant to the proposals:

- LP1 – Presumption in favour of sustainable development;
- LP2 – Place shaping;
- LP3 – Location of new development;
- LP7 – Efficient and effective use of land and buildings;
- LP11 – Housing mix and affordable housing;
- LP20 – Sustainable travel;
- LP21 – Highways and access;
- LP22 – Parking;
- LP23 – Core walking and cycling network;
- LP24 – Design;
- LP27 – Flood risk;
- LP28 – Drainage;

- LP30 – Biodiversity and geodiversity;
- LP32 – Landscape;
- LP33 – Trees;
- LP35 – Historic Environment;
- LP38 – Minerals safeguarding;
- LP47 – Healthy, active and safe lifestyles;
- LP49 – Educational and health care needs;
- LP51 – Protection and improvement of local air quality;
- LP52 – Protection and improvement of environmental quality;
- LP53 – Contaminated and unstable land;
- LP63 – New open space; and
- LP65 – Housing allocations.

## Other Material Considerations

### National Planning Policy Framework

- 4.6 First published in March 2012 and most recently updated in December 2024, the NPPF sets out the Government’s planning policies for England and how these are expected to be applied.
- 4.7 Part 2 of the NPPF confirms that the purpose of the planning system is to contribute towards the achievement of sustainable development and, in order to achieve this purpose, the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- ‘a) an economic objective – 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; and by identifying and coordinating the provision of infrastructure;*

- b) *a social objective – 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; and 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; and*
  
- c) *an environmental objective – 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 mitigating and adapting to climate change, including moving to a low carbon economy.’*

4.8 The NPPF confirms that at its heart is a presumption in favour of sustainable development, which for decision-taking means:

- ‘c) approving development proposals that accord with the 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:*
  - 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*
  - 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.’*

- 4.9 The relevant parts of the NPPF will be highlighted and discussed in this Statement when deemed to be necessary.

#### National Planning Practice Guidance

- 4.10 National Planning Practice Guidance (NPPG) is a web-based resource bringing together planning guidance on numerous planning topics in one place, replacing a number of previous Government Circulars relating to planning guidance and process. It is also a material consideration in plan-making and decision-taking, notwithstanding its status as guidance only. It is updated from time to time as and when necessary.

#### Supplementary Planning Documents and Other Guidance

- 4.11 Whilst not a part of the adopted development plan, Supplementary Planning Documents (SPDs) are a material consideration in the determination of planning applications. They do not introduce new policies or requirements but assist in the interpretation and application of existing policies and proposals.

- 4.12 The pre-application response from Kirklees Council identified the below SPDs and other guidance as being relevant to the proposals:

- Affordable Housing and Housing Mix SPD (adopted 2023);
- Housebuilders Design Guide SPD (adopted 2021);
- Open Space SPD (adopted 2021);
- Highway Design Guide SPD (adopted 2019);
- Kirklees Interim Housing Statement to Boost Supply (2024);
- Biodiversity Net Gain Technical Advice Note (2021);
- Planning Applications Climate Change Guidance (2021);
- Waste Management Design Guide for New Developments (2020);
- Green Streets Principles for the West Yorkshire Transport Fund; and
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016).

## 5. Planning Assessment

5.1 Taking into account the nature of the proposed development and the application site context, the main planning considerations are considered to be:

- The principle of development;
- Affordable housing;
- Ecology and trees;
- Environmental health considerations (contaminated land);
- Flood risk and drainage;
- Highways and parking;
- Housing mix;
- Heritage;
- Minerals and waste;
- Residential amenity;
- Sustainability; and
- The benefits of development.

### Principle of Development

5.2 As identified earlier (see paragraphs 2.6 – 2.8 and Figure 2.2), the application site has held permissions for residential development recently, thereby establishing this as a suitable form of development on the site.

5.3 The pre-application response also confirmed that:

*‘The enquiry site forms part of a wider housing allocation in the Kirklees Local Plan (ref HS148).*

*The council is currently unable to demonstrate a 5-year supply of housing and has failed the housing delivery test. As such the ‘tilted balance’ in favour of sustainable development applies in accordance with the provisions of NPPF paragraph 11, unless the application of policies in the NPPF that protect areas of particular*

*importance provide a strong reason for refusing the development proposed. This presumption means that planning applications for housing development should be considered favourably unless the site is protected under national planning policy or the negative impact of approving the development outweighs the benefits.*

*The rest of allocated site HS148 has full planning permission for residential development and has been developed – 96 dwellings have been built here (of note, the 94-unit scheme approved under Reserved Matters application 2014/92021 has not been implemented). The proposal would complete the development of site HS148 and would contribute towards meeting the housing delivery targets of the Local Plan.*

*The site is within an existing, established settlement that is served by public transport and other facilities. It is considered to be a sustainable location for residential development.*

*In summary, the principle of housing development is acceptable at this site.'*

- 5.4 In view of the above, it is clear that the principle of housing is acceptable in this location, especially bearing in mind the Council's inability to demonstrate a five-year housing land supply presently, which the Local Planning Authority (LPA) acknowledge has engaged the 'tilted balance'.
- 5.5 In applying the 'tilted balance' and the presumption in favour of sustainable development, permission should be granted where there are no strong reasons for refusing proposals when applying NPPF policies that protect areas or assets of particular importance, and/or no adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against policies in the NPPF taken as a whole, having particular regard to key policies.

5.6 With this in mind, footnote 7 of the NPPF confirms that its policies that protect areas or assets of particular importance are those relating to:

- Habitats sites (including potential Special Protection Areas [SPAs] and possible Special Areas of Conservation [SACs]; listed or proposed Ramsar sites; and sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential SPAs, possible SACs, and listed or proposed Ramsar sites) and/or designated as Sites of Special Scientific Interest;
- Land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast;
- Irreplaceable habitats;
- Designated heritage assets (and other heritage assets of archaeological interest referred to in footnote); and
- Areas at risk of flooding or coastal change.

5.7 Of the above (areas and assets), only Longwood Edge Conservation Area and a number of nearby listed buildings would be a relevant consideration on this occasion. However, as concluded within the Heritage Impact Assessment (HIA) (see paragraph 5.24), the proposed development is *'considered to bring a number of public benefits that weigh in favour of the scheme and should be considered in the wider planning balance.'* Furthermore, the proposals would not have any adverse impacts that would significantly and demonstrably outweigh the benefits of development (see paragraph 5.37), when assessed against NPPF policies taken as a whole. This is demonstrated at paragraphs 5.8 – 5.37 of this Statement, as is compliance with other relevant (general) up-to-date development plan policies and material considerations. Crucially, by granting permission it would support the Government's objective of *'significantly boosting the supply of homes'*, in line with NPPF paragraph 61, with their ambition being to deliver 1.5 million new homes over the next five years.

### Affordable Housing

5.8 The application is accompanied by a Financial Viability Appraisal (FVA) by ELG Planning, which identifies that the scheme would only achieve the 17.5% targeted developer profit

With all affordable housing removed. No affordable dwellings are proposed accordingly.

## Ecology and Trees

5.9 The application is accompanied by an Ecological Impact Assessment (EclA) by Whitcher Wildlife. This identifies that:

- There would be no impacts on non-statutory sites, the closest of which is located approximately 1.3 kilometres (km) away (Huddersfield Narrow Canal Local Wildlife Site [LWS]);
- There are no statutory sites within 2km of the survey area (i.e., the application site);
- The site does lie within the ninth Impact Risk Zone of the South Pennine Moors Site of Special Scientific Importance (SSSI), located approximately 6.25km southwest, but Natural England would not need to be notified of the works;
- There are no structures within the survey area to provide suitability for roosting bats;
- None of the trees within the survey area possess features to provide suitable roosting opportunity for bats;
- Bat activity survey results show that bat activity is mainly concentrated along the eastern side of the site, where there is a corridor of scrub and trees creating connectivity throughout the surrounding areas. The eastern boundary appears to be mainly of importance for common pipistrelles, especially during the spring, when they will have moved to their summer roosts and potentially be rearing young. Due to the presence of connective habitat in the surrounding areas, this is only of importance at a site level;
- It is assessed as highly likely that peregrine falcons are nesting in the large chimney structure, just outside the eastern boundary of the site. The peregrines have been observed frequently emerging from and returning to the ledges around the top of the chimney on multiple occasions and have also been observed using the survey area to hunt. There is extensive open habitat to the north of the survey area and as peregrines are known to predominantly hunt other birds in the air, development of the site would not result in a significant loss of hunting habitat. However, there could be a high impact on the nesting peregrines if disturbance is caused by works

- commencing during the nesting season;
- There are multiple edge habitats on-site, created by the combination of dense vegetation and more open and bare areas. Furthermore, the wall along the western boundary provides refugia and basking areas. As there is a wide range of habitats throughout the surrounding areas, the development of the site would not result in a significant loss of habitats for reptile species or small mammals. In addition, any gardens that are developed would likely continue to provide some suitable habitat. Precautionary measures would ensure that there are no negative impacts on reptiles or small mammals during the proposed works;
  - No badger setts or other field signs were identified during the survey, and even if they use the survey area for foraging and commuting, there is ample habitat to the north which would not be affected. Therefore, the proposed works would have no impact on badger;
  - The watercourse adjacent to the survey area is assessed as providing suboptimal habitat for otter, and no holts or other field signs were identified during the survey. As such, the proposed works would have no impact on otter;
  - Whilst the watercourse adjacent to the survey area does provide some habitat for water vole, the lack of records within 2km of the survey area and the absence of field signs on-site means it is assessed as highly unlikely that this species would be present within the survey area. As such, the proposed works would have no impact on water vole;
  - The watercourse provides suboptimal habitat for white-clawed crayfish and there are no records of species within 2km of the survey area. Therefore, the proposed works would have no impact on this species;
  - There is one pond and two reservoirs situated within 500 metres (m) of the survey area. The pond is assessed as unsuitable for Great Crested Newts (GCN) by virtue it features structured walls, has no emergent vegetation, and is connected to the northernmost reservoir via a channel. The reservoirs are also assessed unsuitable for GCN as they are highly likely to contain fish, which prey on GCN eggs and efts, and their large size also creates a suboptimal habitat. As a result, it is assessed as highly unlikely that GCN would be present within the survey area and there would be no impact on this species;
  - The trees, scrub, and grassland habitats within the survey area all provide suitable

opportunity for nesting birds between March and August each year. A single active magpie nest was identified on-site also, within a tree towards the southeastern corner. As a consequence, the development of the site would have a direct impact on any nests present on-site if done between March and August inclusive;

- The survey area lies outside the natural known range of the red squirrel and hazel dormouse. Consequently, these species are considered absent, and the proposed works would have no impact;
- There are no non-native invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 situated within the survey area, meaning the proposed works would not cause any such plant to spread; and
- The survey area provides suitable habitat for hedgehogs due to the combination of sheltered habitats and more open areas for foraging. Whilst the proposed works may cause a loss of suitable habitat, any developed gardens would continue to provide suitable habitat, with ample suitability in the wider surroundings also. As such, there would be no significant impact on hedgehogs.

5.10 Turning to BNG, as can be seen in the EclA the baseline value of the site is 9.11 biodiversity units and 0.26 hedgerow units, and the post-development habitat value of the site would be 0.61 biodiversity units (-83.33%) and 0.12 hedgerow units (-52.46%). This results in a net change of -7.59 in biodiversity units and -0.14 hedgerow units. In order to achieve the mandatory 10% BNG, 10.02 biodiversity units and 0.28 hedgerow units would be delivered off-site via a habitat bank, meaning that the LPA can approve the application with a pre-commencement condition requiring a (final) Biodiversity Gain Plan.

5.11 Subject to the mitigation measures referred to in the EclA, it concludes that there would be no negative residual impact on bats, birds, reptiles or small mammals at a site level. These mitigation measures can be secured by condition.

5.12 The BNG and mitigation measures referred to at paragraphs 5.10 and 5.11, respectively, would ensure conformity with NPPF paragraph 187 (criterion d), as well as Local Plan Policy LP30 and Kirklees' Biodiversity Net Gain Technical Advice Note by delivering 10% BNG off-site.

- 5.13 With regards to trees, the Arboricultural Report by Elliott Consultancy submitted as part of the application indicates those trees and hedgerows on-site to be retained as part of the proposals, which is not dissimilar to the previously approved scheme, but has been guided by Elliott Consultancy following their recent site visit that assessed the quality of existing specimens. The Arboricultural Report also includes a method statement, which could be secured by condition to protect those trees on-site to be retained and those off-site to be protected, in accordance with Local Plan Policy LP33 and NPPF paragraph 136.

### Environmental Health Considerations (Contaminated Land)

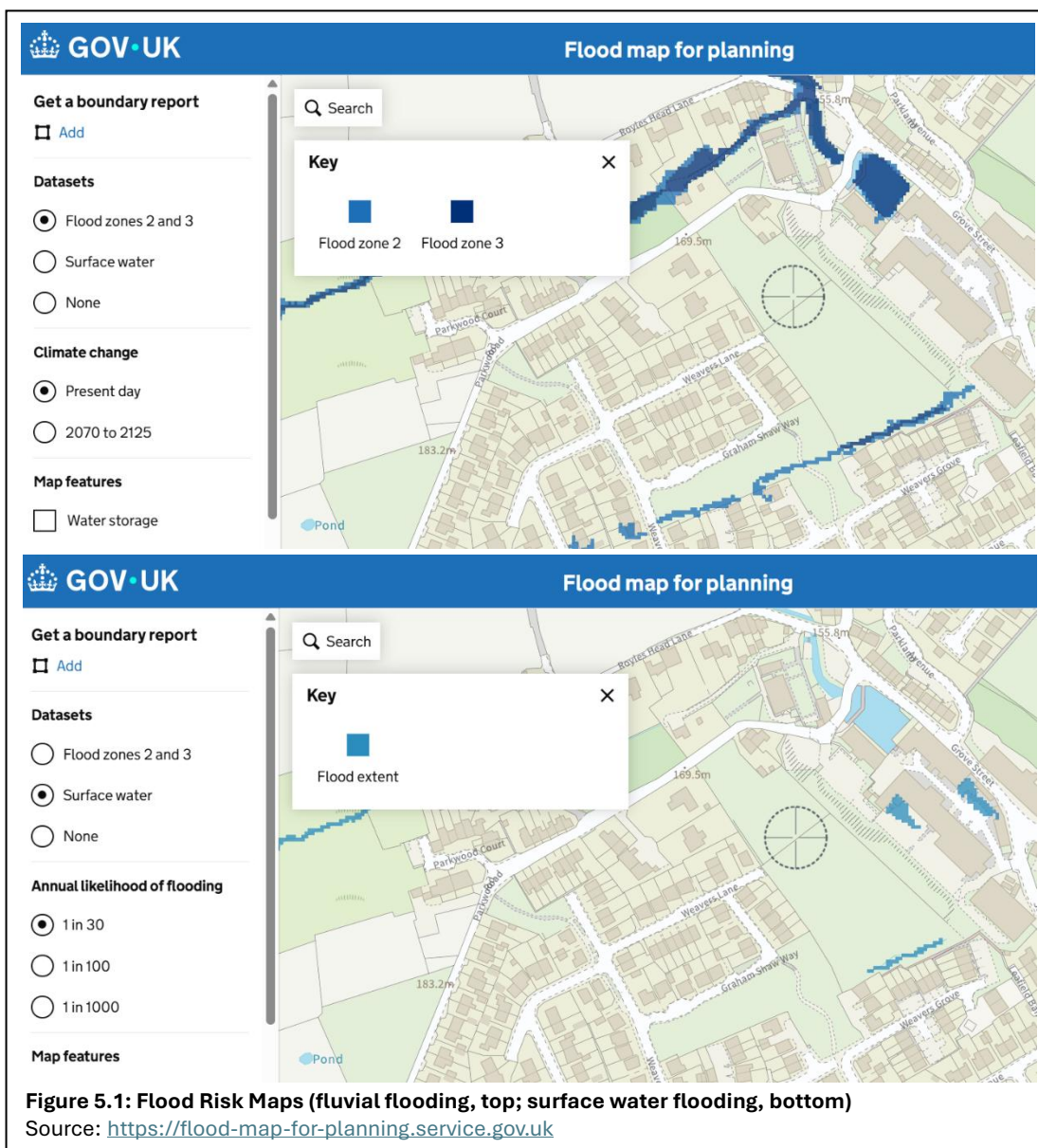
- 5.14 A Phase 2 Site Investigation and a Ground Gas Risk Assessment by Solmek have been submitted in support of the application. Likewise, the previous consents (see paragraphs 2.6 - 2.8 and Figure 2.2), a Phase 3 Remediation Strategy, dealing with any unexpected contamination encountered, and a Phase 4 Validation Report can be secured by standard contaminated land conditions attached to any consent to ensure there are no conflicts with Local Plan Policy LP53 or NPPF paragraphs 196 – 197.

### Flood Risk and Drainage

- 5.15 In respect of flood risk, paragraph 170 of the NPPF specifies:

*‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).’*

- 5.16 As shown at Figure 5.1 overleaf, the application site lies in Flood Zone 1 so is at very low risk of fluvial flooding (i.e., from rivers or seas). The development therefore cannot be directed to an area at lower risk because it is already in the most appropriate location from this perspective. Figure 5.1 also demonstrates that the site contains only small areas at low risk of surface water flooding. The above remains the case for fluvial flooding even when climate change from 2070 to 2125 is taken into account and similarly remains the case for surface water flooding when looking at 1-in-100 and 1-in-1,000-year events (N.B. these alternative scenarios are not shown at Figure 5.1 overleaf).



5.17 Taking all of the above together, it is clear that the proposals are in a suitable location from a flood risk perspective, and an appropriate drainage strategy is currently being prepared by Lynas Engineers, in line with Local Plan Policies and LP27 and LP28, and NPPF section 14.

## Highways and Parking

5.18 The application is supported by a Transport Statement by TPS, the key findings of which are set out below:

- There are good opportunities for walking and cycling locally, with good pedestrian and cycling infrastructure surrounding the application site. Trips to and from the application site can easily be undertaken by sustainable modes of travel, thus minimising the use of the private car (see Transport Statement section 3);
- The proposed vehicle access would be a 5.5 metre (m) wide shared surface with a 600 millimetre (mm) hard margin on both sides, providing a continuation of the existing provision in place along Weavers Lane (see Transport Statement section 3 and Photo 5.1 overleaf). At this width, fire tenders and emergency vehicles would be able to access the site from Weavers Lane, turning around using the proposed turning head;
- The number of accidents recorded over the most recent 5-year period does not indicate any existing road safety issues in the vicinity of the site. Furthermore, the development proposals would result in a negligible traffic impact and not impact on road safety within the vicinity of the site (see Transport Statement section 4);
- The proposed development is anticipated to generate 15 two-way vehicle trips in both the AM and PM peak hour. This level of vehicle trip generation would not be considered as material and, as a result, no further assessment of the impact of the proposed development on the wider highway network is required (see Transport Statement section 4);
- The proposals would achieve 2.4 metre (m) x 25m visibility splays at the internal access junction, in line with the 20mph design speed (see Transport Statement Appendix C);
- The proposed level of parking is provided to an appropriate standard, reflecting the size and nature of the development, and considering the site's proximity to public transport facilities and amenities (see Transport Statement section 5);
- This swept path analysis shows an 11.85m refuse vehicle accessing and egressing the site in a forward gear, utilising the turning head to be provided within the site (see Transport Statement Appendix D); and

- Overall, on the basis of the above assessment the Transport Statement concludes that the proposals would not result in a ‘severe residual cumulative impact’ (the test set out in NPPF); indeed, they would be complementary to the prevailing policy agenda. As such, there are no substantive highway grounds why the development should not be granted consent. (see Transport Statement section 7).



**Photo 5.1: The Proposed Vehicular Access Point**

- 5.19 In relation to electric vehicles (EVs) and cycle parking, all dwellings would be provided with an EV charging point, and those dwellings without a garage would be provided with a lockable timber cycle store within rear gardens.
- 5.20 In view of all the above, it is clear the proposals would accord with Local Plan Policy LP20 Local Plan Policy LP21 (criteria a - g), the Highway Design Guide SPD, and NPPF section 9.

5.21 NPPF paragraph 116 is explicit that development ‘*should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*’ Such (unacceptable impacts) would evidently not be the case on this occasion, as concluded by the Transport Statement, and it therefore falls that the proposals are acceptable in highways and access terms.

## Housing Mix

5.22 The proposed mix of dwellings would be as follows:

- 10no. one or two-bed houses (36%);
- 12no. three-bed houses (50%); and
- 4no. four-bed detached houses (14%).

5.23 This mix would satisfy the requirements of the Affordable Housing and Housing Mix SPD in relation to one and two-bed (30 – 60% required), and four-bed market housing (10 – 30% required), with a small exceedance in relation to three-bed housing (25 – 45% required). This (exceedance) is deemed acceptable, however, bearing in mind the pre-application comments, which emphasised the need to increase one and two-bed dwellings (3no. one or two-bed dwellings were originally proposed, and this has now increased to 10no.). If 2no. three-bed dwellings were replaced by 2no. four-bed dwellings, the SPD mix would be achieved, but such a change would not be particularly beneficial, given the thrust of the SPD is clearly to encourage developers to deliver more smaller dwellings than may have been the case historically. The requirement of Local Plan Policy LP11 to provide a mix of housing would be achieved, nevertheless.

## Heritage

5.24 ELG Heritage carried out a HIA of the proposals, which drew the following conclusions:

*'The application site is a housing allocation site that benefits from previous planning approvals. The proposed housing layout closely reflects that of the previously approved schemes with the main change being to house types and design proposed.'*

And

*'The proposals will not impact directly on any built heritage assets but there will be an impact on change to setting largely as a result of a change from undeveloped land to that of residential development.'*

And

*'The overall impacts on the settings of neighbouring assets are mitigated by the proposed site arrangements, scale, form and general design of the development proposed. Which remains consistent with previous planning approvals at the site.'*

And

*'The resulting impacts on setting of the heritage assets is considered to be overall low and negligible, akin to the lower end of less than substantial harm for the purposes of the NPPF.'*

And

*'The proposed development is therefore considered to bring a number of public benefits that weigh in favour of the scheme and should be considered in the wider planning balance.'*

5.25 As a result, the proposals are considered to accord with Local Plan Policy LP35 and relevant NPPF provisions related to heritage, specifically paragraph 215.

## Minerals and Waste

5.26 Whilst the application site lies within a mineral safeguarding area for sandstone, the geographically wide extent of this designation means that the development would not stymie the ability to work this resource (elsewhere) at some point in the future. In reality, the location of the site in a built up area with residential properties at close proximity in all directions means it is highly unlikely to ever be worked for such purposes. Accordingly, no conflicts with Local Plan Policy LP38 would arise.

## Residential Amenity

5.27 As confirmed in the DAS submitted as part of the application:

- All dwellings would meet - and in most instances exceed - the Nationally Described Space Standards<sup>1</sup> (NDSS);
- The proposed site plan (see Figure 3.1) is very similar to the previously approved layouts (see Figure 2.2), meaning the proposals would achieve suitable separation distances between the proposed dwellings and from existing dwellings; and
- All dwellings would benefit from good size gardens, which are commensurate with the size of the property.

5.28 As a consequence, Local Plan Policy LP24 (criterion b), principle 6 of the Housebuilders Design Guide Supplementary Planning Document, and NPPF paragraph 198, in respect of protecting and ensuring residential amenity, would all be satisfied.

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<sup>1</sup>*Technical housing standards nationally described space standard*, Department for Communities and Local Government (March 2015)

## Sustainability

5.29 As confirmed at paragraph 4.7 of this Statement, the NPPF confirms that the purpose of the planning system is to contribute towards achieving sustainable development. This has the following overarching objectives:

- 'a) an economic objective – 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; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – 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; and 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; and*
- c) an environmental objective – 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 mitigating and adapting to climate change, including moving to a low carbon economy.'*

5.30 Each of the above will now be considered in turn, grouped where appropriate.

### Economic and Social Objectives

- 5.31 In this instance, the proposals would be located in a sustainable location with local shops and amenities within walking distance or a short public transport ride (see the submitted Transport Statement and DAS). Indeed, the pre-application response acknowledged that:

*'The site is within an existing, established settlement that is served by public transport and other facilities. It is considered to be a sustainable location for residential development.'*

- 5.32 Clearly, the proposals would help to reinforce the viability of local services, because the new dwellings would either be occupied by existing Kirklees residents who are looking to move within the local area, and thus would be retained, or by new residents moving in, both of whom would invariably use local services.

### Environmental Objectives

- 5.33 As identified at paragraphs 5.18 and 5.31, the application site is well-placed for access by sustainable means. This could help to reduce carbon emissions by reducing the need for and/or length of private car journeys.
- 5.34 With regards to the sustainability of the dwellings, an Energy Statement by FES forms part of the application. This confirms the proposed fabric first strategy, which aims to achieve long term reductions in CO2 emissions and climate change. The proposed fabric and building services specification, which would include the installation of photovoltaics and wastewater heat recovery systems, would permanently reduce the regulated emissions by 2.41% and the proposed energy demand by 1.73%. This betterment demonstrates that the proposed development would have a reduced reliance on national resources (gas and electricity). In addition, all dwellings would have an electric vehicle charging point and dwellings without a garage would also have a dedicated cycle store. In combination, these features would satisfy Local Plan Policies LP24 (particularly criteria d v and vi) and LP26, and the Planning Applications Climate Change Guidance.

5.35 The above, taken together with all the findings set out within section five of this Statement, clearly represents a sustainable form of development that would satisfy Local Plan Policy SD 1, as echoed by ‘*presumption in favour of sustainable development*’ within the NPPF. Where this is the case, such proposals should be approved without delay in accordance with both of the above.

## The Benefits of Development

5.36 As specified earlier, paragraphs 5.2 – 5.35 establish that the proposals are acceptable in principle, in terms of the nature of the development on the application site, as well as satisfy all relevant (general) development plan policies and material considerations (e.g., the NPPF). On this basis, they are deemed to represent sustainable development as envisaged by the NPPF, which has three strands: economic, social, and environmental.

5.37 Further to the above, there are a substantial number of economic, social, and environmental benefits that would flow from the proposals. These benefits are listed below, albeit they are not necessarily exhaustive of all (benefits) that would result. Many have been mentioned earlier, as they equally represent the sustainability credentials of the scheme, but nevertheless they are set out again here for completeness:

### Economic and Social Benefits

- A major boost to the housing supply in Kirklees at a time when the Council cannot demonstrate a five-year housing land supply. There is also a well-documented housing crisis nationally, with the Government intent on significantly boosting housing delivery as a result;
- Financial and employment benefits by increasing Council Tax receipts, generating New Homes Bonus, and creating jobs during the construction process:
  - Using the Home Builders Federation (HBF) calculator tool<sup>2</sup>, the provision of 28no. dwellings is estimated to generate:

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<sup>2</sup><https://www.hbf.co.uk/policy/policy-and-wider-work-program/hbf-housing-calculator/>

- The employment of 142no. people;
  - £1,093,333.47 in tax revenue; and
  - £82,512.50 in Council Tax revenue;
- By focusing development in a sustainable location with local shops and amenities within walking distance, or a short public transport ride, this would help to reinforce the viability of those local services. This is because the new dwellings would either be occupied by existing residents who are looking to move within the local area, and thus would be retained, or by new residents moving in, both of whom would invariably use local services.

#### Environmental Benefits

- Achievement of the required 10% BNG;
- The focusing of development in a sustainable location, with local shops and services, including public transport stops, within reasonable walking or cycling distance; and
- Opportunities for new tree and hedgerow planting.

## 6. Conclusions

6.1 This Planning Statement accompanies a full planning application for the erection of 28no. dwellinghouses, together with associated landscaping and external works, at land off Parkwood Road/Weavers Lane, Longwood, Huddersfield.

6.2 With the LPA having accepted that NPPF paragraph 11 is engaged due to their inability to demonstrate a five-year housing land supply, permission should be granted by virtue that:

- No areas or assets listed at NPPF footnote 7 would be unacceptably impacted by the proposals;
- The proposals would not give rise to any adverse impacts that would significantly and demonstrably outweigh the benefits of development, when assessed against NPPF policies taken as a whole;
- The proposals are acceptable in all respects, having regard to the relevant requirements of the development plan and all other material considerations; and
- The proposals would deliver a substantial number of benefits.

6.3 The above is demonstrated at section five of this Statement, summarising, as appropriate, the findings of the technical reports submitted as part of the application. Indeed, the proposals would:

- Deliver new housing on a housing allocation in a sustainable location, which would meet the housing needs Kirklees at a time when the Council cannot demonstrate a five-year housing land supply, and when there is a national housing crisis with the Government intent on significantly boosting housing delivery;
- Give rise to financial and employment benefits by increasing Council Tax receipts, generating New Homes Bonus, and creating jobs during the construction process;
- See an increase in spending in the immediate local economy, e.g., where new residents use local shops and amenities etc.;

- Not create any unacceptable residential amenity issues for either new or existing residents;
- Be developed in a low flood risk area;
- Be able to be accessed safely, and via means other than the private car;
- Provide a suitable quantum of parking;
- Achieve the required 10% BNG; and
- Not give rise to any technical issues (e.g., contamination and drainage) that cannot be overcome by suitable planning conditions.

6.4 To conclude, we respectfully request that the LPA resolves to grant planning permission without delay in line with the presumption in favour of sustainable development set out within the NPPF, as echoed by Local Plan Policy LP1, subject to any conditions deemed appropriate on this occasion.