Land off Greave Road, Hade Edge

Planning Statement

Full Planning Application for the erection of 17 Dwellings

Date of report: June 2026

PREPARED FOR

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Document History

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1.0	05/05/26	BP/JA	First Draft
2.1	11/06/26	BP	Update due to Biodiversity

1. Introduction

1.1 Introduction

1.1.1 This Statement has been prepared by Savills Planning on behalf of Jones Homes (Yorkshire) Limited, in support of a full application for the erection 17 dwellings off Greave Road. The units comprise of 3 terraced houses and 14 detached houses.

1.1.2 There are no previous relevant planning applications on the site (evidenced by a search of the Council's online records), and as such this application acts as the first proposal for residential development on the site.

1.2 The Site

1.2.1 The site, as shown on the enclosed Site Location Plan, is situated in the centre of the village of Hade Edge being to the east of the cross roads of Dunford Road and Greave Road. The site is currently in agricultural use for pastoral grazing. It is designated as Safeguarded Land in the Kirklees Local Plan.

1.2.2 The site is surrounded by built residential development on its northern (beyond Greave Road), western (beyond Dunford Road) and southern sides, with further Safeguarded Land to the east. Hade Edge is characterised by relatively low density detached and semi-detached 2 storey housing. Hade Edge boasts services including primary school, village hall, butchers, sport and recreational facilities, and a public house, all within 400 metres of the site. Hade Edge is on the 29, 59, 87, H7 and X7 bus routes which provide services to Holmfirth, Huddersfield and Penistone.

1.2.3 The proposed access is off Greave Road.

1.3 Planning History

1.3.1 The applicant is not aware of any relevant previous planning applications on the site.

1.4 Structure of the Statement

1.4.1 The remainder of this Statement sets out the case for the proposal and addresses the main issues identified above. It is structured as follows:

- Section 2: The Site and Surroundings: Describes the application site.
- Section 3: The Proposal: Details the proposals in terms of access, layout, design, scale and housing mix.
- Section 4: Planning Policy: Provides a summary of the planning context and the relevant local and national planning policies.
- Section 5: Assessment: This Section considers Kirklees Council's Housing Land Supply position, how the proposal accords with the relevant policies and how the proposals constitute Sustainable Development. In addition, this Section summarises other matters, such as, Drainage, Ecology and Highway.

- Section 6: Planning Obligations: This Section considers the provisional Section 106 contributions required for this development and the applicant's proposed offer.

1.4.2 Our overall Conclusions at Section 7 are as follows:

The key benefits of the development are considered to be:

- Delivery of 17 new homes on a safeguarded land housing site;
- Delivery of 3 much needed new affordable homes;
- Provision of a range of house types, to promote an inclusive development. The proposal includes terraced and detached properties;
- Significant economic benefits, including in terms of investment and jobs throughout the construction phase, alongside additional Council tax receipts to Kirklees Council.

1.4.3 The site is safeguarded for future residential development, forming approximately two thirds of safeguarded designation SLS18 which measures 0.97ha. The land is safeguarded should additional land be required to meet development needs. It is noted that the safeguarded designation suggests an indicative capacity of 33 dwellings which was based on 100% gross to net ratio at 35 dwellings per hectare and not based on any detailed site-specific analysis. As such, the density is marginally below the expected density, with the number of dwellings has reduced by necessity to ensure a high-quality and well-designed scheme which is in keeping with the character of the village.

1.4.4 Through the Local Plan consultation and adoption process this site has already been assessed as being sustainable and suitable for future residential development, as set out in Policy LP6. The Safeguarded designation means that the principle of residential development has been established for the site should development needs for Kirklees demonstrate a need for more residential land. This has occurred through the lack of a demonstrable five year housing land supply and delivery rates, for which Kirklees supported the principle of releasing safeguarded land to meet development needs1. As such, development of the site for residential uses as demonstrated on the submitted site layout would accord with the policies within the Plan.

1.4.5 The proposed development takes account of the nature of existing adjacent development and the wider vicinity of Hade Edge in terms of scale, layout and density. The layout and orientation of the proposed dwellings will also ensure a high level of natural surveillance throughout the site. In terms of appearance, the use of different house types roof forms, materials and design features create visual interest, which effectively form a continuation of a Jones Homes development to the south of the site which was agreed through conversations with Kirklees design officers. This results in a high quality design which is in accordance with the relevant policies in the Development Plan and the NPPF.

1.4.6 The provision of housing on this site is considered consistent with the aims of the National Planning Policy Framework in terms of housing delivery and it benefits from the residential safeguarded land designation in the adopted Local Plan.

[1] Kirklees Council, Interim Housing Statement to Boost Supply (2024), Principle 2

2. The Site and Surroundings

2.1 The Site

2.1.1 The site extends to approximately 0.67 hectares of currently open, pastoral agricultural land. The site location is sustainable, close to a primary school, public house, village hall, as well as public open space including equipped play. There are several bus routes (29, 59, 87, H7 and X7) which provide services to Holmfirth, Huddersfield and Penistone. It is considered that the range of facilities on offer in the vicinity mean that the site is relatively well served. Such sustainability has been confirmed through the site's safeguarded land designation in the adopted Local Plan.

2.1.2 There is residential development to the north, west, and south of the site (which was developed by Jones Homes). Immediately to the east is undeveloped agricultural land, which is also safeguarded. The site is therefore only visible to the open countryside from the east, where its central location makes it contiguous with the rest of the settlement. Terraced, semi-detached and detached type housing are present in the surrounding vicinity of varying sizes.

2.1.3 In terms of topography, Hade Edge lies on a plateau, with higher topography associated with the Peak District to the south and east, and lower topography to the west and north. The site itself gradually slopes uphill southwards.

2.1.4 Heritage

2.1.5 The site is not within a Conservation Area. There are no listed buildings, parks and gardens or scheduled ancient monuments within or adjacent to the site, with the closet heritage assets being Grade II Listed Methodist Chapel and Sunday School approximately 100 metres to the south-west off Dunford Road, and not visible because of existing built development.

2.1.6 Trees

2.1.7 There are three trees on the site, a group of two located in the north-west corner between two walls which are under Tree Preservation Order 14/16/g1, and a tree in the west of the site under Tree Preservation Order 14/16/t1.

2.1.8 Flood Risk Classification

2.1.9 The application site lies within Flood Zone 1 according to the Environment Agency's current Flood Maps, meaning that it is at low risk of flooding, with a less than 1 in 1000 annual probability of river and sea flooding.

2.1.10 The site is also at a very low risk of surface water across the site, demonstrating there are no risks associated with surface water flooding.

2.1.11 Ecology and Biodiversity

2.1.12 There are no ecological designations on or directly adjacent to the site. The site is in pastoral agricultural use which is not considered to provide any exception ecological benefits.

2.1.13 The has a biodiversity habitat baseline of 4.21 habitat units. There are no linear or watercourse habitats on site.

2.1.14 Agricultural Land Classification

2.1.15 As per the Natural England Agricultural Land Classification Map (November 2024), the Site is wholly in Grade 4: Poor Agricultural Land which reflects the broader area which all the surrounding area is

also Grade 4, as set out Figure 2.1 below. This is a result of the Site's location at a high altitude close to moorland which restricts the ability to grow arable crop.

2.1.16 This is reflected through the Site's use for pastoral grazing as it is not suitable for any more intensive farming use.

2.1.17 As such, the quality of agricultural land is considered to be poor and the very small loss (0.67 ha) of it is considered to be negligible.

Figure 2.1 – Natural England Agricultural Land Classification Map Extract.

3. The Proposal

3.1.1 This is a full planning application for the erection of 17 homes. A full complement of plans have been submitted with this application, including proposed floor plans and elevations.

3.1.2 The description of development is as follows:

Full planning Application for 17 homes (Use Class C3) together with associated development including access, landscaping, ancillary infrastructure, and parking.

3.2 Access

3.2.1 The vehicular access is proposed to be taken from Greave Road, through the creation of a new access. This supports efficient pedestrian access to services in Hade Edge.

3.2.2 Adequate visitor parking has been provided within the adopted highway, spread out across the development.

3.3 Layout

3.3.1 All properties have car parking and detached properties have been allocated a single or double garage.

3.3.2 All properties will have individual footpath access to their rear gardens, enhancing privacy and security. In some cases properties will be physically enclosed by soft or hard boundaries, further providing privacy and security.

3.3.3 Dwellings have been positioned to utilise plot orientation to front the road hierarchy within the site, and to create views across the highways internally. The orientation of plots ensures an appropriate relationship to the proposed street scape whilst providing natural surveillance across the site and outwards across Greave Road and Dunford Road. Dwellings to the southern edge of the site have been positioned appropriately so as to avoid any overlooking of adjacent existing dwellings and to maintain private amenity both within the site and to its neighbours.

3.4 Design

3.4.1 The accompanying Design & Access Statement (produced by Niemen Architects) details the design ethos behind the proposal. In summary, the proposal seeks to create a sustainable, attractive and high-quality residential development that supports the existing character and community of Hade Edge.

3.4.2 Careful consideration has been given to the arrangement of the varying properties to ensure visual diversity and interest is achieved through the architectural form, the street scape and roof scape.

3.4.3 The dwellings will be constructed from a mix of materials including artificial stone, render and artificial slate grey roof tiles. These materials are considered appropriate in this location given that there is a mix of stone, artificial stone and brick.

3.5 Scale

3.5.1 The homes are all two storey and do not seek to raise the ridge heights to utilise the roof space for additional living accommodation.

3.6 Housing Mix

3.6.1 The proposed dwellings are a mix of, terraced and detached, based upon the following split:

Number of Bedrooms	Number of units	% of Units
2	3	18%
3	3	18%
4	10	59%
5	1	6%
Total :	**17**	

3.6.2 The scheme is comprised of 17no. residential dwellings, made up of 9 different dwelling types, in a range of terraced and detached homes. There are 3no. 2 bed terraced homes, 3no. 3 bed detached houses, 11 no 4 bed detached houses, and 1no. 5 bedroom detached houses.

3.6.3 The properties range from 2 bedrooms up to 5. The development would therefore deliver a diverse mix of house types, catering for a range of future occupants in terms of size and demographics.

3.6.4 It is considered that the indicative layout achieves an appropriate housing mix, which is in accordance with Paragraph 61 of the National Planning Policy Framework (NPPF).

4. Planning Policy

4.1 This Section of the Statement sets out:

a) Policy Context.
b) Kirklees Development Plan Policies.
c) Kirklees Local Plan Update.
d) Holme Valley Neighbourhood Plan.
e) The National Planning Policy Framework (NPPF).
f) Housing Land Supply Position in Kirklees.
g) Housing Delivery in Kirklees.
h) Supplementary Planning Documents (SPDs)
    i. Kirklees Council's Affordable Housing Mix SPD;
    ii. Housebuilders Design Guide SPD;
    iii. Open Space SPD;
    iv. Highway Design SPD;
    v. Providing for Education Needs Generated by New Housing SPG.
i) Kirklees Interim Housing Statement to Boost Supply (2024).

4.2 a) Policy Context

4.2.1 Kirklees Council's Statutory Development Plan comprises the Kirklees Local Plan and the Holme Valley Neighbourhood Development Plan, in applicable areas. The statutory development plan is the starting point in the consideration of planning applications for the development or use of land unless material considerations indicate otherwise (Section 38(6) Planning and Compulsory Purchase Act 2004).

Kirklees Council adopted their Local Plan in February 2019, with the site benefiting from a safeguarded land designation for future residential development (ref: SLS18), known as 'Dunford Road, Hade Edge, Holmfirth'. The allocation gives a capacity of 33 dwellings on a net site area of 0.97 Ha . However, the designation includes an area to the east which is not included within the proposed development due to it being under separate landownership and the Applicant having no control over this land.

4.2.2 As set out in the Kirklees Interim Housing Statement to Boost Supply (2024), substantial weight will be given to the presumption in favour of sustainable development for housing development on land identified as safeguarded land in the Kirklees Local Plan, where constraints to development can be overcame.

4.2.3 Delivery of housing on this site is considered consistent with the aims of the National Planning Policy Framework in terms of housing delivery. The National Planning Policy Framework (NPPF) for England was published by the Government on the 27th March 2012. The Framework was revised on 12 December 2024, and amended on 7 February 2025 and therefore supersedes previous versions.

4.2.4 The NPPF is a strong "material consideration" in planning decisions [Paragraph 2].

4.3 b) Kirklees Local Plan Strategy and Policies (February 2019)

4.3.1 The following Kirklees Local Plan 2013 – 2031 (Adopted in 2019) Policies are considered relevant in respect of this application:

Policy LP1: Presumption in Favour of Sustainable Development

The council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP3: Location of New Development

Policy LP3 sets out that development should reflect the settlement's size and function and the need to provide for new homes and jobs. The policy goes onto state that development will be permitted where it supports the delivery of housing growth in a sustainable way.

Policy LP6: Safeguarded Land

The policy clarifies that such land is safeguarded for potential future development. Safeguarded land is identified as land to be protected from development during the Local Plan period but to be considered for development through a review of the Local Plan. In the absence of a five-year housing land supply, the most relevant policies are deemed out of date.

As the Local Plan safeguarded land policy (LP6) relates to the supply of land for development, including for housing, this policy is considered to be out of date. We discuss this in greater detail within Section 5 'Planning Assessment'.

Policy LP11: Housing Mix and Affordable Housing

All proposals for housing must aim to provide a mix (size and tenure) of housing suitable for different household types. The council will negotiate with developers for the inclusion of an element of affordable homes in planning applications for housing developments of more than 10 homes. The proportion of affordable homes should be 20% of the total units on market housing sites.

Policy LP21: Highways and Access

This policy relates to proposals demonstrating suitable access and a safe and efficient flow of traffic within the development. It states that proposals which generate a significant amount of traffic may be required to be accompanied by a Transport Statement.

Policy LP22: Parking

LP22 requires all proposals to provide full details of the design and levels of proposed parking, which should demonstrate how the design and amount of parking is making the most efficient land within the development and encouraging sustainable travel.

Policy LP24: Design

Good design should be at the core of all proposals and should be considered at the outset of the development proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable.

Policy LP30: Biodiversity and Geodiversity

This policy requires new development proposals to provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation. The council encourages the retention of high value biodiversity features, ecological enhancement and habitat creation on-site.

LP32: Landscape

LP32 requires development proposals to consider and seek to enhance the landscape character of the area, including the setting of settlements and buildings and the patterns of woodland, trees and field boundaries.

Policy LP63: New Open Space

This policy seeks to secure well-designed new and improved open space, sport and recreation facilities in the district to encourage everyone in Kirklees to be as physically active as possible and promote a healthy lifestyle. New housing developments are required to provide or contribute towards new open space or the improvement of existing provision in the area, subject to the size of the development an unless the developer clearly demonstrates that it is not financially viable for the development proposal.

4.4 c) Kirklees Local Plan Update

4.4.1 Following review of the current plan, a full update of the Kirklees Local Plan has commenced. This was determined in part by a lack of five year housing land supply. The Kirklees Local Plan Update will set out the strategy for growth and development of Kirklees over the next 15 years, and Kirklees Council has stated the need to identify additional land for development.

4.4.2 Kirklees Council undertook Early Engagement on the emerging Plan in early 2025. However, the next stages of Local Plan making were paused and now the Local Plan is to be progressed under the new Local Plan making system. Kirklees have published the below timetable for the production of the emerging Local Plan.

- Gateway 1 (Self-Assessment / Commencement of plan-making)
- Consultation on Vision and Strategy – June/July 2027
- Gateway 2 (PINS) – November/December 2027
- Local Plan Consultation – April/May 2028
- Gateway 3 (PINS) – August/September 2028
- Plan Submission – September 2028
- Examination – October 2028 – March 2029
- Adoption – April 2029

4.4.3 In accordance with Paragraph 49 of the NPPF, no weight can be attached to this plan at this stage.

4.5 d) Holme Valley Neighbourhood Plan

4.5.1 The Neighbourhood Development Plan was adopted on 8 December 2021. The Plan identifies distinct character areas and provides management principles based upon key characteristics of each area. The site is within the Hade Edge Upland Pastures, for which Hade Edge is the principal settlement of this landscape area. Hade Edge is described as having some services and modern and older development and lies on a plateau at Dunford Road / Penistone Road.

4.5.2 The Plan includes the existing housing sites within its boundaries from the Local Plan to demonstrate the area meets its development needs but does not contain any 'new' allocations as confirmed by the examining inspector. Therefore the Neighbourhood Plan should not be considered up-to-date in line with Paragraph 14 of the NPPF.

4.6 e) The National Planning Policy Framework (NPPF)

4.6.1 The National Planning Policy Framework (NPPF) was revised and published on the 12th December 2024. The overarching aim of the Framework is to proactively deliver sustainable development to support the Government's economic growth objectives.

4.6.2 Paragraph 9 sets out 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.

4.6.3 Paragraph 11 sets out in detail the presumption in favour of sustainable development. It states that plans should positively seek opportunities to meet the development needs of their area. The Framework details that development proposals which accord with an up-to-date development plan should be approved without delay.

4.6.4 Part d of paragraph 11 states that where there are no relevant development plan policies, or the policies which are most important for determining the applications are out of date (i.e. in instances where the local planning authority cannot demonstrate a five year supply of deliverable housing site or where the Housing Delivery Test is below 75% over the previous three years) the presumption in favour of sustainable development is engaged (referred to as the titled balance).

4.6.5 Paragraph 14 makes clear that where a neighbourhood plan adopted in the last five year which provides both policies and new allocations which meets its housing requirement, a proposed development must demonstrably outweigh the adverse impacts of a conflict. It is noted that the Holme Valley Neighbourhood Plan does not contain allocations and therefore Paragraph 14 does not apply to this application in accordance with case law[2] .

4.6.6 Paragraph 61 relates to delivering a sufficient supply of homes in relation to the Governments objective to significantly boost the supply of homes, including for a range of groups in the community.

4.6.7 There is therefore a significant benefit arising from the development of the site for residential purposes that is to meet an identified need for housing in accordance with the requirements of the NPPF.

4.7 f) Housing Land Supply Position in Kirklees

4.7.1 The Council's most recently published position on the matter of housing land supply was in the Authority Monitoring Report dated December 2025. This document confirms that the Council cannot

[2] R (oao Manor Oaks Homes Ltd) v East Cambridgeshire DC [2020] EWHC 2039 (Admin)

demonstrate 5 year supply of deliverable housing land. Instead the Council can only demonstrate 4.18 years supply of housing land. As such, the presumption in favour of sustainable development is engaged.

4.7.2 The 'tilted balance' in favour of sustainable development applies in accordance with the provisions of NPPF paragraph 11, unless the application of polices in the NPPF that protect areas of particular importance provide a strong reason for refusing the development proposed.

4.8 g) Housing Delivery in Kirklees

4.8.1 The latest Housing Delivery Test (HDT) results, published in December 2024 showed delivery at 54%. As such, the presumption in favour of sustainable development is engaged.

4.8.2 Since the introduction of the HDT in 2018, Kirklees has failed each of the Government's published Housing Delivery Test results. Over recent years the housing delivery test results show that delivery has worsened in Kirklees, as the December 2023 showed delivery at 67% (covering the period 2019/20 to 2021/22), decreasing by 13% to 54% in the latest results covering the period 2020/21 to 2022/23.

4.8.3 A further two updates to the HDT are expected to be published this year.

4.8.4 The presence of a large shortfall in the housing land supply, and also a low result in terms of the Housing Delivery Test, shows that more homes are required in Kirklees urgently.

4.8.5 In addition to the lack of delivery of housing generally, there is an extensive affordable housing waiting list in the District, with a limited supply of affordable housing available. The current Strategic Housing Market Assessment identifies a need for 1,049 homes per annum need to be affordable.

4.8.6 An April 2026 report to the Corporate Governance and Audit Committee states that, at the end of Q3, over 21,500 applications were logged on the housing register. The Council's housing register webpage states that demand for social housing in Kirklees is high, that many more people want social housing than the number of homes that become available, and that waiting times are lengthy. Taken together, the Council's current published evidence indicates that the imbalance between affordable housing need and available supply in Kirklees remains acute.

4.8.7 A clear solution to this is the immediate construction of additional market and affordable housing.

4.9 h) Supplementary Planning Documents (SPDs)

4.9.1 Kirklees Council's Affordable Housing and Housing Mix SPD

4.9.2 The Kirklees Affordable Housing and Housing Mix SPD, adopted on 14 March 2023, provides guidance on the implementation of the Kirklees Local Plan Housing Mix and Affordable Housing Policy (LP11) which seeks to ensure provision of affordable housing in new housing developments and ensure that the housing mix meets local needs.

4.9.3 Local planning policy for affordable housing is set out in the Kirklees Local Plan (adopted February 2019) under policy LP11 (Housing Mix and Affordable Housing). The SPD provides detailed guidance and additional information to help implement Local Plan policy LP1.

Kirklees Rural West	Market Housing	Affordable Rent	Affordable Intermediate
1 and 2 Bed	30-60%	20+%	20-59%

3 Bed	25-45%	0-19%	60+%
4+ Bed	10-30%	0-19%	0-19%

4.9.4 The most up to date evidence as at adoption of the SPD is the Kirklees Strategic Housing Market Assessment (2016) which confirms that affordable housing should be split as 55% Affordable Rent and 45% Intermediate Tenure.

4.9.5 Affordable housing provision should be indistinguishable from market housing, in terms of achieving the same high quality of design, and should promote mixed and balanced communities by dispersing the affordable housing throughout the site

4.9.6 Housebuilders Design Guide SPD

4.9.7 The Kirklees Housebuilders Design Guide SPD, adopted on 29 June 2021, is intended for use by residential developers. It aims to ensure future housing development is high quality, socially inclusive and built to high environmental standards.

4.9.8 The SPD confirms that there are a range of tools available for developers to ensure that their schemes deliver a high standard of design, including, pre-application advice, support from Architects, community engagement, statutory consultees advice and other useful tools to feed into producing a high quality design.

4.9.9 There are a number of principles outlined in the SPD which have been taken into account as part of this application, which include but are not limited to the following:

- *New residential development proposals will be expected to respect and enhance the local area by taking cues from the character of the built and natural environment and illustrating landscaping opportunities.*
- *Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.*
- *The integration of green infrastructure and accessible open space.*
- *The site layout should make effective connections to existing walking and cycling links and take opportunities to create new connections.*
- *Provide inclusive spaces that meet the needs of pedestrians, cyclists and children and ensure streets are well integrated into the development.*

4.9.10 The SPD provides recommendations for the location of parking spaces to ensure high quality design. It confirms that car parking and highways should be efficiently designed to ensure they do not take up a high proportion of land. Opportunities for densification should be identified, especially if land is highly accessible and currently under-used.

4.9.11 Open Space SPD

4.9.12 The Kirklees Open Space SPD, adopted on 29 June 2021, provides detailed guidance for applicants and the local community on the requirements for open space, sports and recreation provision to serve new housing developments. It sets out a step-by-step approach to be used to determine the types, amount and location of open space required to serve new housing developments across Kirklees.

4.9.13 The SPD confirms that new housing developments which result in an increase of more than 10 dwellings will normally be expected to provide and/or contribute towards new or enhanced open space, sport and recreation facilities.

4.9.14 All development of 11 or more dwellings will normally be expected to include, usable, accessible greenspace (14.58 sq. metres per dwelling) and equipped play facilities in accordance with the guidelines set out in the table below.

Number of Dwellings	Local Area of Plan (LAP)	Locally Equipped Area of Plan (LEAP)	Neighbourhood Equipped Area of Plan (NEAP)	Multi Use Games Area (MUGA)
11-50	Yes	No	No	No

4.9.15 Highway Design SPD

4.9.16 The Kirklees Highway Design Guide SPD, adopted on 4 November 2019, aims to promote high standards of highway design which reflect nationally recognised best-practice, and facilitate the delivery of high quality residential developments in Kirklees.

4.9.17 The Highway Design Guide SPD helps to encourage good design in terms of how developments, routes and spaces relate to one another to create streets and public spaces that are safe, accessible, and pleasant to use.

4.9.18 The SPD confirms that Kirklees Council has not set local parking standards for residential and non-residential development. However, as an initial point of reference for residential developments, it is considered that the following should be adhered to:

- 2 to 3 bedroom dwellings provide a minimum of two off street car parking spaces
- 4+ bedroom dwellings provide three off-street spaces.
- 1-2 bedroom apartments provide one space (3+ bed two spaces)
- In most circumstances, one visitor space per 4 dwellings is considered appropriate.
- One cycle space per unit is recommended

4.9.19 Providing for Education Needs Generated by New Housing – Policy & Guidance

This guidance document sets out how the Council's Planning School Places Policy works in practice. Within Appendix 2 of this guidance document, it sets out that planning obligations will only be sought for development of 25 or more dwellings.

4.10 i) Kirklees Interim Housing Statement to Boost Supply (2024)

4.10.1 Delivering new housing development is important for the future of Kirklees and the council is responding proactively through measures already in place to help deliver new homes. This statement provides an additional mechanism to help boost housing supply.

4.10.2 As the Local Plan safeguarded land policy (LP6) relates to the supply of land for development, including for housing, this policy is considered to be out of date. As such, these sites provide potential

development opportunities that could be facilitated through their early release for housing where development constraints can be overcome, as set out within Principle 2 of the statement.

Principle 2 – Safeguarded Land

Substantial weight will be given to the presumption in favour of sustainable development for housing development on land identified as safeguarded land in the Kirklees Local Plan, where constraints to development can be overcome.

Planning permission will be expected to be granted if proposals constitute sustainable development and accord with other relevant policies set out in:

- the National Planning Policy Framework
- the Kirklees Development Plan
- Kirklees Supplementary Planning Documents and other planning guidance.

The council will continue to consider planning applications on their individual merits.

It will be expected that proposals on safeguarded land are capable of being brought forward and built out in a timely manner.

5. Assessment

5.1 This Section will cover the following key matters:

a) Principle of Development:

- Compliance with the spatial strategy
- The Need for housing and the presumption in favour of sustainable development
- Sustainable development

b) Development Management Considerations

- Layout (Density, Mix and Crime Prevention)
- Design
- Drainage
- Ecology
- Flood Risk
- Noise
- Trees
- Air Quality
- Climate Change
- Highways
- Heritage Considerations
- Contaminated Land

5.2 a) Principle of Development

5.2.1 Planning law requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

5.2.2 Compliance with the spatial strategy

5.2.3 The spatial development strategy set out in the LPSP states that Hade Edge will accommodate circa 65 homes over the course of the plan period, with a further 3.21 hectares of land safeguarded. This is reflective of the fact that it is a sustainable location in the Borough to accommodate new housing.

5.2.4 LPSP Policy LP3 states that development should reflect the spatial development strategy and also the settlement's size and function; and b. place shaping strengths, opportunities and challenges for growth; and c. spatial priorities for urban renaissance and regeneration; and d. the need to provide for new homes and jobs.

5.2.5 The Site lies within the centre of Hade Edge with close access to its services and therefore is a suitable location in the context of the spatial development strategy.

5.2.6 Within the LPAD the majority of the site is allocated as Safeguarded Land under site reference SLS18 –Dunford Road, Hade Edge, Holmfirth. The allocation extends to 0.97 Ha, with a further parcel of land to the east not included within this application. LPSP Policy LP6 then states that

safeguarded land will be protected from development other than that necessary to facilitate its current use and the status will only change through a review of the Local Plan.

5.2.7 The Need for housing and the presumption in favour of sustainable development

5.2.8 NPPF paragraph 11 (d) is clear that in the event that the Council cannot demonstrate a 5 year housing land supply, or the Council scores less than 75% on the housing delivery test, the most important policies for determining the application are out of date.

5.2.9 In this case the Council cannot demonstrate a five year housing land supply. The Council's most recently published position on the matter of housing land supply was in the Authority Monitoring Report dated December 2025. This document confirms that the Council cannot demonstrate 5 year supply of deliverable housing land. Instead the Council can only demonstrate 4.18 years supply of housing land.

5.2.10 The latest Housing Delivery Test results, published in December 2024 showed delivery at 54%.

5.2.11 As such, the most important policies are out of date. As the Local Plan safeguarded land policy (LP6) relates to the supply of land for development, including for housing, this policy is considered to be out of date.

5.2.12 In this context, this site provides the opportunity for the early release to deliver the much needed market and affordable housing, as set out within Principle 2 of the Kirklees Interim Housing Statement to Boost Supply (2024). This is subject to any development constraints being overcome, which Savills assesses later on in this section.

5.2.13 Paragraph 11(d) goes onto make clear that if the application of policies within the NPPF that protect areas or assets of particular importance provides a strong reason to refusing the application (limb i) or that any adverse impacts 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 (limb ii) then the presumption in favour of sustainable development cannot be engaged.

5.2.14 It is therefore essential to assess whether there are any protected areas or assets, as listed in footnote 7, that would serve to stop the application of the tilted balance

Table 6.1 - Site assessed against protected areas or assets of importance (set out within Footnote 7)

Protected areas/assets of particular importance	Assessed in the context of the site
Designated as sites of Special Scientific Interest	The site is not a site of Special Scientific interest
Land designated as Green Belt	The site is safeguarded and is therefore not in the green belt
Local Green Space	The site is not classified as local green space
A national landscape	The site is not a national landscape
A national park	The site is not a national park

Defined as Heritage coast	The site is not defined as a heritage coast
Defined as Irreplaceable habitats	The site is not defined as an irreplaceable habitat
Designated heritage assets (and other heritage assets of archaeological interest)	The site is not within a conservation area or within visible proximity to any heritage assets.
And areas at risk of flooding or coastal change	The site is not at risk of flooding from any source.

5.2.15 The proposed development does not impact on any of the designations listed in footnote 7.

5.2.16 Sustainable development

5.2.17 The site is located within a sustainable location with a primary school, public house, village hall, and public open space all within 500 metres. There are several bus routes (29, 59, 87, H7 and X7) which provide services to Holmfirth, Huddersfield and Penistone. It is considered that the range of facilities on offer in the vicinity mean that the site is relatively well served.

5.2.18 The suitability of this location was assessed in the adopted Local Plan which found the site was in a sustainable which justified its safeguarding designation.

Economic

- Building new homes will create new jobs in the construction sector as well as contributing towards the viability of services within the local area.
- Ensuring an adequate supply of new homes also assists with achieving a flexible local labour supply, ensuring that the workforce is able to find somewhere to live near to where job opportunities exist.
- The proposals will also contribute to the economic role of sustainable development by delivering land to improve choice and competition in the residential market place.
- During the operational phase of the development, new residents will spend within the local economy which will assist in sustaining the local services and infrastructure in the wider area.

Social

- The provision of c. 17 residential dwellings contributes to the vitality of the community.
- A mix of housing types including a range of 2, 3, 4 and 5 bedroom properties to increase housing choice in the Kirklees Rural West.
- Provision of 20% affordable housing
- High quality development which increases housing choice.

Environmental

- The proposed site is accessible by public transport options and within walking distance of nearby facilities and services.
- Retention and protection of all trees on site.
- The development will not impact on protected species or area with statutory protection.
- The site is located within Flood Zone 1, lowest risk of flooding, and has a very low risk of surface water flooding across the site.
- The proposals will incorporate a sustainable drainage design.

- All plots have air source heat pumps which support strong sustainability credentials.
- The proposals will deliver at least 10% net gain in biodiversity.

5.3 Development Management Considerations

5.3.1 Layout

5.3.2 This proposal is for 17 dwellings, with a mix of terraced and detached dwellings. The access will be taken through Greave Road and will connect the site to the surrounding area.

5.3.3 The layout seeks a continuation of the existing built form of Hade Edge, whilst protecting the amenity of the existing neighbouring residential dwellings. The proposed layout includes active frontages. This will create enhanced natural surveillance and enhance the street scene by providing visual interest.

Density and Mix

5.3.4 Both the Local Plan and NPPF set out expectations to ensure proposals represent the effective and efficient development of land. Policy LP7 requires development to achieve a net density of at least 35 dwellings per ha, where appropriate and Policy LP11 of the Local Plan requires the consideration of housing mix.

5.3.5 Sections 6 and 7 of the Housebuilders Design Guide outline the Council's expected approach to the development of a site.

5.3.6 This application proposes a mixture of house sizes based on floor space and a range of dwellings of 2, 3, 4 and 5 bedrooms, set out in the table below.

No of Bedrooms	No of Homes
2 Bed	3
3 Bed	3
4 Bed	10
5 Bed	1

5.3.7 Taking all of these factors into account, a site layout is now proposed which, at 26.15 dwellings per hectare, based on the developable area, is considered to represent an appropriate density in this location, albeit marginally lower than the prescribed 35 dwellings per hectare, which is required 'where appropriate'. This takes account of the site specific constraints, such as topography, and the local context and in our view will harmonise well with existing development in the immediate area.

Crime Prevention

5.3.8 Policy LP24 of the Local Plan requires the risk of crime to be minimised by enhanced security, and encourages the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features.

5.3.9 The layout provides a high degree of natural surveillance with the orientation of plots having been carefully considered. The properties are generally parallel facing, with others at a 90 degree angle. The avoidance of an overly linear built form allows for increased surveillance as properties are inward facing.

5.3.10 The parking spaces within the development have also been designed to be particularly well overlooked to assist crime prevention.

5.3.11 It is therefore considered that the proposal complies with LP24 in relation to crime prevention.

5.3.12 Design

5.3.13 Local Plan Policy LP24 relates to design and confirms that good design should be at the core of all proposals.

5.3.14 The design concepts behind the scheme have been outlined in detail in the accompanying Design and Access Statement, prepared by Niemen Architects. The Statement considers the site context and constraints, addresses the pre-application response and refers to the Housebuilders Design Guide SPD (2021).

Materials

5.3.15 The proposed materials of construction have been carefully considered to both reflect and complement the existing stone and brick constructions within the surrounding area, and to sit comfortably against the existing residential development.

5.3.16 The surrounding area has a range of properties in varying styles, ages and materials with a good number of relatively new build properties which provide good precedents for the proposed development. The proposals have taken cues from surrounding built form including older stone properties and newer stone or reconstituted stone.

5.3.17 The supporting Materials Plan confirms that the scheme will predominantly comprise Marshalls Cromwell Pitched Faced Weathered Stone, with rendered elevational detailing, and grey roof tiles. These materials have been used recently by Jones Homes and feedback has been overwhelmingly positive from buyers. They are more weather resistant that natural stone as they prevent water ingress, and their weathered look ensures they are in keeping with the surrounding area.

5.3.18 The proposed materials comply with the requirement promote good design (Policy LP24) and will complement existing residential development in the locality.

Scale

5.3.19 Policy LP24 requires the scale of new development to respect and enhance the character of the townscape, heritage assets and landscape.

5.3.20 All proposed elevations consist of two storey dwellings in both terraced or detached form, with pitched roof lines in keeping with the existing theme within the immediate locality. The surrounding area predominantly 2 storey properties, so they will not look out of character within the locality.

5.3.21 Drainage

5.3.22 The drainage strategy for the site has been assessed in detail and a SuDs basin would not be suitable due to the change in levels on site. However, permeable paving is proposed for all private drives. Surface water disposal will either be to the culvert or to the public surface water sewer immediately north-east of the site.

5.3.23 Attenuation Storage will be provided for rainfall events. The surface water storage accounts for storms up to the 1 in 100 year events plus 45% climate change event, including 10% urban creep.

5.3.24 Foul water from the development is proposed to discharge to the public sewer by the access of the Site on Greave Road.

5.3.25 Flood Risk

5.3.26 The proposed site is wholly located in Flood Zone 1. The entirety of the site is at a less than 1 in 1,000 annual event risk from surface water flooding.

5.3.27 A Flood Risk Assessment has been prepared by Sanderson Associates in support of this application. The Assessment concludes that the site is in Flood Zone 1 and the level of risk and safeguards available are considered appropriate to the proposed development.

5.3.28 Noise

5.3.29 The site is not in close proximity to any sensitive noise receptors, or noise producing uses. Therefore adverse noise impacts will be avoided at the proposed development in accordable with the national policy relating to new residential development.

5.3.30 Trees

5.3.31 There are three trees on the site, all under a Tree Protection Order. Two are located in the north-west corner of the site where no development is proposed, and the other is close to the centre of the site. All three of these trees are no be retained with no development proposed within the root protection areas of the north-western tree, and minor development on the roots of the other tree which are shown to be protected through an Arboricultural Method Statement.

5.3.32 An Arboricultural Impact Assessment has been completed by JCA Limited in support of this planning application. The report confirms that the trees will be fully retained.

5.3.33 The report outlines a number of recommendations including temporary protective measures and remedial measures which will be adhered to if planning permission is granted via anticipated standard planning conditions.

5.3.34 Air Quality

5.3.35 The site is not in any air quality management area. It is also not close to any sensitive receptors, or any polluting uses. Therefore adverse air pollution impacts will be avoided at the proposed development in accordable with the national policy relating to new residential development.

5.3.36 Climate Change

5.3.37 A Climate Change Statement has been completed in support of this application which confirms that the proposed development would comply with the new Part L of Building Regulations. Each plot will have an air source heat pump which supports high sustainability credentials of the site.

5.3.38 Ecology and Biodiversity

5.3.39 A Preliminary Ecological Appraisal Assessment, including biodiversity details, has been prepared by Whitcher Wildlife and accompanies this application.

5.3.40 The site comprises improved pasture (modified grassland) in poor condition. The desktop assessment indicates that there are no international or national sites of Nature Conservation interest that form part of the National Site Network within 2km of the survey area. There are no non-statutory sites of nature conservation interest within the 2km search area.

5.3.41 There are no protected Priority Species of plants recorded within the development site. The report outlines a number of recommendations which would be adhered to if planning permission is granted.

5.3.42 The Ecological Report confirms there are no significant negative impacts anticipated as a result of the development proposals.

5.3.43 The biodiversity baseline of the site is 4.21 habitat units, which is considered high for the size of the Site. The proposed development would see 1.79 habitats units created on the site post development, leaving a shortfall of 2.42 habitat units.

5.3.44 To reduce this deficit, it is proposed that 0.92 habitat units will be created through enhancement of existing grassland within Jones Homes ownership, 125 metres south-east of the site. This will ensure some biodiversity improvements remain in Hade Edge. The remaining 1.5 shortfall, and 1.92 units to achieve a +10% net gain, will be achieved through the purchase of off-site credits through a registered provider.

5.3.45 Whilst, the purchase of off-site credits is not preferable in the BNG hierarchy, it is acceptable where there are mitigating circumstances. In this case, the site has a very high habitat baseline for the size of the site and the size of the site does not allow for creating of significant habitat areas. Opportunities for off-site enhancement in Hade Edge has been maximised using other land under the applicant's ownership. Therefore, the purchase of habitat credits is considered the only suitable solution, given there is a clear overriding need for development.

5.3.46 Highways

5.3.47 It is proposed that access will be taken from Greave Road which is a 30 mph road with speed bumps.

5.3.48 The proposed level of parking, including visitor spaces, complies with Kirklees parking guidelines and the internal layout is suitable to facilitate access for refuse and delivery vehicles. All plots will be fitted with one or more Electric Vehicle (EV) charging point.

5.3.49 The Statement confirms that the proposed development complies with the main objectives and policies outlined in national and local guidance. It is therefore considered that the proposed development accords with Policies LP22 (Parking) and LP21 (Highways and Access) of the Kirklees Local Plan and the Highways Design SPD in respect of Highway safety and parking requirements.

5.3.50 Heritage Considerations

5.3.51 The application does not sit within Conservation Area and there are no known heritage constraints to the development of the site beyond potential below-ground archaeology.

5.3.52 The supporting ground investigation reports confirm that it is not believed the study site is archaeological with the closet heritage assets being Grade II Listed Methodist Chapel and Sunday School approximately 100 metres to the south-west off Dunford Road, and cannot be viewed from the site as a number of residential properties provide separation.

5.3.53 Given the physical separation of these properties from the application site, the presence of existing development in between and the fact that no issue is stated in the safeguarded land allocation in this regard, it is considered that there are no heritage issues arising from the development.

5.3.54 Contaminated Land

5.3.55 Ground investigation surveys have been carried out in support of this application by Michael D Joyce Associates. The Phase 1 Geoenvironmental Risk Assessment comprises an extensive desk top based report and confirms that based on the past history of the site, the probability of contamination being present sufficient to affect the identified receptors is considered to be a low to moderate risk. The report concludes that it is not considered that there is likely to be any significant risk, although a standard full intrusive investigation report was considered necessary.

5.3.56 A Preliminary Phase 2 Ground Investigation followed the initial survey work, which builds on the previous report, with results from additional sampling and testing undertaken on behalf of Jones Homes. This report concludes that there are no major geotechnical constraints to developing the

site but the report sets out a number of recommendations which will be adhered to if planning permission is granted for the site.

5.3.57 As such, there are not considered to be any issues in respect of contaminated land which would affect residential development on the site.

6. Planning Obligations

6.1 Section 106 requirements may be required for a development of this scale depending on a range of needs and policies. We have set out potential contributions below.

6.2 Public Open Space (POS)

6.2.1 Policy LP63 of the Kirklees Local Plan seeks to deliver new open space or the improvement of existing provision in the area. The Policy states that '*new housing developments will be required to provide or contribute towards new open space or the improvement of existing provision in the area*'. This is expanded upon in the Open Space SPD which sets out that '*where a site is too small to accommodate useful open space on-site and where opportunities exist to provide additional or improved facilities nearby*'. This is the case with this site with the site being under 1 hectare in size and also close to existing play facilities in Hade Edge.

6.2.2 The Open Space SPD sets out the standards required for quantum of open space which is 14.58 sq. metres per dwelling where there are not deficiencies in the local area.

6.2.3 Given the size of the site, and its close proximity to areas of public open space in Hade Edge, the submitted site plan does not provide on-site provision. At this number of homes a tangible open space offer on site is not considered beneficial to either existing residents or future occupants of the proposed development. It is therefore envisaged a commuted sum would be secured via the S106 to provide improvements to the existing open space in Hade Edge.

6.2.4 It is therefore considered that the proposal is fully policy compliant in respect of delivery of Public Open Space, in accordance with Policy LP63 and the Open Space SPD.

6.3 Affordable Housing

6.3.1 Kirklees has recently published an Affordable Housing and Housing Mix Supplementary Planning Document (March 2023). This requires 20% of units on a site as affordable housing, on all developments for more than 10 dwellings. The tenure split for this is 55% affordable rent and 45% intermediate housing.

6.3.2 The SPD is supported by Policy LP11 of the Local Plan, 'Housing Mix and Affordable Housing' which requires proposals for housing to aim to provide a mix (size and tenure) of housing suitable for different household types. The council will negotiate with developers for the inclusion of an element of affordable homes in planning applications for housing developments of more than 10 homes. The proportion of affordable homes should be 20% of the total units on market housing sites.

6.3.3 The proposal includes the provision of 3 affordable units, all within the Alder house type which meet NDSS and the needs set out in the Kirklees Affordable Housing SPD. This equates to 20% of the units on site.

6.3.4 The proposal is therefore consistent with the local planning authority's affordable housing requirements.

6.4 Biodiversity Net Gain

6.4.1 The proposal provides a net increase of +10% in biodiversity on site through the use of vegetated gardens and retaining and enhancing a line of trees. In addition, proposals include the retention and enhancement of hedgerows on the development which are included in maintenance plans.

6.4.2 Due to the site's limited size to accommodate on-site biodiversity enhancements, there is a small shortfall of 1.92 to meet the +10% biodiversity net gain. This will be met by the purchasing of credits from a registered biodiversity habitat provider.

6.5 Education

6.5.1 As set out in the Council's Planning School Places Policy planning obligations will only be sought for development of 25 or more dwellings and therefore would not apply to this site.

6.5.2 Irrespective of this, there are no known shortages to education provision in this area, with the site in walking distance to Hade Edge Junior, Infant and Nursery School. The school is not at capacity[3] and has a number of pupils from outlying areas outside of the catchment area of the school[4].

6.6 Transport

6.6.1 As the proposal includes fewer than 50 dwellings, a Travel Plan is not required for the development.

6.6.2 Traffic calming measures including speed bumps have been installed within Hade Edge, which was contributed to by Jones Homes previous development in Hade Edge.

6.6.3 There are no known site specific constraints which would require any section 106 payments in respect to transport.

6.7 Management and Maintenance

6.7.1 The required obligations relating to the management and maintenance of the landscape, highway and drainage infrastructure will be agreed as part of this application.

[3] Gov.uk, get information about schools, URN: 107656
[4] https://www.hadeedgeschool.co.uk/kgfl/primary/hadeedge

7. Summary and Conclusions

7.1 This Statement has been submitted in support of a full planning for 17 dwellings by Jones Homes, on land off Greave Road, Hade Edge. The key benefits of the development are considered to be:

- Delivery of a Safeguarded residential site which will help meet the housing numbers for Kirklees;
- Provision of a range of house types, to promote an inclusive development. The proposal includes terraced and detached properties;
- Delivery of 3 affordable homes on-site;
- Sustainable homes which include low carbon measures including air source heat pumps.
- +10% Biodiversity Net Gain; and,
- Significant economic benefits, including in terms of investment and jobs throughout the construction phase, alongside Council Tax receipts to Kirklees Council.

7.2 The application site is allocated as safeguarded land for future residential development in the Local Plan. Kirklees cannot demonstrate a Five Year Supply of housing and it fails the Housing Delivery Test, therefore the presumption in favour of sustainable development is triggered. The layout responds to the public consultation and fully addresses the constraints and opportunities of the site.

7.2.1 The proposed development takes account of the nature of existing development within the local and immediate area in terms of scale, layout and density. Although Policy LP7 of the Local Plan requires 'at least' 35 dwellings per hectare, it specifies 'where appropriate'. It is considered that a marginally lower density development in this location is more appropriate given the character of existing development within the area. It is recognised this is a transition site between built form and open countryside, The number of units proposed is 17 and this represents a density of approximately 26.15 dwellings per hectare.

7.3 The layout and orientation of the proposed dwellings will also ensure a high level of natural surveillance throughout the site. In terms of appearance, the use of different house types, materials and design features create visual interest. This results in a high quality design which is in accordance with the relevant policies in the Local Plan (Policies LP24, LP11, LP22, LP32 and LP63) and NPPF.

7.4 A Phase One Ecological Survey has been submitted in support of this application. This establishes that the site offers low potential for protected species to be present.

7.5 The proposed development complies with the main transport objectives and policies outlined in national and local guidance. The proposed level of parking complies with Kirklees parking guidelines and the layout is suitable to facilitate access for refuse and delivery vehicles. The proposals therefore comply with LP21 and LP22 of the Local Plan.

7.6 The proposed development is in accordance with the relevant planning policies from the Kirklees Local Plan and the guidance contained within the National Planning Policy Framework.

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