

LAND AT HUNSWORTH LANE, EAST BIERLEY

Design and Access Statement

September 2026

PREPARED FOR:



Contents



Document Title	Design and Access Statement
Project:	Land at Hunsworth Lane, East Bierley. Full Planning Application for the erection of 67 Dwellings.
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01

Introduction

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1.1 Statement of Purpose

This Design and Access statement (DAS) has been prepared by Savills (UK) Ltd on behalf of Breck Homes Limited for:

‘Full planning application for 67 residential homes (Use Class C3) together with associated development including access, landscaping, drainage, ancillary infrastructure, and parking’

1.2 The Applicant

Breck Homes Limited (Breck Homes) is a regional housebuilder with experience in delivering high-quality residential developments across the North of England.

1.3 Design and Access Statement

The DAS is designed to explain how the characteristics of the scheme are addressed through a methodical and analytical process by taking the following steps:

Assessment of the Site –

The broader Site context and its immediate surroundings are assessed

Assessment of the Policy –

Relevant local and national planning policies and design guidance are assessed.

Evaluation of the process –

Information gathered through the assessment process is evaluated alongside technical information and data provided by various consultees which collectively informs the design of the scheme.

Design –

The masterplan is established through the process described above and is supported by a detailed set of drawings.

Figure 1.1: Indicative Red line boundary of the Site



02 The Site



Land off Hunsworth Lane, East Bierley September 2026

Context and description the Site

The application Site is located on the southern edge of the Settlement of East Bierley. The Site is within the administrative boundary of Kirklees Council.

2.1 Site Context

The Site is located on the southern edge of the settlement of East Bierley, c.5.8km southeast of Bradford and c.5.7km northeast of Cleckheaton. The Site is also located c.3.9km northeast of junction 26 of the M62.

East Bierley is characterised by detached, semi-detached and terraced 2 storey housing. East Bierley benefits from services including a primary school, village hall, post office, sport and recreational facilities, and a public house, all within 700 metres of the Site. East Bierley is on the 256, 263, 283, 283A, 425 and AL6 bus routes which provide services to Bradford, Hunsworth and Brighouse.

2.2 Site Description

The Site extends to approximately 1.8 hectares of former agricultural land. The Site is relatively flat with a gradual slope downhill from the North.

The Site lies to the east of Hunsworth Lane and south of Soureby Cross Way.

The Site is surrounded by built residential development on its northern boundary (beyond Soureby Cross Way), a recreation ground to the west, past which (beyond Hunsworth Lane) is further residential development. To the south lies East Bierley Community Sports Association (EBCSA) playing pitches, with Green Belt land to the eastern and southern sides.

Figure 2.2: The Site and the surrounding area context



02 Existing Site Photos



Figure 2.3: View facing east from track south of Hunsworth Lane



Figure 2.4: View from East Bierley Play Area



Figure 2.5: View from the west of the Site from the playing fields



Figure 2.6: Track leading from Hunsworth Lane to EBCSA

03

Planning Policy Context

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“Good design should be at the core of all proposals and should be considered at the outset of the development proposal” – Policy LP24

3.1 Planning History

The Site previously secured planning permission, subject to signing a S106, for 46 dwellings under application reference 2019/62/93616/E. The permission was subsequently withdrawn on 15 September 2026.

3.2 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) (August 2026) is material to decision making in respect of all planning applications. The overarching aim of the framework is to proactively deliver sustainable development to support the Government’s economic growth plan.

Chapter 4 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.

Policy S3 sets out presumption in favour of sustainable development. The Framework details that development proposals which accord with an up-to-date development plan and national decision-making policies should be approved without delay.

Land allocated for development should be considered within settlement limits as per the definition of ‘Settlement’ in the NPPF. Policy S4 supports development proposals within such limits unless the benefits of doing so would be substantially outweighed by any adverse effects.

Chapter 6 relates to delivering a sufficient supply of homes in relation to the Government’s objective to significantly boost the supply of homes, including for a range of groups in the community.

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.

3.3 Local Planning Context

Kirklees Council Statutory Development Plan comprises

- The Kirklees Local Plan Strategy and policies (Adopted 27 February 2019); and
- Kirklees Local Plan Allocations and Designations (Adopted 27 February 2019)

Kirklees Local Plan Strategy and Policies (February 2019)

Policies relevant to the design of the development are listed below:

Policy LP1: Presumption in Favour of Sustainable Development.

Policy LP3: Location of New Development

Policy LP11: Housing Mix and Affordable Housing

Policy LP21: Highways and Access

Policy LP22: Parking

Policy LP24: Design

Policy LP30: Biodiversity and Geodiversity

Policy LP32: Landscape

Policy LP63: New Open Space

Policy LP65: Housing Allocations

Kirklees Local Plan Allocations and Designations (February 2019)

The Site is allocated in the Kirklees Local Plan for circa 59 residential dwellings on a net site area of 1.81 ha under reference HS89.

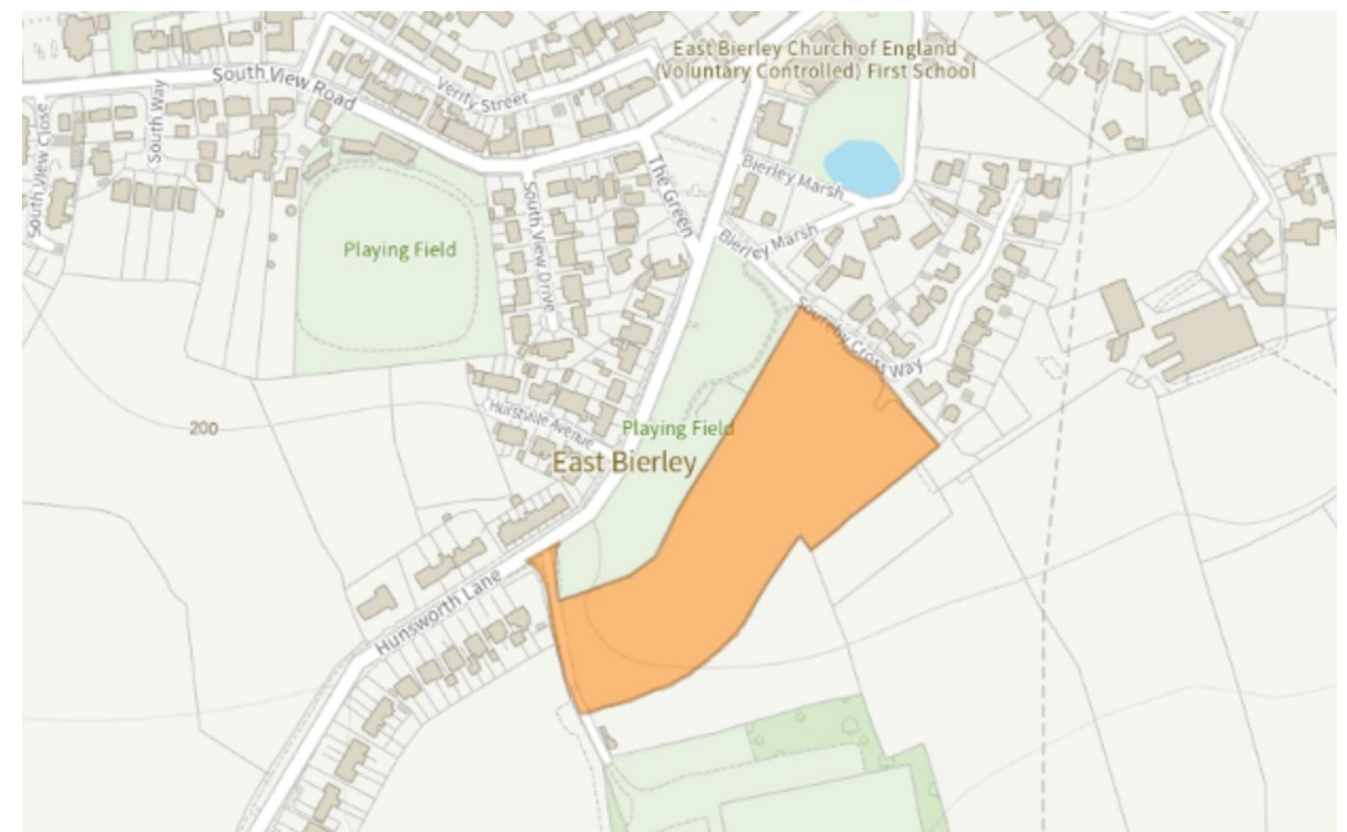


Figure 3.1: Allocation HS89

3.4 Supplementary Planning Documents (SPD)

Kirklees Council has adopted a number of supplementary planning documents which need to be considered.

Kirklees Council's Affordable Housing and Housing Mix SPD

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). The evidence is primarily aimed at market housing schemes and does not provide up-to-date or localised assessment on affordable housing mix or tenures.

Housebuilders Design Guide SPD

The Kirklees Housebuilders Design Guide SPD, adopted on 29 June 2021, aims to ensure future housing development is high quality, socially inclusive and built to high environmental standards.

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:

- Respect and enhance the local area by taking cues from the character of the built and natural environment and illustrating landscaping opportunities.
- 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.
- 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.

Highway Design SPD

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.

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.

Open Space SPD

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.

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 where there is a shortfall.

04

Site Appraisal

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4.1 Access

Hunsworth Lane is a 20-mph speed limit road which runs through the centre of East Bierley and supports bus services. It also contains speed calming measures. It is proposed that access come from Hunsworth Lane up a private track fully in control of the applicant, past East Bierley Play Area and into the Site. This track is currently not adopted but has the ability to be upgraded to adoptable standards.

The track currently serves EBCSA and their sport facilities as well as access to the Site. It is currently in a poor state of repair and has no footpaths.

Access from a previous planning application by Rouse Homes had sought access via Soureby Cross Way. However, issues with this access point resulted in Rouse being unable to implement this access which caused them to withdraw their planning application. As such, an alternative access was considered to be required.

As shown, the site is located within a suitable walking distance of East Bierley, Birkenshaw and Westgate Hill. Within the 2km catchment of the site, there are a number of facilities and amenities, including East Bierley CE Primary School (c. 400m), East Bierley Cricket Club (c. 450m), Birkenshaw Post Office (c. 850m), Little Latham House Nursery and Forest School Birkenshaw (c. 950m), Kids Planet Tong (c. 1.0km), Birkenshaw Family Shopper (c. 1.1km), Tong Leadership Academy (c. 1.2km), Morrisons Daily (c. 1.4km), Birkenshaw CE Primary School (c. 1.8km), Co-op Food (c. 1.8km) and Birkenshaw Health centre (c. 1.8km).



Figure 4.3 2km Walking Catchment Plan

Figure 4.1 - Track leading to EBCSA



Figure 4.2 Google Maps Street View of Hunsworth Lane



04

Site Appraisal

Heritage and Archaeology

4.2 Heritage and archaeology

The Site contains no designated heritage assets such as world heritage Sites, scheduled monuments, registered parks and gardens, listed buildings or conservation areas. The following designated heritage assets are located within 1km of the Site, including –

- 12 listed buildings (Grade II)
- One conservation area
- One Battlefield

Listed buildings

The Grade II listed Church of St Paul is located 815m south-east of the Site. The wider setting of the Church consists of the settlement of Birkenshaw and surrounding agricultural land, including the Site. Whilst the spire of the Church is visible from the Site, intervening vegetation and built form prevent intervisibility between the Site and lower elements of the asset. Overall, the Site makes a neutral contribution to the significance of the Church.

The Grade II listed Cross House is located approximately 50m to the north of the Site. The wider setting of Cross House includes agricultural landscape and residential development which provides a visual and landscape buffer between the building and the Site. Overall, the Site makes a neutral contribution to the significance of Cross House.

The remaining listed buildings within the 1km study area are considered to be sufficiently distant from the Site and do not share any historical or visual connections with the Site; the Site would not contribute to their significance.

Conservation Area

The designated conservation area relates to the East Bierley Conservation Area which borders the northwestern corner of the Site. The conservation area is defined by its historic buildings, village green, open spaces and surviving features.

The Site forms part of the conservation area's setting as some of the most proximate agricultural land to the south. Due to this, the Site contributes positively to the overall significance of the conservation area.

Battlefields

The Designated Battlefield is the Battle of Adwalton Moor 1643 (NHLE 1000000), located approximately 800m to the east of the Site. The proposed development would have no effect on the battlefield.

Non-designated Heritage Assets

There are no formally identified locally listed non-designated assets in the vicinity of the Site. However, historic mapping indicates that there are 3 buildings which date to the 19th century and merit consideration.

Cobble Cottage is located approximately 50m to the north of the Site.

643 Hunsworth Lane is located approximately 70m to the west of the Site

607-631 Hunsworth Lane is located opposite the access of the Site in its northwestern corner.

The development of the Site would have a neutral effect on all 3 non-designated heritage assets.



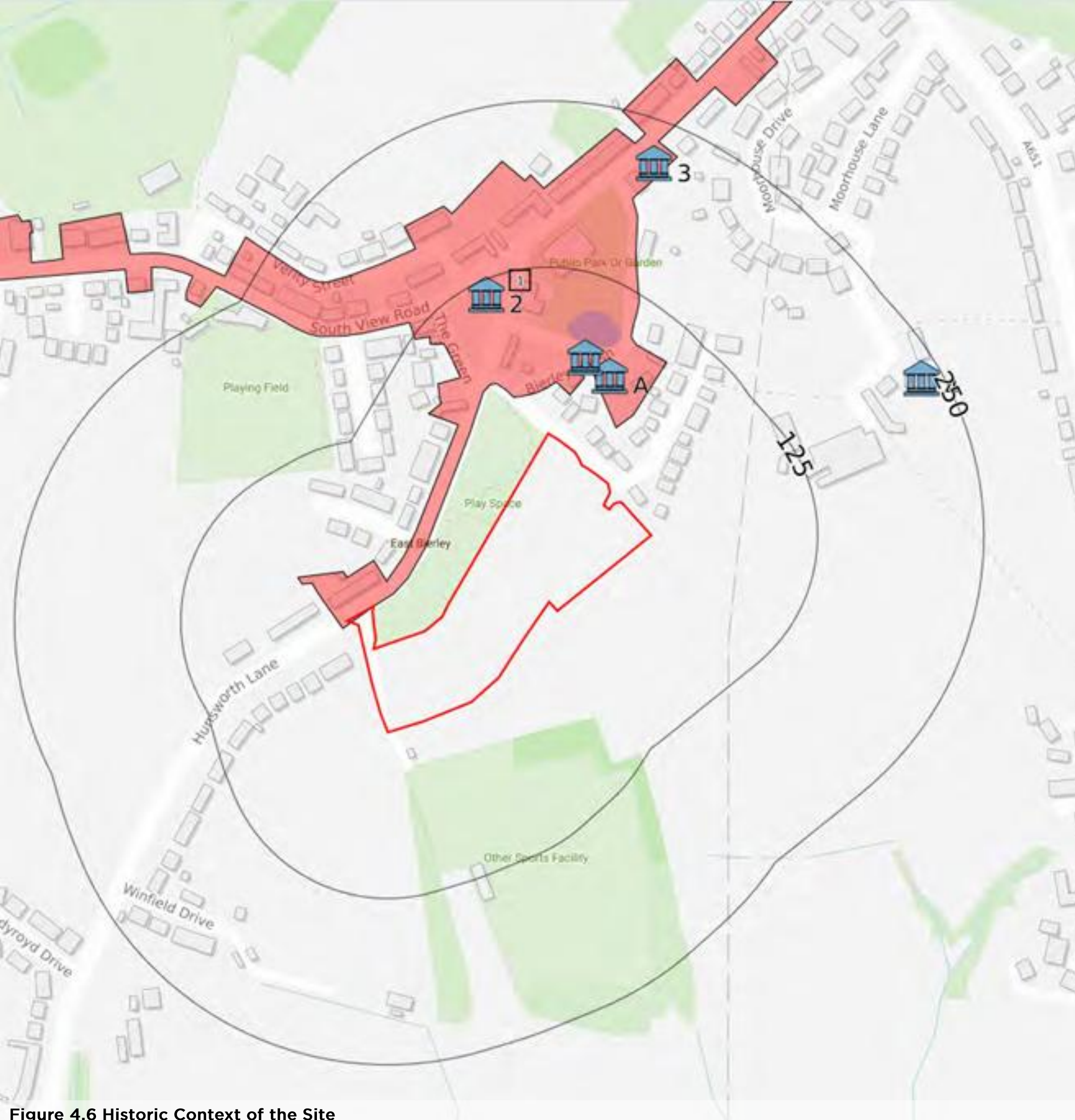
Figure 4.3: View of the Church of St Paul from the northwestern Site boundary



Figure 4.4: View towards the Site across the East Bierley Play Area, from Hunsworth Lane in the south of the conservation area



Figure 4.5: View of Cobble Cottage from Hunsworth Lane



— Site Outline

Search buffers in metres (m)



Listed buildings



Conservation areas



Conservation areas - no data



National Parks



Areas of Outstanding Natural Beauty



Registered parks and gardens



Scheduled Monuments



World Heritage Sites

Figure 4.6 Historic Context of the Site

4.3 Flood risk and Drainage

Fluvial Flooding

The entirety of the Site is located within flood zone 1, which is designated as land having less than a 1 in 1000 probability of river or sea flooding.

Pluvial flooding

The Environment Agency's Risk of Flooding from Surface Water mapping indicates that there is a very low risk of surface water flooding, both the 1 in 1000 year plus climate change event and the 1 in 30 year plus climate change event.

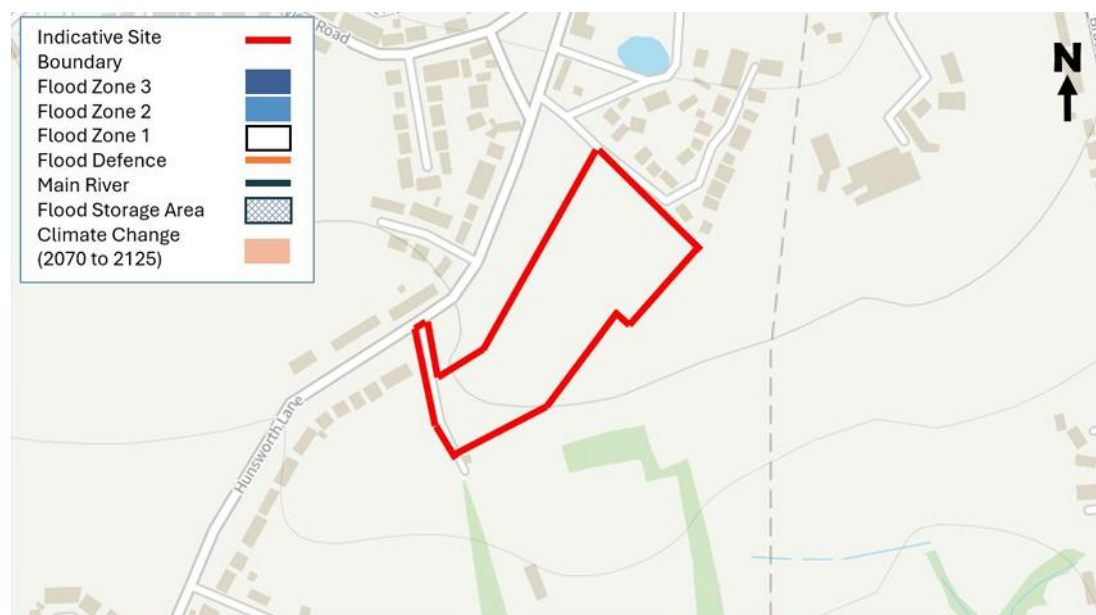


Figure 4.7: Environment Agency Long Term Flood Map - Rivers and Sea - Yearly Chance of Flooding between 2036 and 2069.

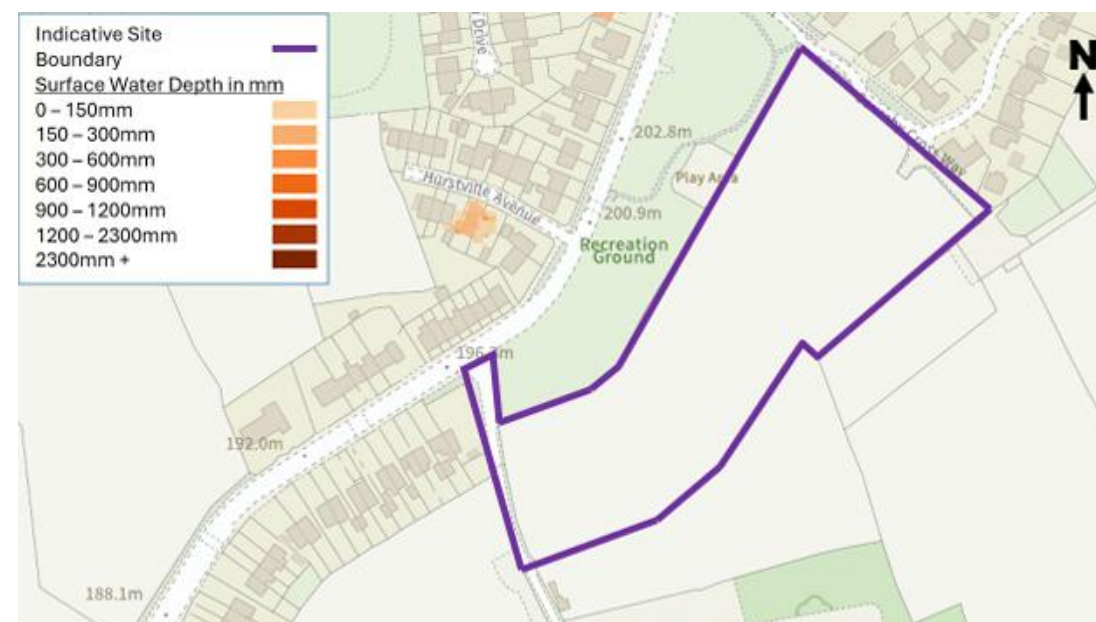


Figure 4.8: Environment Agency Flood Map for Planning- Pluvial (Surface Water) Flooding - Yearly Chance of Flooding between 2061 and 2125

4.4 Air Quality

There are no Air Quality Management Areas (AQMA) within the Site. There are seven AQMAs identified within Kirklees Council. The closest of these is located approximately 1.2km southeast of the Site. It has been assessed that it is unlikely the AQMA would be affected over a distance of this magnitude.

During the construction phase, provided that good practice measures are implemented, it was assessed that dust generated by construction and track-out activities is predicted to be not significant. Overall, the impact of the operational phase of development can be described as not significant.

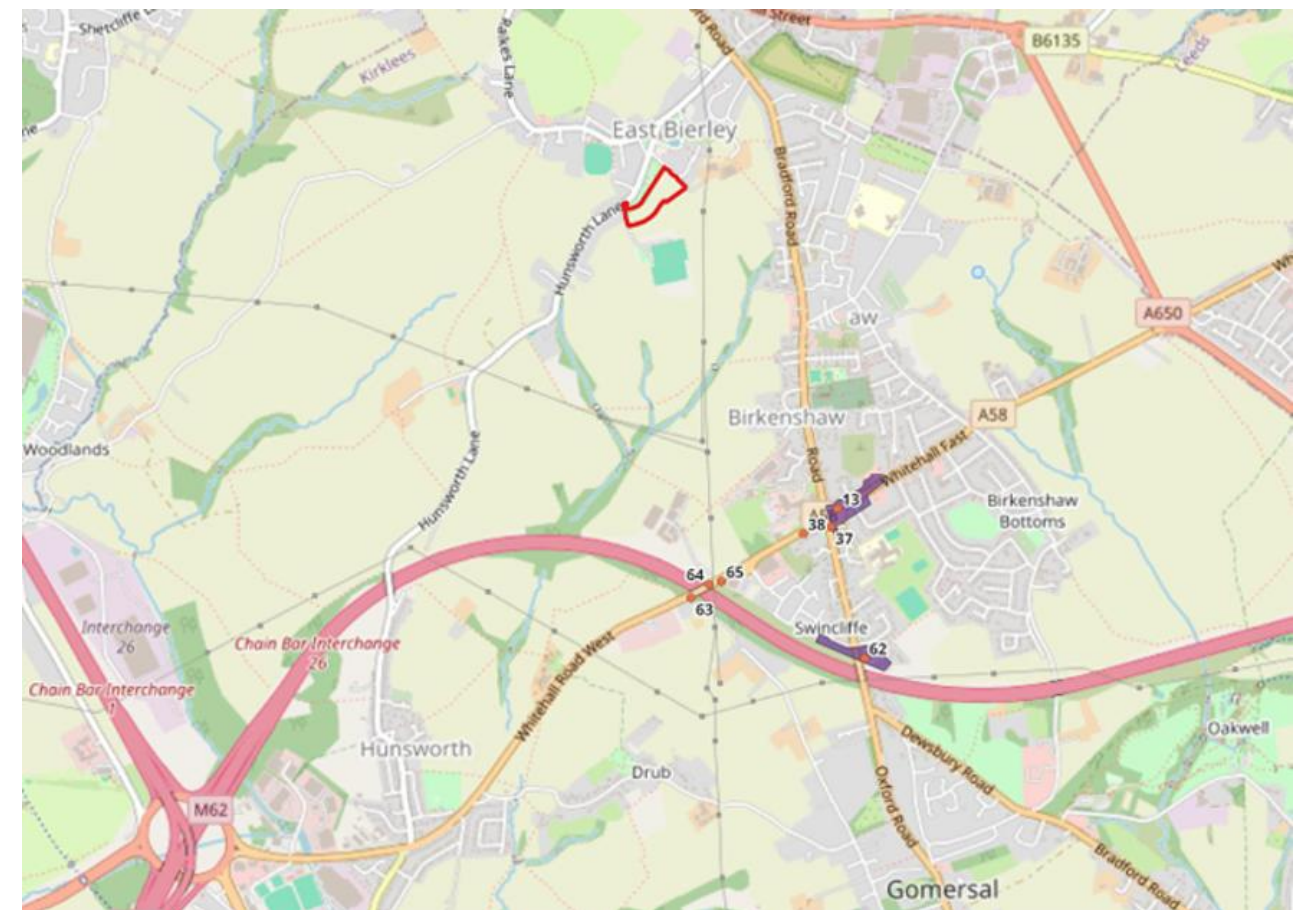


Figure 4.9: Monitoring Locations (Orange) and AQMAs (Purple)

4.5 Ecology

Designated Sites

The Site is not covered by any statutory designations. There are no known statutory Sites within 2km of the Site. There are no national network Sites within 10km of the Site.

Habitats

The Site is primarily comprised of former agricultural land and is relatively open in character, with limited and patchy vegetation cover.

An occurrence of Japanese Knotweed was recorded along the western boundary of the Site. This is known to have spread from the adjacent play area.

Two areas of hardstanding are located within the north-eastern and south-western corners of the Site. These areas contain no associated vegetation and are therefore considered to be of minimal ecological value.

Two small areas of modified grassland are present within the south-western part of the Site.

A native species-rich hedgerow is located along the south-western boundary. The hedgerow is largely unmanaged and provides habitat connectivity and ecological value within the local landscape.

Species

A preliminary ecological assessment was undertaken by Arbtech which demonstrated that the Site offers limited value for protected species. Recommendations are set out to ensure design and construction protects fauna.

Ecological summary

Ecological surveys identified the Site as being of generally low ecological value, comprising predominantly agricultural land with limited ecological constraints. No significant protected species issues were identified that would preclude development of the Site.

4.6 Biodiversity

There are no irreplaceable habitats on Site, and it is not located in an area of importance for biodiversity. Therefore, strategic significance has been determined as low.

In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 3.85 will need to be achieved.

4.7 Arboriculture

An arboriculture survey has been undertaken by Iain Tavendale. It identifies 13 groups of trees with several items of hedging. The trees predominately exist along the western boundary of the Site, with hedging also existing along the southwestern boundary of the Site and adjacent to either side of the track leading on to Hunsworth Lane.

Any proposed development will need to be designed to avoid the loss of trees wherever possible.



Figure 4.10: Hedgerow on the southwestern Site boundary



Figure 4.11: Cropland that dominates the Site



Figure 4.12: Japanese Knotweed on the southwestern Site boundary



Figure 4.13: Hard standing in the south-western corner of the Site



Figure 4.14: Survey/habitat map

4.8 Geoenvironmental Appraisal

Utilities

Low voltage overhead electric cables run across the Site from northeast to southwest. An underground 600mm ductile iron water pipe runs below the Site, parallel to the northeastern boundary.

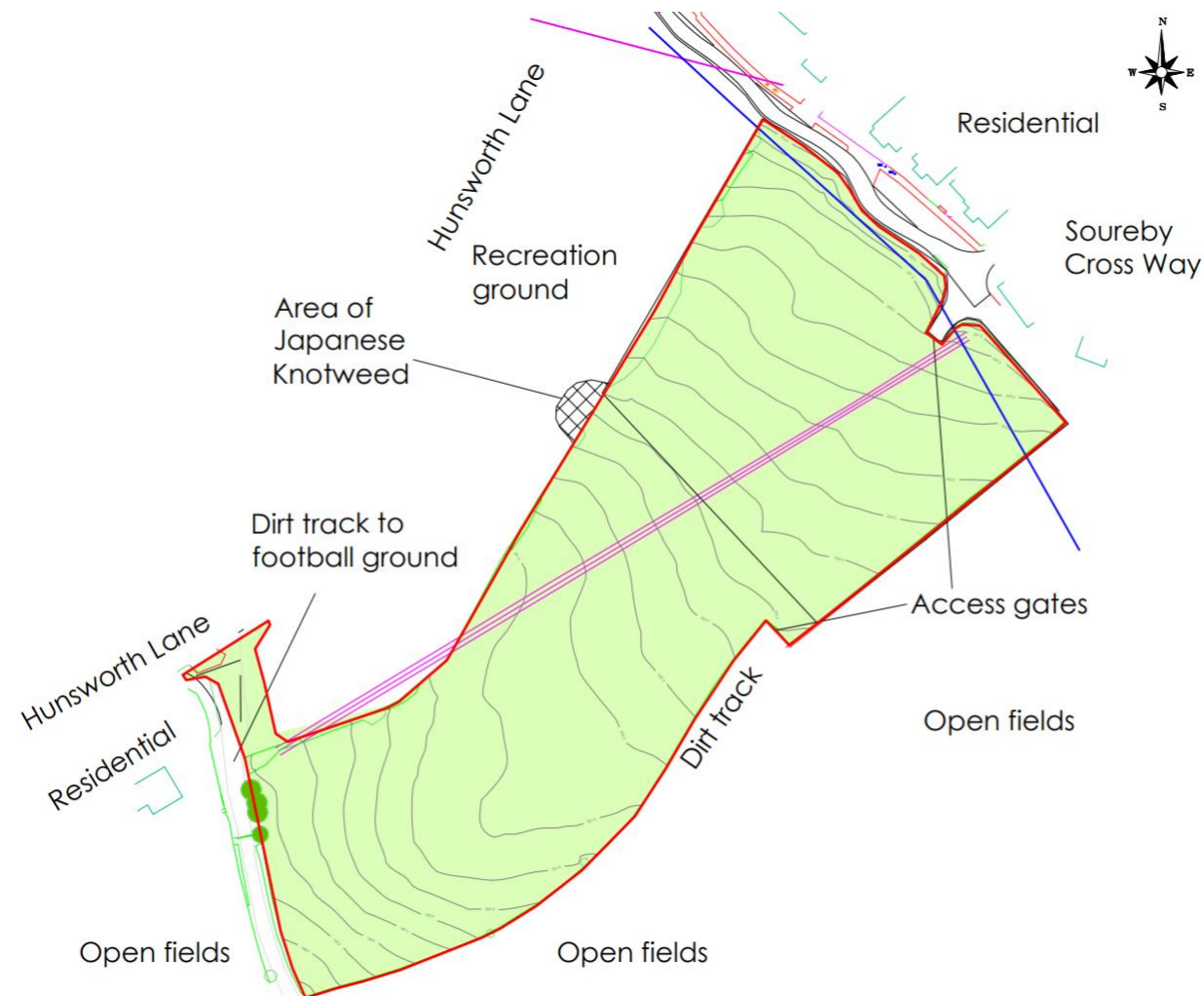


Figure 4.15: Utilities map of the Site.

Mining and quarrying

Whilst the Site is in a Mining Remediation Authority Low Risk Area, unrecorded shallow mineworkings have been encountered in the north between approximately 7m and 17m depth.

There are no known quarries within 100m.

Contamination

Marginally elevated concentrations of arsenic, believed to be of 'background' levels have previously been recorded across the Site. No further contamination is anticipated.

Hazardous gas

The north of the Site is in an area where less than 1% of homes are estimated to be above the radon action level. However, the south of the Site lies within an area where 3-5% of homes are estimated to be above the radon action level and therefore basic protection measures are required.

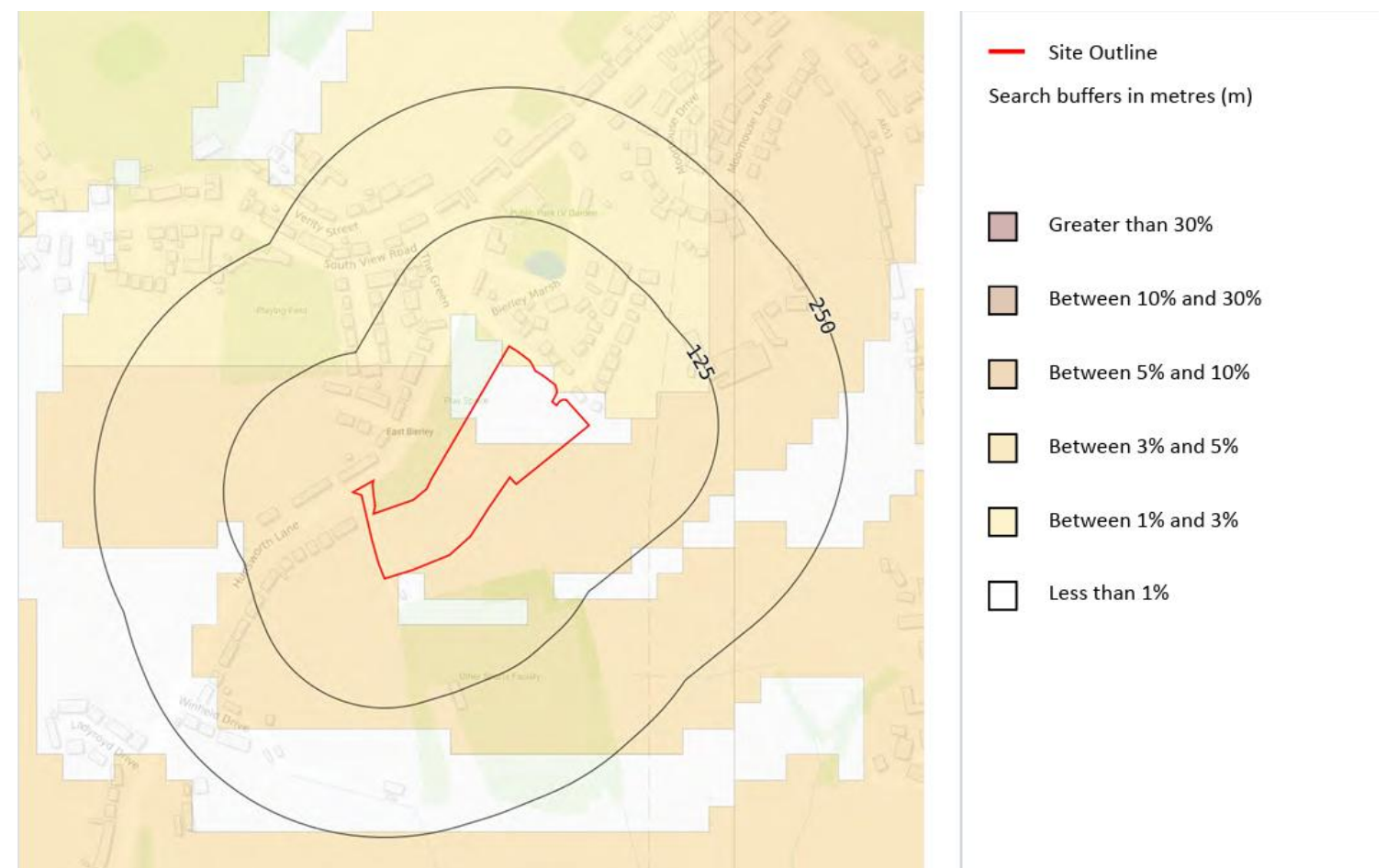


Figure 4.16: Radon records of the Site

4.9 Constraints

- Access from Hunsworth Lane requires an upgrade of the existing track to adoptable standards.
- Access and parking associated with East Bierley Community Sports Association (EBCSA) will add to use of access and risk creating parking demand at certain times of day.
- The East Bierley Conservation Area lies to the north-west of the Site.
- Infiltration for surface water not possible.
- Trees and hedgerows on the site need to be retained wherever possible.
- High pressure water main easement required for the existing drain which runs along the north-eastern boundary of the Site.

4.10 Opportunities

- Delivery of affordable homes to meet an identified need on an allocated site.
- Affordable homes can provide an increased density and therefore make efficient use of land.
- Creating an improved access to the Site which will also support users of EBCSA.
- Pedestrian links to Soureby Cross Way.
- Landscaping strategy to strengthen the landscape character and to soften the appearance of the built form.
- Provision of amenity open space.
- Delivery of a Biodiversity Net Gain.
- Lower car usage compared to a market housing scheme.

05

Design evolution

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Design Evolution

Masterplan Evolution

Figure 6.1: Initial masterplan iteration – 60 homes proposed, SuDs basins and no works to access track to EBSCA



Figure 6.2: Second masterplan iteration – 68 homes proposed with more one-bedroom units, sub-station added



Figure 6.3: third masterplan iteration – 72 homes proposed including apartment block in south-western corner, sub-station moved



Figure 6.4: Fourth masterplan iteration – 67 homes proposed, flats amended to maisonettes, dropped kerb added to access



The proposed development has evolved throughout the design process in response to technical assessments, site constraints and opportunities and identified housing need within the area.

5.2 Understanding the Site and its constraints

The following technical constraints have affected the overall layout of the Site:

- Topography.
- A network of trees and hedgerows on the perimeter the Site.
- Drainage and attenuation considerations.
- Access, including to EBCSA.
- Drain easements.
- Pedestrian connectivity.

5.3 Access and Highways

A previous planning application by Rouse Homes proposed access to the Site via Soureby Cross Way. However, this was not considered deliverable due to land ownership constraints, which prevented the implementation of the proposals. As such, access via Hunsworth Lane and the existing track is proposed.

Whilst the majority of the track is under the Applicant's control, it is recognised that the track is not currently constructed to adoptable standards and will therefore require upgrading to support the proposed residential development.

It is also understood that the East Bierley Community Sport Association (EBCSA) benefits from rights of way over sections of the track owned by the Applicant. The proposed development has been designed to maintain access arrangements and ensure that EBCSA can continue to use the track.

5.4 Connectivity

The layout of the Site has considered how pedestrians and cyclists can access nearby services. In addition to the access to Hunsworth Lane which includes footpaths, a footpath is proposed to Soureby Cross Way in the north-east of the Site to ensure connectivity to East Bierley.

Consideration was given in early iterations to also connecting directly to the adjacent

East Bierley Play Area; however, there were concerns in respect to crime and the technical feasibility given the topography and existing vegetation.

5.5 Flood risk and Drainage

Ground investigation reports demonstrate that infiltration to the ground is not feasible for the disposal of surface water. Consideration has therefore been given to other strategies.

Earlier iterations of the proposed masterplan included surface water attenuation ponds. However owing to the Site's topography and capacity limitations, the drainage strategy has been revised to use underground attenuation storage tanks under the highways on the western boundary. From here it is proposed to be discharged to the culverted watercourse at Hunsworth Lane. Should this not be agreeable, there is a Yorkshire Water public sewer in the vicinity of the Site which would be viable to discharge to.

This approach better responds to the Site's topography and accords with the drainage hierarchy. It also makes more efficient use of land as water tanks will be below the highway and therefore require no additional space.

5.6 Landscape

The Site is relatively unconstrained with its natural topography largely shielding it from view the open countryside, and the Site having large separation distances to existing built development. The main consideration is to provide an offset to the East Bierley Play Area to the north, which is naturally provided through the access. As such, landscape is only a minor constraint.

5.7 Layout and Design

Earlier designs have varied from around 60 houses to 72 houses on the site. The final design is seen as the optimal compromise between meeting the constraints of the Site and maximising the benefits of affordable housing delivery.

06

Final Masterplan and Design Proposals

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06 Masterplan and Design Proposals



Figure 6.1 Proposed masterplan

The proposed development will provide 67 new affordable homes alongside new landscaping, open space and upgraded access arrangements.

	67 Residential dwellings		New landscaping including the planting of trees and hedgerows
	Parking spaces for each dwelling		Public open space grassland to the northeast of the Site
	Pedestrian access to Soureby Cross Way		Substations, bin stores and other supporting infrastructure
	Vehicular access to Hunsworth Lane through upgraded access		Water attenuation tanks below the proposed highway in the west
	Private gardens for houses and amenity gardens for maisonettes		

Figure 6.2 Example streetscape



06

Masterplan and Design Proposals

Housing Type and Landscaping



Housing Type and Mix

The housing mix has been determined through consultation with a Registered Provider to understand what the house types, sizes and mix would best meet the local affordable housing need. This has also been considered with the suggested mix in the latest Strategic Housing Market Assessment, noting that the evidence that underpins the suggested mix is over 10 years old and not location specific.

In total 67 homes are proposed across the following mix:

No. of Bedrooms	No. of Homes	House Type
1 Bed	18	Maisonette
2 Bed	24	Semi-detached and Terrace
3 Bed	23	Semi-detached
4 Bed	2	Semi-detached

The maisonettes will be in a terraced block with shared amenity gardens. This is in keeping with East Bierley where semi-detached housing is the predominant housing type, with there also being several areas which have terraced housing.

Landscape

A landscape structure plan has been produced by Trevor Bridge Associates which sets out the proposed planting strategy and type. A total of 37 trees are proposed to be planted across the Site in varied locations to ensure all areas of the Site have some level of tree coverage. Trees are also proposed to be planted in areas of open space and as buffers along the boundaries of the Site.

A total of 217 metres of species-rich native hedgerows are proposed to be planted across the Site. These are mainly proposed between the footpaths and plots to support natural green boundaries. They are also proposed around a bin store and along the north-eastern boundary to provide natural screening.

Along the north-eastern boundary of the Site is an area of proposed linear Public Open Space of grassland which provides a natural buffer between the proposed development and houses off Soureby Cross Way. This also serves an area for proposed and existing residents to use and enjoy, whilst also supporting improvements to biodiversity.

The current landscaping proposals generate a net loss of area-based habitat units (-26.41%) and a net gain of linear based habitat units (10.95%) with unmet trading units. This shortfall will be made up to a +10% net gain through the purchase of off-site credits.



Figure 6.3: Landscape Structure Plan

Figure 6.4 Example 1B 2P Maisonette



Figure 6.5 Example 1B 2P Maisonette



Figure 6.6 Example 2B 3P Semi detached



Figure 6.7 Example 3B 4P Semi detached



Figure 6.8 Example 6B 4P Semi-detached



Layout and Design

The layout of the Site considers the opportunities and constraints of the Site whilst recognising the need for the Site access to come via Hunsworth Lane. The access location combined with the Site's linear shape results in an internal road running along the northern boundary with fingers to serve areas of housing coming from this.

Materials

The materials have been carefully considered in the design of the development, taking reference from the surrounding area, which is predominantly characterised by brick-built properties, with a limited number of stone properties..

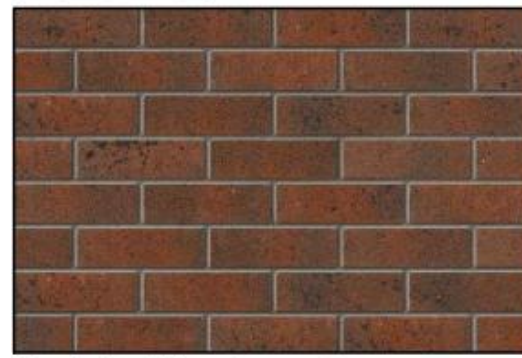
The proposed material palette comprises two complementary brick types, Marshalls Winterbourne Berry and Marshalls Amberley Corn, providing visual interest and variation throughout the scheme. These are complemented by a single render finish and roof tile type to ensure a cohesive and high-quality appearance across the development.

FACING BRICK -



Marshalls - Amberley Corn

FACING BRICK -



Marshalls - Winterbourne Berry

RENDER -



Weber Saint Gobain or Similar

ROOF TILE -



Russell Grampian, Colour Light Grey

Access and Parking

The proposed development seeks access onto Hunsworth Lane through upgrading the existing track to adoptable standards. As demonstrated through the Transport Assessment by AMA.

The proposed access arrangements have been designed to ensure that service and refuse vehicles can safely access and leave the development.

Each one-bedroom home has one allocated parking space, with two and three-bedroom homes having two spaces, and four-bedroom homes having three spaces. Whilst there is no adopted policy on parking, this meets Kirklees recommended parking standards.

Due to the nature of affordable housing, residential occupiers are less likely to own private vehicles and therefore the need for parking is less. In recognition of this, to make the most efficient use of land, no visitor parking spaces are proposed.

Each property has been allocated one electric charging point.



Figure 6.9 Proposed Access Layout

06
Masterplan and Design Proposals
Materials Plan

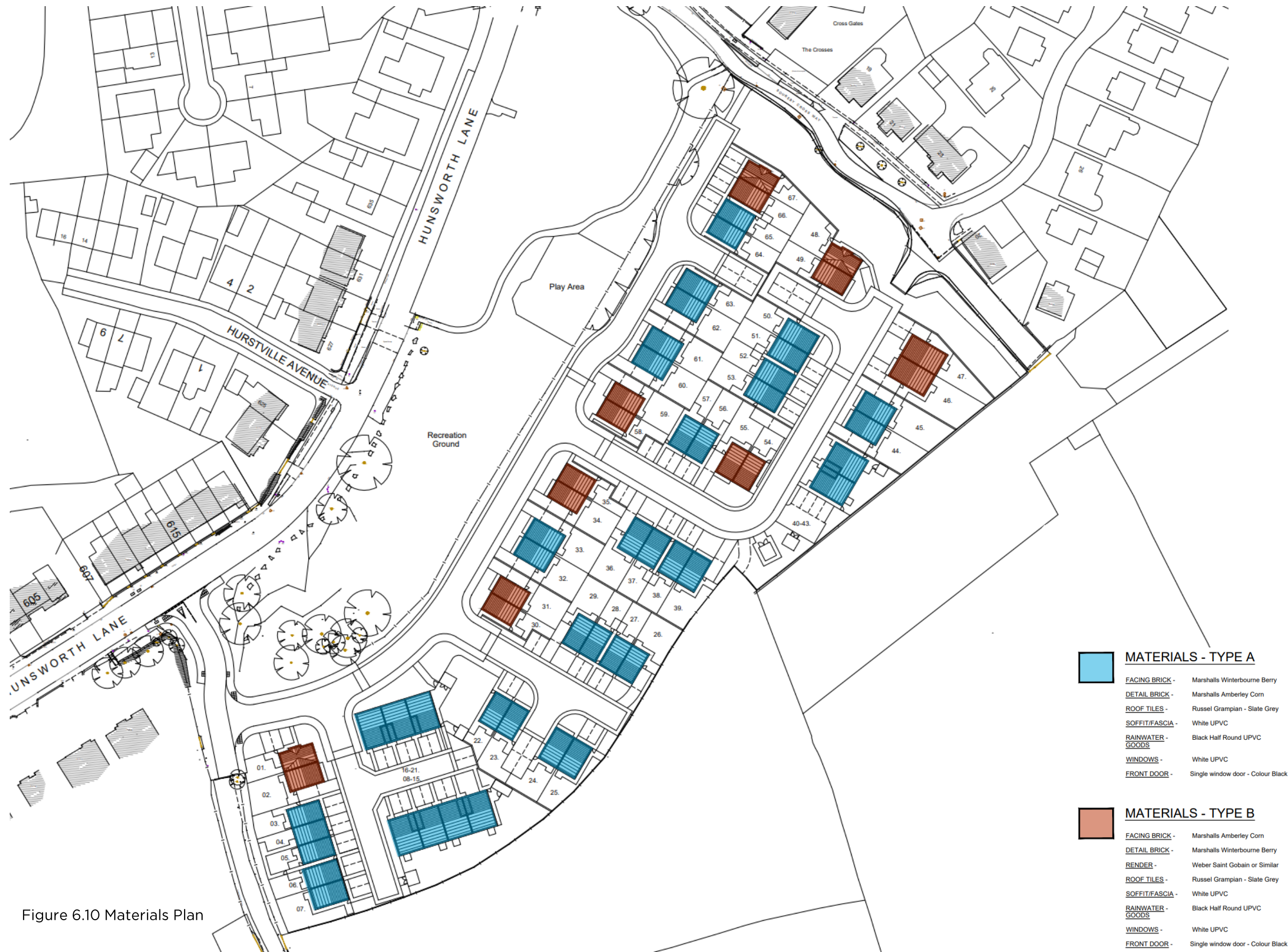


Figure 6.10 Materials Plan

07 Conclusion

This Design and Access Statement has been prepared on behalf of Breck Homes Limited in support of a full planning application for 67 affordable residential homes at Land at Hunsworth Lane, East Bierley.

The application seeks consent for:

Full planning application for 67 residential homes (Use Class C3) together with associated development including access, landscaping, drainage, ancillary infrastructure, and parking'

Key benefits of the development include:

- Delivery of an allocated residential Site which will help meet the housing numbers for Kirklees.
- Provision of a range of house types, to promote an inclusive development.
- Delivery of 67 affordable homes which will make a significant contribution towards meeting the substantial need for new affordable homes in Kirklees.
- Sustainable homes which include low carbon measures.
- +10% Biodiversity Net Gain.
- Improvements to the access required to facilitate the development, which will also benefit users of EBCSA.
- Significant economic benefits, including in terms of investment and jobs throughout the construction phase, alongside Council Tax receipts to Kirklees Council.

The Proposed Development has been carefully designed to respond to the surrounding landscape, heritage and built context. The scale, layout and appearance of the proposed dwellings reflect the character of the surrounding area, whilst the landscaping strategy will help integrate the development into its setting. A range of house types, materials and design features will create visual interest, whilst the layout and orientation of dwellings will provide natural surveillance throughout the Site. Overall, the scheme will deliver a high-quality and inclusive development of 67 affordable homes, making efficient use of an allocated housing site.

Figure7.1: Site Location Plan



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