

Land at Hunsworth Lane, East Bierley

Planning Statement

Full Planning Application for the erection of 67 Dwellings

Date of report: September 2026

PREPARED
FOR



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Contents

1.	Introduction.....	3
1.2	The Site	3
1.3	Planning History	3
1.4	Structure of the Statement.....	3
2.	The Site and Surroundings	5
2.1	The Site	5
3.	The Proposal	7
3.2	Access.....	7
3.3	Parking	7
3.4	Layout.....	7
3.5	Design	7
3.6	Scale	8
3.7	Housing Mix.....	8
4.	Planning Policy	9
4.2	a) Policy Context	9
4.3	b) Kirklees Local Plan Strategy and Policies (February 2019).....	9
4.4	c) Kirklees Local Plan Update.....	11
4.5	d) The National Planning Policy Framework (NPPF)	11
4.6	e) Housing Land Supply Position in Kirklees	12
4.7	f) Housing Delivery in Kirklees.....	12
4.8	g) Supplementary Planning Documents (SPDs).....	13
4.9	h) Kirklees Interim Housing Statement to Boost Supply (2024).....	15
5.	Assessment	16
5.2	Principle of Development.....	16
5.3	Development Management Considerations.....	18
6.	Summary and Conclusions	24
	Contact	25

Document History

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1.0	07.09.26	BP	First Draft
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1. Introduction

- 1.1.1 This Statement has been prepared by Savills (UK) Ltd on behalf of Breck Homes Limited, in support of a full application for the erection of 67 affordable homes off Hunsworth Lane, East Bierley. The development comprises of 18 maisonettes in a terraced form, 3 terraced houses and 46 semi-detached houses.
- 1.1.2 The Site is allocated for residential development in the Kirklees Local Plan under reference HS89 for circa 59 dwellings. Rouse Homes previously submitted a planning application on the Site which has since been withdrawn.

1.2 The Site

- 1.2.1 The Site, as shown on the enclosed Site Location Plan, is situated on the southern edge of the settlement of East Bierley. It lies to the east of Hunsworth Lane and south of Soureby Cross Way and is currently unused former agricultural land.
- 1.2.2 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.
- 1.2.3 East Bierley is characterised by detached, semi-detached and terraced 2 storey housing. East Bierley boasts services including 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.
- 1.2.4 The proposed access is off land within the applicant's ownership, via an existing track to the southwest of the Site, off Hunsworth Lane.

1.3 Planning History

- 1.3.1 A previous planning application for 46 dwellings was submitted on the Site in 2019 by Rouse Homes. Although the application was recommended for approval, it was withdrawn on 15 September 2026 after the applicant decided not to proceed with the scheme.

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.
- 1.4.2 Our overall Conclusions at Section 6 are as follows:
- The key benefits of the development are considered to be:

- Delivery of 67 new homes on an allocated housing site;
- 100% affordable housing with a mix of tenure types;
- Provision of a range of house types, to promote an inclusive development. The proposal includes maisonettes, terraced and semi-detached properties;
- Significant economic benefits, including in terms of investment and jobs throughout the construction phase, alongside additional Council tax receipts to Kirklees Council.
- Delivery of a Biodiversity Net Gain (BNG) uplift.
- Provision of on-site Public Open Space (POS).
- Significant improvement to the access for EBCSA allowing for potential future enhanced sports facilities.

1.4.3 The Site is allocated for future residential development in the Kirklees Local Plan under reference: HS89 for around 59 houses.

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 Site's allocation means that the principle of residential development has been established for the Site. As such, development of the Site for residential uses accords 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 East Bierley 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 of roof forms, materials and design features create visual interest. 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 in accordance with the adopted development plan and national policies.

2. The Site and Surroundings

2.1 The Site

- 2.1.1 The Site extends to approximately 1.8 hectares of currently open, unused arable agricultural land which will not be brought back into active farming. 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 (56, 263, 283, 283A, 425 and AL6) which provide services to Bradford, Hunsworth and Brighouse. 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 allocation in the adopted Local Plan.
- 2.1.2 Residential development lies to the north and west of the Site, while open countryside within the Green Belt lies immediately to the east and south. Despite its interface with open countryside to the south, changes in topography result in the land falling away from the Site, limiting wider visibility and reinforcing its relationship with the existing settlement. The surrounding area contains terraced, semi-detached and detached housing of varying sizes.
- 2.1.3 In terms of topography, East Bierley lies on an elevated ridge, with higher topography associated with the Spenn Valley to the South. The Site itself gradually slopes downhill from the North.

2.1.4 Heritage

- 2.1.5 The Site is not within a conservation area. There are no listed buildings, registered parks and gardens or scheduled monuments within or adjacent to the Site. The closest heritage assets are the Grade II listed Cross House and Cross Base on Bierley Marsh, approximately 250 metres north of the centre of the Site. These assets are not visible from the Site because of intervening built development. The Site is partially visible from East Bierley Conservation Area and some Grade II listed buildings, although the relationship is weak.

2.1.6 Trees

- 2.1.7 There are 13 trees on the Site, none of which are considered significant or protected by a Tree Preservation Order (TPO). The trees are predominantly located along the western boundary. However, a small number of trees and sections of hedgerow are located along the south-western boundary and on either side of the access track leading to Hunsworth Lane.

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, 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 former agricultural land which has been assessed by Arbtech as not considered to provide any exceptional ecological benefits.
- 2.1.13 The Site has a biodiversity habitat baseline of 3.5 habitat units and 1.13 linear based habitats. There are no watercourse habitats on Site.

2.1.14 Agricultural Land Classification

- 2.1.15 As per the Natural England Agricultural Land Classification Map (March 2026), the Site is wholly in Grade 3A: Good quality agricultural land. The land immediately surrounding the Site is also identified as Grade 3a, while agricultural land quality varies across the wider area, including an area of higher-quality Grade 2 land to the south-east.
- 2.1.16 Although the Site comprises Grade 3a agricultural land, it has not been in agricultural use for a number of years. The development would therefore not result in the loss of actively farmed land and would affect a limited area of approximately 1.8 hectares. This should also be considered in the context of the Site's allocation for residential development.

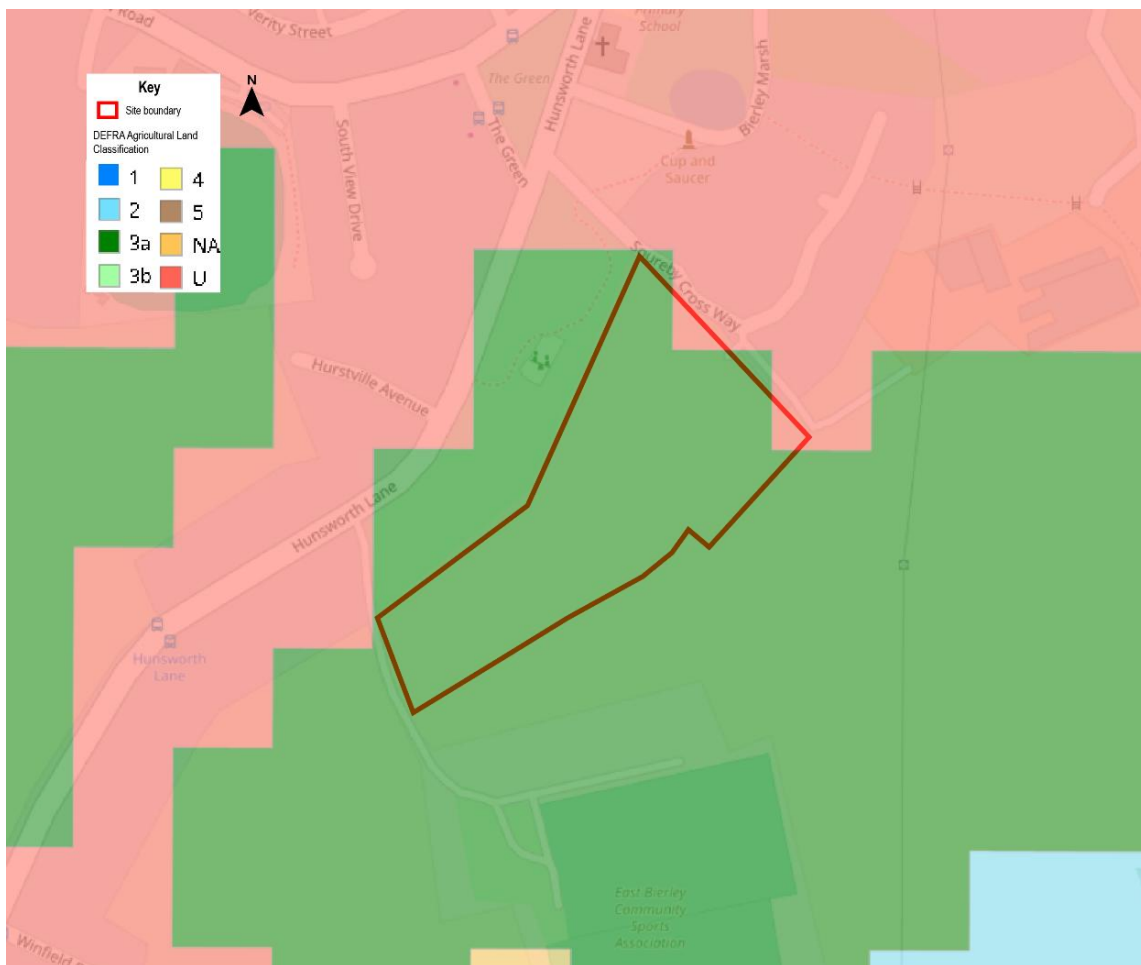


Figure 2.1 – Natural England Agricultural Land Classification Map Extract.

3. The Proposal

3.1.1 This is a full planning application for the erection of 67 homes. A full complement of plans has 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 67 residential homes (Use Class C3) together with associated development including access, landscaping, drainage, ancillary infrastructure, and parking.

3.2 Access

3.2.1 The vehicular access is proposed to be taken from the private lane (in the applicant's ownership) to the south of the Site from Hunsworth Lane, through the improvement of existing infrastructure and creation of a new access point. There is also a separate pedestrian access point proposed to Soureby Cross Way. This supports efficient pedestrian access to services in East Bierley.

3.2.2 As set out in the Transport Assessment by AMA, there is sufficient capacity on the highway network to support this development.

3.3 Parking

3.3.1 Each dwelling has sufficient individual parking, with 1 space for 1 bedroom dwelling, 2 spaces for 2 and 3-bedroom homes, and 3 spaces for 4-bedroom homes. This meets policy guidance.

3.3.2 Visitor parking has not been provided within the development because the scheme comprises 100% affordable housing, for which car ownership is significantly below the market averages on which the parking guidelines are based. The Registered Provider has confirmed that demand for parking provision is lower. Accordingly, visitor spaces would be sparsely used and would not represent an efficient use of land.

3.3.3 Furthermore, there are concerns that visitor parking would be occupied by users of the sports association to the south and restrict usage by residents of the proposed development.

3.4 Layout

3.4.1 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.

3.4.2 The layout is structured around a road along the north-western boundary, with secondary roads extending southwards to serve the dwellings. This arrangement creates a series of smaller communities within the wider development and supports the principles of Secured by Design.

3.5 Design

3.5.1 The accompanying Design & Access Statement (produced by Savills) 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 East Bierley.

- 3.5.2 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.
- 3.5.3 The dwellings will be constructed using traditional construction methods incorporating Winterbourne berry and Amberly Corn brick and concrete block with light grey concrete tiled roofs. These materials are considered appropriate in this location given the varied character of the surrounding area, which comprises predominantly brick built properties with a limited number of stone dwellings.

3.6 Scale

- 3.6.1 The homes are all two storey and do not seek to raise the ridge heights to utilise the roof space for additional living accommodation.
- 3.6.2 A small electricity sub-station is proposed to support the development and is located north of plots 21 and 22, as shown on the site layout plan.

3.7 Housing Mix

- 3.7.1 The proposed dwellings comprise a mix of maisonettes, terraced and semi-detached, based upon the following split:

Number of Bedrooms	Number of units	% of Units
1	18	27%
2	24	36%
3	23	34%
4	2	3%
Total	67	

- 3.7.2 The scheme comprises 67 residential dwellings, made up of seven different dwelling types, in a range of maisonettes, terrace and semi-detached homes.
- 3.7.3 The properties range from 1 bedroom up to 4. The development would therefore deliver a diverse mix of house types, catering for a range of future occupants in terms of size and demographics. This is in line with the occupier requirements identified by the Registered Provider.

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) The National Planning Policy Framework (NPPF).
- e) Housing Land Supply Position in Kirklees.
- f) Housing Delivery in Kirklees.
- g) 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.
- h) 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 Strategy and Policies (Adopted 27 February 2019); and,
- Kirklees Local Plan Allocations and Designations (Adopted 27 February 2019).

4.2.2 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).

4.2.3 Kirklees Council adopted their Local Plan in February 2019, with the Site benefiting from an allocated land designation for future residential development (ref: HS89), known as '*Land southwest of, Soureby Cross Way, East Bierley*'. The allocation gives an indicative estimate of 59 dwellings on a net site area of 1.81 Ha.

4.2.4 As set out in the Kirklees Local Plan Allocations and Designations document, sites which are allocated for development within the local plan are expected to be granted planning permission if proposals are in accord with the site-specific development principles.

4.2.5 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 17 August 2026 and therefore supersedes previous versions.

4.2.6 The NPPF is a "material consideration" in planning decisions [Paragraph 3].

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 on to state that development will be permitted where it supports the delivery of housing growth in a sustainable way.

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. Affordable housing provision should cater for the affordable housing need identified in the latest housing evidence in terms type, tenure, size and suitability to meet the needs of specific groups.

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. The policy also requires proposals to accommodate sustainable modes of transport, including pedestrians, cyclists and vehicles.

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 makes 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.

Policy 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 and unless the developer clearly demonstrates that it is not financially viable for the development proposal.

Policy LP65: Housing Allocations

This policy states that Sites allocated for development within the Local Plan are expected to be granted planning permission where proposals accord with the relevant site-specific allocation and development principles.

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 a scoping consultation between 1 August to 31 August 2026 as the first consultation phase in producing their emerging Plan under the new plan-making system. Kirklees have published the below timetable for the production of the emerging Local Plan.
- 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 Policy DM4 of the NPPF, no weight can be attached to this plan at this stage.

4.5 d) The National Planning Policy Framework (NPPF)

- 4.5.1 The National Planning Policy Framework (NPPF) was revised and published on the 17th August 2026. The overarching aim of the Framework is to proactively deliver sustainable development to support the Government's economic growth objectives.
- 4.5.2 Paragraph 4 makes clear that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.5.3 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.

- 4.5.4 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.
- 4.5.5 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.
- 4.5.6 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.
- 4.5.7 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.

4.6 e) Housing Land Supply Position in Kirklees

- 4.6.1 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 demonstrate 5-year supply of deliverable housing land. Instead, the Council can only demonstrate, at most, 4.18 years supply of housing land. This housing supply is reliant on a number of large, stalled allocations coming forward in the five year period, for which there is limited evidence they will. As such, the presumption in favour of sustainable development is engaged.
- 4.6.2 The 'tilted balance' in favour of sustainable development applies in accordance with Annex D of the NPPF, unless the application of policies in the NPPF that protect areas of particular importance provide a strong reason for refusing the development proposed.

4.7 f) Housing Delivery in Kirklees

- 4.7.1 The latest Housing Delivery Test (HDT) results, published in August 2026 showed delivery at 65%. As such, the presumption in favour of sustainable development is engaged.
- 4.7.2 Since the introduction of the HDT in 2018, Kirklees has failed to meet the required level in each of the Government's published results. Performance decreased from 67% in the 2023 HDT, covering the period 2019/20 to 2021/22, to 54% in the following results. However, the latest 2025 HDT result shows an increase of 11% to 65%, with 3,177 homes delivered against a requirement of 4,873. Notwithstanding this improvement, housing delivery remains below the 75% threshold.
- 4.7.3 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.
- 4.7.4 In addition to the lack of delivery of housing generally, there is an extensive affordable housing waiting list in the Borough, with a limited supply of affordable housing available. The current Strategic Housing Market Assessment identifies a need for 1,049 homes per annum to be affordable.
- 4.7.5 Despite this, just 1,535 affordable houses have been delivered in the last ten years (2015/16 – 2024/25) at an average of just 153 a year¹. This poor delivery does not look set to improve with just 31 starts made for affordable housing in Kirklees in 2024/25².
- 4.7.6 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

¹ Ministry of Housing, Communities and Local Government, Live Table 1008C: Total additional affordable dwellings provided by local authority area – Completions (3 September 2026)

² Ministry of Housing, Communities and Local Government, Live Table 1011S: Additional Affordable Housing Supply; detailed breakdown by Local Authority, Starts on site

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.

- 4.7.7 A clear solution to this is the immediate construction of additional affordable housing.

4.8 g) Supplementary Planning Documents (SPDs)

4.8.1 Kirklees Council's Affordable Housing and Housing Mix SPD

- 4.8.2 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.

- 4.8.3 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. This mix is primarily aimed at market housing schemes

Batley and Spen	Market Housing	Affordable Rent	Affordable Intermediate
1 and 2 Bed	30-60%	40-79+%	60+%
3 Bed	20-40%	0-19%	20-39%
4+ Bed	15-35%	0-19%	0-19%

- 4.8.4 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. However, this evidence is dated, being over ten years old, and does not provide any location specific considerations.

- 4.8.5 The evidence is also aimed at market housing schemes. The mix and tenure of affordable housing schemes are determined by the Registered Provider who undertake a substantially more detailed assessment of the local affordable needs when compared to the SHMA.

4.8.6 Housebuilders Design Guide SPD

- 4.8.7 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.

- 4.8.8 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.

- 4.8.9 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.*

4.8.10 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.

4.8.11 Open Space SPD

4.8.12 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.

4.8.13 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 where there is a shortfall.

4.8.14 All developments of 11 or more dwellings will normally be expected to include usable, accessible greenspace (14.58 sq. metres per dwelling), and equipped play facilities where there is a shortfall in the locality, in accordance with the guidelines set out in the table below.

Number of Dwellings	Local Area of Play (LAP)	Locally Equipped Area of Play (LEAP)	Neighbourhood Equipped Area of Play (NEAP)	Multi Use Games Area (MUGA)
51-200	No	Yes	No	No

4.8.15 However, consideration to such requirements should be given to the proximity of sufficient open space in the local area, and the proposed development is for 100% affordable housing. In particular, the site is adjacent to substantial equipped play as well as public open space

4.8.16 Highway Design SPD

4.8.17 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.

4.8.18 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.

- 4.8.19 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 h) Kirklees Interim Housing Statement to Boost Supply (2024)

- 4.9.1 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.
- 4.9.2 Principal one of the Interim Housing Statement confirms that decisions on planning applications involving the provision of housing will be tilted in favour of sustainable development as set out in the NPPF.

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 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 Local Plan Strategy and Policies (LPSP) document sets out that East Bierley will accommodate circa 60 homes over the course of the plan period. This planned growth is directed to a single Site allocation, HS89, which reflects that East Bierley 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 proximity to the centre of East Bierley 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 Local Plan Allocations and Designation Local Plan, the entire Site is allocated for residential development for 59 dwellings under site reference HS89 – Land southwest of, Soureby Cross Way, East Bierley. The allocation extends a gross area of 1.81 hectares. The LPSP policy LP65 states that planning permission will be expected to be granted for housing allocated in the local plan if the proposals accord with development principles.

- 5.2.7 As such, the proposed development accords with the Development Plan and the principle of development is set.

5.2.8 The Need for housing

- 5.2.9 The Site is allocated for residential use in the Local Plan and therefore the proposed development meets an identified need for housing.
- 5.2.10 The Council's most recently published housing land supply position was in the Authority Monitoring Report dated December 2025. This document confirms that the Council cannot demonstrate a 5 years' supply of deliverable housing land. Instead, the Council can only demonstrate 4.18 years supply.
- 5.2.11 The latest Housing Delivery Test results, published in August 2026 showed delivery at 65%.
- 5.2.12 This shortfall must be considered in the context of increasing demand for affordable housing. Evidence presented to the Growth and Regeneration Scrutiny Panel in August 2024 identified approximately 18,500 households on the housing register, compared with around 22,000 Council homes and 6,000 homes provided by other registered providers. Only around 1,800 of these homes become available for allocation each year.
- 5.2.13 By March 2025, the housing register had increased to more than 19,500 households. The Council's Housing Growth Update also identified a need for 1,730 homes per annum across Kirklees, of which 1,049 should be affordable.
- 5.2.14 Despite this, just 1,535 affordable houses have been delivered in the last ten years (2015/16 – 2024/25) at an average of just 153 a year³. This poor delivery does not look set to improve with just 31 starts made for affordable housing in Kirklees in 2024/25⁴.
- 5.2.15 The Kirklees Council Homes and Neighbourhoods Annual Report 2025/26 subsequently recorded 21,745 households on the housing register, an increase of 1,370 households over the preceding year. This demonstrates that demand for affordable housing continues to grow significantly faster than the supply of available home.
- 5.2.16 In this context, this Site provides an important opportunity to deliver much needed affordable housing on allocated land.

5.2.17 Sustainable development

- 5.2.18 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 (56, 263, 283, 283A, and AL6) which provide services to Bradford, Hunsworth and Brighouse. It is considered that the range of facilities on offer in the vicinity mean that the Site is relatively well served.
- 5.2.19 The suitability of this location was assessed through the preparation of the adopted Local Plan which found the Site was in a sustainable location, which justified its allocation.

³ Ministry of Housing, Communities and Local Government, Live Table 1008C: Total additional affordable dwellings provided by local authority area – Completions (3 September 2026)

⁴ Ministry of Housing, Communities and Local Government, Live Table 1011S: Additional Affordable Housing Supply; detailed breakdown by Local Authority, Starts on site

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. 67 affordable homes contributes to the vitality of the community.
- A mix of housing types including a range of 1, 2, 3 and 4-bedroom properties to increase housing choice in Batley and Spen area.
- High-quality development that increases housing choice and contributes towards meeting the affordable housing needs of the 21,745 households currently on the Kirklees housing register.
- Nineteen homes which meet the M4(2) accessibility requirement.

Environmental

- The Site is accessible by public transport options and within walking distance of nearby facilities and services.
- 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 will meet building regulations for reducing carbon emissions through sustainable design.
- 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 67 dwellings, with a mix of maisonettes, terraced and semi-detached dwellings. The access will be taken off Hunsworth Lane and will connect the Site to the surrounding area.

5.3.3 The layout seeks a continuation of the existing built form of East Bierley, 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 1, 2, 3 and 4 bedrooms, set out in the table below.

No of Bedrooms	No of Homes
1 Bed	18
2 Bed	24
3 Bed	23
4 Bed	2

5.3.7 A density of 40.85 dwellings per hectare, based on the developable area, is proposed. This represents a positive and appropriate density in this location, with it going beyond the minimum requirement of 35 dwellings per hectare. This takes account of the site-specific constraints, such as topography, and the local context and ensures efficient use of land. It also reflects the site being for 100% affordable housing which typically have a higher density of development.

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 Savills (UK) Ltd. The Statement considers the site context and constraints 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 that is predominantly brick built properties.

- 5.3.17 The supporting Materials Plan confirms that the scheme will predominantly comprise brick built dwellings.
- 5.3.18 The proposed materials comply with the requirement to promote good design under 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 terraced or semi-detached form, with pitched roof lines in keeping with the existing theme within the immediate locality. The surrounding area is 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 is set out in the Flood Risk and Drainage Strategy by AMA. Infiltration is not considered feasible, as demonstrated through the testing in the Phase 1 and Phase 2 Geoenvironmental report.
- 5.3.23 In line with the surface water drainage hierarchy, a suitable culverted watercourse is located within Hunsworth Lane, to which surface water can be discharged.
- 5.3.24 Surface water will be attenuated through storage tanks within the Site. At a 95% void ratio, the tanks will provide a storage volume of 489.44 m³. The storage provision accommodates storms up to and including the 1-in-100-year event, with a 50% allowance for climate change and a 10% allowance for urban creep.
- 5.3.25 Foul water from the development is proposed to discharge to the Yorkshire Water combined sewer in Hunsworth Lane.

5.3.26 Flood Risk

- 5.3.27 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.
- 5.3.28 A Flood Risk Assessment has been prepared by Andrew Moseley 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.

5.3.29 Noise

- 5.3.30 The Site is not in close proximity to any sensitive noise receptors or noise producing uses. Therefore, adverse noise impacts will be avoided in accordance with the national policy relating to new residential development.

5.3.31 Trees

- 5.3.32 There are thirteen trees on Site, which are predominantly located along the western boundary. However, a small number of trees and sections of hedgerow are located along the south-western boundary and on either side of the access track leading to Hunsworth Lane.

- 5.3.33 One tree group (G3) and one section of hedgerow (H1) would be directly lost as a result of the proposed development. Both are classified as Category C, comprising trees or vegetation of low quality that would not be expected to impose a significant constraint on development.
- 5.3.34 One Category B tree (T4) and tree group (G2), classified as being of moderate quality, may also be subject to indirect effects. However, these effects can be readily addressed through appropriate mitigation measures.
- 5.3.35 An Arboricultural Impact Assessment, including a Method Statement, has been completed by Iain Tavedale in support of this planning application. The report concludes that there is likely to be a beneficial impact to the future desirability and viability of the local treescape.
- 5.3.36 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.

5.3.37 Air Quality

- 5.3.38 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 accordance with the national policy relating to new residential development.

5.3.39 Climate Change

- 5.3.40 A Climate Change Statement has been completed by Breck Homes in support of this application which confirms that the proposed development would comply with the new Part L of Building Regulations. This Statement sets out how the high sustainability credentials of the Site are met.

5.3.41 Ecology and Biodiversity

- 5.3.42 A Preliminary Ecological Appraisal Assessment, including biodiversity details, has been prepared by Arbtech and accompanies this application.
- 5.3.43 The Site comprises an area of former agricultural land. 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.
- 5.3.44 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.
- 5.3.45 The Ecological Report confirms there are no significant negative impacts anticipated as a result of the development proposals.
- 5.3.46 The biodiversity baseline of the Site is 3.5 habitat units, which is considered high for the size of the Site. The proposed development would see 2.57 habitats units created on the Site post development, leaving a shortfall of 1.27 habitat units to achieve a +10% net gain.
- 5.3.47 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 size of the Site does not allow for creating of significant habitat areas and it is considered that there is an overriding need for housing.

5.3.48 Highways

- 5.3.49 The proposed access will be taken from Hunsworth Lane, a 20mph road with traffic calming measures. Access to the development will be provided by an existing track which currently serves

EBCSA, which will be upgraded by the applicant to an adoptable standard up to the point at which it serves the proposed dwellings.

- 5.3.50 The proposed level of parking per dwelling, 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 Electric Vehicle (EV) charging point.
- 5.3.51 It is considered that visitor parking is not required for the proposed development of affordable housing due to the lower levels of car ownership, supported by evidence provided by the registered provider. The parking standards are based on market housing, where car ownership is notably higher than affordable home occupiers, as evidenced through the 2021 census⁵ and the National Travel Survey⁶. As such the demand for visitor parking is lower.
- 5.3.52 There is also a concern that visitor spaces would be used by visitors to EBCSA rather than by visitors to the proposed development. Without sufficient parking restrictions, this could lead to congestion within the development.
- 5.3.53 Moreover, to accommodate visitor parking on the proposed development would be at the expense of the quantum of affordable homes. It is considered that in the planning balance, the provision of affordable homes outweighs the provision of visitor parking.
- 5.3.54 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.

5.3.55 Heritage Considerations

- 5.3.56 The application does not sit within a Conservation Area and there is limited visibility from the Site to any designated heritage assets. The supporting Heritage Statement prepared by Orion indicate that the application site is not considered to be of archaeological significance.
- 5.3.57 The nearest designated heritage assets are the Grade II listed Church of St Paul, approximately 815 metres to the south-east of the Site, and the Grade II listed Cross House, approximately 250 metres to the north.
- 5.3.58 Although the spire of the Church of St Paul has some visibility from the surrounding area, the proposed development is expected to have a neutral effect on its significance. Cross House is not visible from the application site due to the intervening residential properties, which provide physical and visual separation.
- 5.3.59 Given the physical separation of these listed buildings from the application site, the presence of existing development in between and the fact that no issue is stated in the allocated land allocation in this regard, it is considered that there are no heritage issues arising from the development.

5.3.60 Contaminated Land

- 5.3.61 Ground investigation surveys have been carried out in support of this application by Lithos. The Phase 1 Geoenvironmental Risk Assessment comprises an extensive desk top based report and

⁵ Office for National Statistics, *Census 2021: RM131: tenure by car or van availability by number of usual residents aged 17 or over in household*, released 25 April 2023, accessed 7 September 2026, accessed here: <https://www.ons.gov.uk/datasets/RM131/editions/2021/versions/1>

⁶ Department for Transport, NTS 2024: Household car availability and trends in car trips, published 27 August 2025, Chart 24, accessed 7 September 2026, accessed here: <https://www.gov.uk/government/statistics/national-travel-survey-2024/nts-2024-household-car-availability-and-trends-in-car-trips>

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 risk.

- 5.3.62 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 Breck Homes.
- 5.3.63 The report concludes that there are no major geotechnical constraints to developing the Site. However, the Site is affected by significant unrecorded historical mine workings and associated voids which will require remediation through grouting. The report sets out a number of other recommendations which will be adhered to if planning permission is granted for the Site.
- 5.3.64 As such, there are not considered to be any issues in respect of contaminated land which would affect residential development on the Site.

6. Summary and Conclusions

- 6.1 This Statement has been submitted in support of a full planning application for 67 affordable homes by Breck Homes, Land at Hunsworth Lane, East Bierley. The key benefits of the development are considered to be:
- 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.
 - Significant economic benefits, including in terms of investment and jobs throughout the construction phase, alongside Council Tax receipts to Kirklees Council.
- 6.2 The application Site is allocated as residential development in the Local Plan (ref: HS89).
- 6.3 Kirklees cannot demonstrate a 5-year Supply of housing and it also fails the Housing Delivery Test. The delivery of affordable housing is also substantially below the identified needs.
- 6.4 The layout fully addresses the constraints and opportunities of the Site.
- 6.5 The proposed development takes account of the nature of existing development within the local and immediate area 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, 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 the NPPF.
- 6.6 The proposed development accords with the relevant policies of the Kirklees Local Plan and the guidance contained in the National Planning Policy Framework.

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