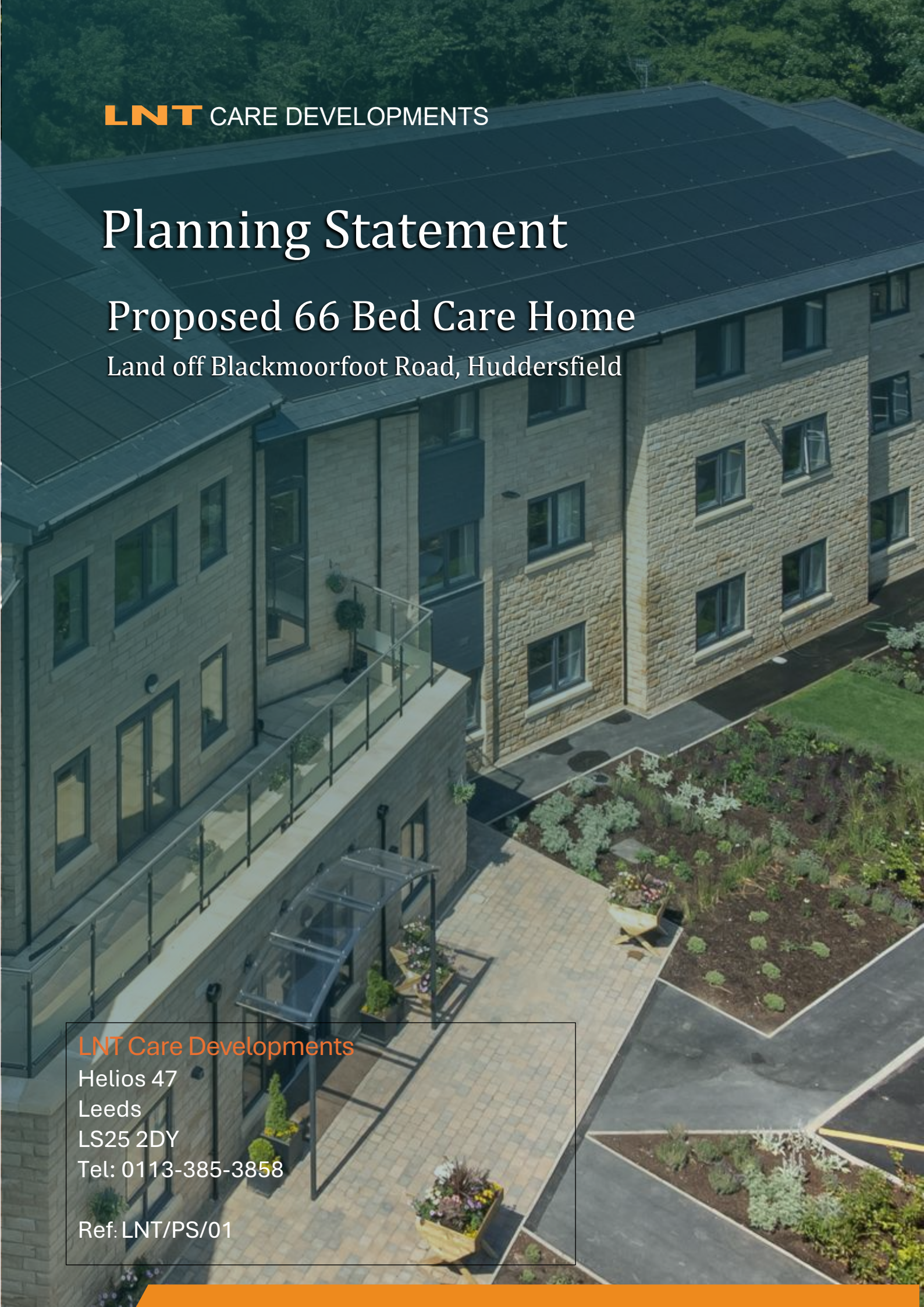
LNT CARE DEVELOPMENTS

Planning Statement

Proposed 66 Bed Care Home

Land off Blackmoorfoot Road, Huddersfield



LNT Care Developments
Helios 47
Leeds
LS25 2DY
Tel: 0113-385-3858

Ref: LNT/PS/01

Contents

1. Introduction 2

2. Planning Background and History.....8

3. The Proposed Development.....12

4. National and Local Planning Policy.....16

5. Scheme Appraisal 24

6. Crime Prevention Statement.....30

7. Conclusion.....31

Appendix 1 – Parking Provision Justification.....33

1. Introduction

1.1 This planning Statement is submitted on behalf of Crystal Care Collection (the Applicant) in support of proposals to develop land off Land off Blackmoorfoot Road, Huddersfield (the site). The application is for the Approval of Reserved Matters pursuant to Conditions 1 and 3 of planning permission reference 2024/70/92614/W for a 66-bed care home for older people, together with associated access, car parking, ancillary buildings and landscaping (Use Class C2).

1.2 The description of development on the approved planning permission is as follows:

'Variation and removal of conditions 4 (access works), 8 (Blackmoorfoot Road improvements), 10 (junction details), 16 (retaining wall design), 17 (highway structure design), 18 (surface water drainage strategy), 37 (external lighting strategy) and 39 (crime prevention measures) of previous outline permission 2020/92546 (with details of points of access only) for the development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/C3) with doctors surgery of up to 350sq m (Use Class D1); up to 500 sq m of Use Class A1/A2/A3/A4/A5/d1 floorspace(dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works'.

1.3 Condition 1 states:

'Application for approval of the Reserved Matters for the first phase of the development shall be made to the Local Planning Authority not later than 25/03/2025. Application for approval of the Reserved Matters for the second phase of the development shall be made to the Local Planning Authority not later than 25/03/2027. Application for approval of the Reserved Matters for all other phases of the development shall be made not later than 25/03/2029. For the purposes of this permission, all references to a 'phase' or 'phase of development' shall be interpreted as being a reference to a phase as defined on a phasing plan to be submitted pursuant to condition 6.'

1.4 Condition 3 states:

'Before any development (excluding demolition) commences in a phase (as agreed in accordance with Condition 6), plans showing the:

i. Appearance;

ii. Scale;

iii. Layout

iv. Means of access (including pedestrian and cycle access into and within the site and vehicular access within the site); and

v. Landscaping;

for that phase (the Reserved Matters) shall be submitted to and approved in writing by the Local Planning Authority. The Development shall thereafter be implemented and carried out in accordance with the approved plans.'

1.5 It is worth adding here that a deed of variation to the s106 associated with the above consent was approved to substitute the definition of 'care apartments' in the description of development with: *"any apartments or bed spaces or rooms and ancillary spaces within the care facility to be provided as C2 use or where such apartments or bed spaces or rooms provide personal care or assisted living services to the occupiers of the apartments or bed spaces or rooms"*. This therefore allows an application for a C2 residential care home to be submitted on the site.

1.6 This Planning Statement sets out the details of the proposed development, establishes the relevant planning policy framework against which this application is to be determined and assesses the acceptability of the proposals in the context of that planning framework and other material considerations.

1.7 This Reserved Matters relates to an application for a 66no. bedroom, three-storey care home at land off Blackmoorfoot Road (the site) on behalf of LNT Care Developments (the applicant), a company with considerable experience in the development and operation of care homes for older people with an excellent reputation in respect of the quality of care it provides.

1.8 LNT Care Developments (the agent) are a company renowned for delivering high quality, residential care homes, creating a caring environment which is designed to promote health and well-being. LNT Construction falls within the same company umbrella (LNT Group) and will deliver the proposal alongside LNT Care Developments.

1.3 Since 1991 LNT has developed over 260 care homes specifically for the care of older people across England and Wales. Working with our clients and partners, LNT has designed and provided an excellent standard of residential care homes for the elderly which are rated either good or outstanding by the Care Quality Commission (CQC) (England). The homes which are constructed are operated by the applicant, LNT's sister company, Crystal Care Collection.

1.4 The proposed care home development will make an important contribution towards identified need, by providing purpose-built care accommodation (including general residential and dementia care). It will create accessible local employment opportunities; ensuring the local community benefits the most.

1.5 The site presents an excellent opportunity for the development of a new care home, being located within the wider allocation site and residential area (once fully built out), with good accessibility to public transport and local amenities.

1.6 It is intended to deliver the proposals within 16 months of planning permission being granted and the Applicant is therefore seeking Kirklees Council (the LPA) support and assistance in meeting this tight and critical programme.

1.7 The development is proposed on land allocated for housing development in the local plan (site allocation reference HS23 – Land north of Blackmoorfoot Road, Crosland Moor, Huddersfield), covered in detail within Section 3. The varied outline consent (ref. 2024/70/92614/W) includes a C2/C3 use (care apartments) and hence the principle of C2 development in this location has already been established.

1.8 The proposals will provide for important, identified care needs, for both general residential and dementia care. The home will be made available for, and staffed by, the local population and offers significant benefits for community wellbeing, the amenity of the local area and performance of the local economy. This site represents an opportunity to develop in a sustainable location, on an allocated site, and therefore the proposed development accords with local and national planning policy principles.

1.9 This Planning Statement is to be read in conjunction with the documents, plans and drawings submitted as part of this planning application, which are listed in Table 1 below.

Supporting Documents	
1.	Covering letter (including list of submitted documents) - LNT
2.	Application form and relevant fee – via Planning Portal
3.	Planning Statement (including parking justification) - LNT
4.	Travel Plan - LNT
5.	Preliminary Ecological Appraisal Update (Dec 2025) – Cura Terrae
6.	Flood Risk Assessment and Drainage Strategy (08.24008-ACE-XX-XX-T-C-0001-P02) – Adept
7.	Preliminary Geoenvironmental Investigation – Lithos
8.	Waste and Recycling Statement - LNT
9.	Ventilation and Extraction Statement (with appendices)
11.	Huddersfield LTG Results (Lighting Impact Assessment) – 3LINE
12.	Climate Change and Net Zero Statement - LNT
13.	CEMP (Biodiversity) and Ecological Mitigation and Enhancement Plan (EMEMP) v3 - Arbtech
14.	Biodiversity Net Gain Assessment (dated 4th September 2026)
15.	BNG Metric (dated 4th September 2026)
16.	Health Impact Assessment - LNT
17.	Affordable Housing Statement
18.	Details of Solar PV – Easy Roof Data Sheet
19.	Details of Solar PV - JAM60S21 355-375 MR MC4
20	Details of EVCP
Supporting Plans	
19.	HD4 7AE-A-01 – Location Plan
20.	HD4 7AE-A-02 - Topographical Survey
21.	HD4 7AE-A-03 - Site Plan
22.	HD4 7AE-A-04 – Proposed 3 Storey Care Home Floor Plans
23.	HD4 7AE-A-04.1 – Proposed 3 Storey Care Home Floor & Roof Plans
24.	HD4 7AE-A-05 – Proposed Elevations
25.	HD4 7AE-A-06 – Visual 01 – Proposed View Towards Lounges
26.	HD4 7AE -A-06.1 – Visual 02 – Proposed View From The Junction Of Felks Stile Road And Blackmoorfoot Road
27.	HD4 7AE -A-06.2 – Visual 03 – Proposed View Towards The Entrance
28.	HD4 7AE-A-07 – Proposed Site Sections
29.	HD4 7AE-A-08 – Indicative Street Scene
30.	HD4 7AE-A-09 – Vehicle Tracking - Refuse
31.	HD4 7AE-A-10 – Existing And Proposed Levels Plan
32.	Landscape Masterplan – 26_417_101 rev A
33.	Bike Shelter Store, 8 Cycle Spaces – SD-A-002.1

34.	Bin Store Plan – SD-A-001.1
35.	COMBINED ELECTRIC METER HOUSE & GARDEN – SD-A-003.1
36.	PV Battery Housing – SD-A-004.1
37.	Sub Station Hipped Roof Plan and Elevations – SD-A-005.1
38.	Sprinkler House – SD-A-006.1

***Table 1** – Documents and Plans submitted with the application*

1.10 An EMEMP (Ecological Mitigation and Enhancement Management Plan) and Construction Environmental Management Plan (CEMP for biodiversity) have been produced by Arbtech to address the Reserved Matters requirements of condition 28 of planning permission ref. 2024/70/92614/W.

The site and surroundings

1.11 The application site is currently an open field, which forms part of the former Black Cat Fireworks Factory site. It now forms part of the wider HS23 housing allocation site – Land off Blackmoorfoot Road, Crosland Moor, Huddersfield. The site is bordered by Felks Stile Road to the west and Blackmoorfoot Road to the southeast and will eventually be bound by residential development to the north, north-west and north-east. A new site access off Felks Stile Road will be created by the housebuilder on the western residential parcel (already consented), which will then serve the care home parcel. The proposed access route into the plot can be seen on the submitted Location Plan and Proposed Site Plan.

1.12 The site is located 1.8km northeast of Blackmoorfoot Reservoir, approximately 4km to the southwest of Huddersfield town centre and 10km south of Halifax.

1.13 Covering an area of approximately 1.88 acres (0.76ha) in size, the site is located within the Crosland Moor and Netherton ward.



***Figure 1** – Site Location Plan*

1.15 The site is in an accessible location, being in close proximity to various bus stops along Felks Stile Road and Blackmoorfoot Road.

1.16 The boundaries of the site are currently marked by Heras fencing and there are existing dry-stone walls on the southern and western boundaries, which will be retained. The site is enclosed by construction sites (for residential development) to the north and north-west (Miller Homes' RM parcel – LPA ref. 2024/61/92235/W) and also to the northeast (Vistry's RM parcel – LPA ref. 2024/61/92365/W).

1.17 The site will be accessed via the wider site access, off Felks Stile Way (to the west), and then into site via a new access on the western boundary of the site.

1.18 The land slopes steeply downwards from the west (c.234mAOD) to the east (227mAOD) of the site by around 7m. Existing and proposed levels are shown on the Existing and Proposed Site Levels Plan (HD4 7AE – A10). The finished floor level will be set at 231.47m AOD and the levelled site will sit on average 4m above the existing Blackmoorfoot Road and c.2.5m below the spine road from Felks Stile Road.

2. Planning Background and History

2.1 The site has been subject to various applications, which are set out in the table below. Since the two neighbouring Reserved Matters applications were approved, there have also been a range of conditions discharge applications submitted.

Application ref.	Description of Development	Decision
2024/61/92365/W (Vistry Homes RM application)	RESERVED MATTERS APPLICATION (INCLUDING THE CONSIDERATIONS OF APPEARANCE, SCALE, LAYOUT, ACCESS (INCLUDING PEDESTRIAN AND CYCLE ACCESS INTO AND WITHIN THE SITE AND VEHICULAR ACCESS WITHIN THE SITE), AND LANDSCAPING) FOR THE ERECTION OF 469 RESIDENTIAL DWELLINGS AND ASSOCIATED WORKS INCLUDING LANDSCAPING AND THE PROVISION OF OPEN SPACE, PURSUANT TO [EASTERN PARCEL OF] PERMISSION 2024/92614 FOR VARIATION AND REMOVAL OF CONDITIONS 4 (ACCESS WORKS), 8 (BLACKMOORFOOT ROAD IMPROVEMENTS), 10 (JUNCTION DETAILS), 16 (RETAINING WALL DESIGN), 17 (HIGHWAY STRUCTURE DESIGN), 18 (SURFACE WATER DRAINAGE STRATEGY), 37 (EXTERNAL LIGHTING STRATEGY) AND 39 (CRIME MITIGATION MEASURES) OF PREVIOUS OUTLINE PERMISSION 2020/92546 (WITH DETAILS OF POINTS OF ACCESS ONLY) FOR THE DEVELOPMENT OF UP TO 770 RESIDENTIAL DWELLINGS (USE CLASS C3), INCLUDING UP TO 70 CARE APARTMENTS (USE CLASSES C2/C3) WITH DOCTORS SURGERY OF UP TO 350 SQM (USE CLASS D1); UP TO 500 SQM OF USE CLASS A1/A2/A3/A4/A5/D1 FLOORSPACE (DUAL USE), VEHICULAR AND PEDESTRIAN ACCESS POINTS OFF BLACKMOORFOOT ROAD AND FELKS STILE ROAD AND ASSOCIATED WORKS	19.12.2025

2024/61/92235/W (Miller Homes RM application)	RESERVED MATTERS APPLICATION (INCLUDING CONSIDERATION OF APPEARANCE, SCALE, LAYOUT, ACCESS (INCLUDING PEDESTRIAN AND CYCLE ACCESS INTO AND WITHIN THE SITE AND VEHICULAR ACCESS WITHIN THE SITE)), AND LANDSCAPING) FOR THE ERECTION OF 231 RESIDENTIAL DWELLINGS AND ASSOCIATED WORKS INCLUDING LANDSCAPING AND THE PROVISION OF OPEN SPACE, PURSUANT TO [WESTERN PARCEL OF] PERMISSION 2024/92614 FOR VARIATION AND REMOVAL OF CONDITIONS 4 (ACCESS WORKS), 8 (BLACKMOORFOOT ROAD IMPROVEMENTS), 10 (JUNCTION DETAILS), 16 (RETAINING WALL DESIGN), 17 (HIGHWAY STRUCTURE DESIGN), 18 (SURFACE WATER DRAINAGE STRATEGY), 37 (EXTERNAL LIGHTING STRATEGY) AND 39 (CRIME MITIGATION MEASURES) OF PREVIOUS OUTLINE PERMISSION 2020/92546 (WITH DETAILS OF POINTS OF ACCESS ONLY) FOR THE DEVELOPMENT OF UP TO 770 RESIDENTIAL DWELLINGS (USE CLASS C3), INCLUDING UP TO 70 CARE APARTMENTS (USE CLASSES C2/C3) WITH DOCTORS SURGERY OF UP TO 350 SQM (USE CLASS D1); UP TO 500 SQM OF USE CLASS A1/A2/A3/A4/A5/D1 FLOORSPACE (DUAL USE), VEHICULAR AND PEDESTRIAN ACCESS POINTS OFF BLACKMOORFOOT ROAD AND FELKS STILE ROAD AND ASSOCIATED WORKS	21.11.2025
2024/70/92614/W (s106 Deed of Variation)	Substitute the definition of 'care apartments' within clause 1 with: "any apartments or bed spaces or rooms and ancillary spaces within the care facility to be provided as C2 use or where such apartments or bed spaces or rooms provide personal care or assisted living services to the occupiers of the apartments or bed spaces or rooms".	02.10.2025
2024/70/92614/W (s73 to outline consent to change some of the condition triggers)	VARIATION AND REMOVAL OF CONDITIONS 4 (ACCESS WORKS), 8 (BLACKMOORFOOT ROAD IMPROVEMENTS), 10 (JUNCTION DETAILS), 16 (RETAINING WALL DESIGN), 17 (HIGHWAY STRUCTURE DESIGN), 18 (SURFACE WATER DRAINAGE	06.10.2025

	STRATEGY), 37 (EXTERNAL LIGHTING STRATEGY) AND 39 (CRIME MITIGATION MEASURES) OF PREVIOUS OUTLINE PERMISSION 2020/92546 (WITH DETAILS OF POINTS OF ACCESS ONLY) FOR THE DEVELOPMENT OF UP TO 770 RESIDENTIAL DWELLINGS (USE CLASS C3), INCLUDING UP TO 70 CARE APARTMENTS (USE CLASSES C2/C3) WITH DOCTORS SURGERY OF UP TO 350 SQM (USE CLASS D1); UP TO 500 SQM OF USE CLASS A1/A2/A3/A4/A5/D1 FLOORSPACE (DUAL USE), VEHICULAR AND PEDESTRIAN ACCESS POINTS OFF BLACKMOORFOOT ROAD AND FELKS STILE ROAD AND ASSOCIATED WORKS	
2020/60/92546/W (Outline application)	Outline application (with details of points of access only) for the development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/C3) with doctors surgery of up to 350 sq m (Use Class D1); up to 500 sq m of Use Class A1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works.	25.03.2022

***Table 2** – Planning History*

The Wider Context

2.2 The application site lies within the wider HS23 housing allocation site and immediately adjacent to the consented Miller Homes scheme to the north and north-west and the consented Vistry scheme to the north-east.

Designations and Constraints

2.3 The site is allocated under policy HS23 within the Kirklees Local Plan Allocations and Designations document (adopted 27th February 2019). This is covered in more detail in Section 4.0 of this report.

2.7 The site is within Flood Zone 1 (lowest probability of flooding) and is not subject to surface water flooding. A Drainage Impact Assessment has been submitted alongside this Reserved Matters submission which shows how surface and foul water are proposed to be managed on the site.

2.8 The site sits within the mid-altitudinal grassland Biodiversity Opportunity Zone and within a sandstone Mineral Safeguarding area. It is also located within close proximity to a Wildlife Habitat Network Ext area (to the north west). There are no designated heritage assets or listed build-

ings within the application site or in close proximity to its boundaries, it is not located in a Conservation Area and there are no other designations or constraints that would have a bearing on the proposal.

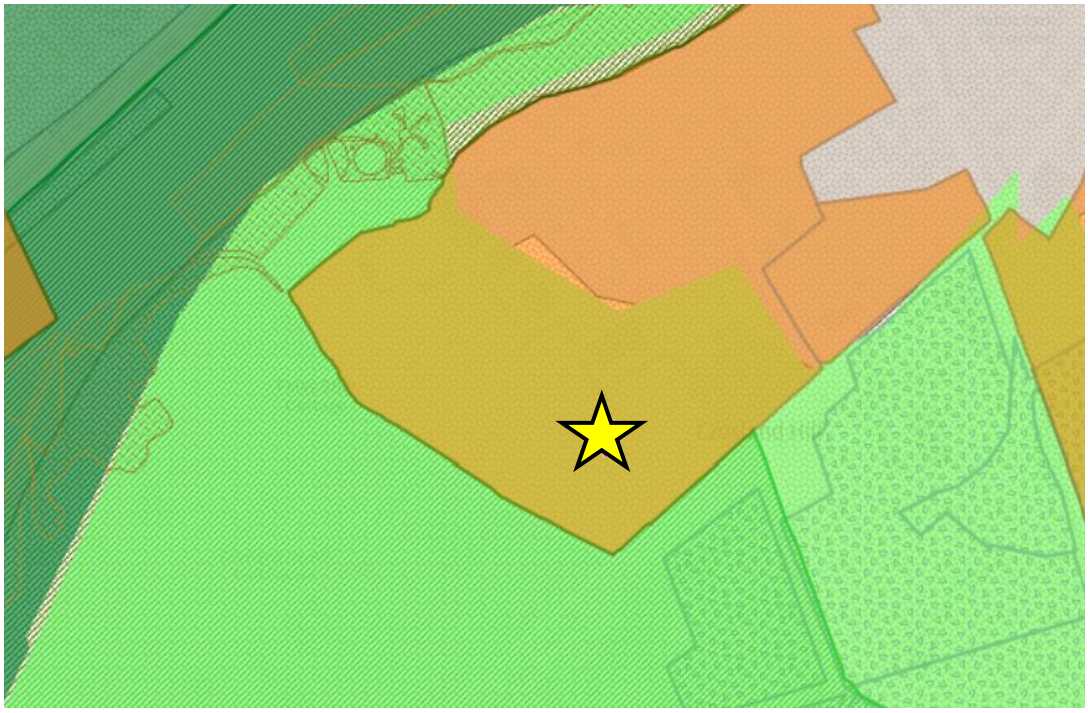


Figure 2 *– Local Plan Allocations Policy Map (source: Kirklees Council)*

3. The Proposed Development

3.1 It is proposed to develop the site to provide a new purpose-built, three-storey, 66-bed residential care facility for older people, with associated access, car parking, landscaping and ancillary buildings.

3.2 Further details of the scheme's compliance with the relevant legislation, as well as the key design and access considerations, are covered in the assessment section (chapter 5) of this report.

3.3 The proposals consist of:

- A three storey, purpose-built care home;
- 66 single-occupancy bedrooms, all provided with en-suite wetroom facilities;
- High-quality internal and external amenity space and gardens, including secure garden areas;
- Back-of-house accommodation including catering and laundry facilities, and staff showers and changing rooms;
- Wide corridors with level and amenable access throughout;
- 30 marked car parking spaces, including 2 accessible bays and 6 spaces served by electric vehicle charging points;
- 8 covered cycle spaces;
- A drop off point adjacent to the main entrance;
- On-site renewable energy generation (Solar PV and Ground Source Heating); and
- Ancillary buildings for refuse, solar energy storage, substation and utilities connections.

3.4 The care homes built by LNT are designed with resident's comfort at heart and to provide excellent day to day amenities and facilities that reflect modern domestic comforts. This includes main lounges and dining rooms, café and bar areas, quiet lounges and family rooms, garden rooms, a library, cinema room, clinic and hair salon. These facilities are particularly important for residents, who rely upon easy and amenable access, regular activity, entertainment and familiar settings to maintain a good quality of life and well-being.

3.5 The facility will be fully compliant with the national Care Standards Act 2000; providing single-room accommodation with en-suite facilities and a more than suitable ratio of communal and recreational space per resident, together with level and amenable access throughout, all as described in the Design and Access Statement.

3.6 The introduction of the Health and Social Care Act 2008 reflected the general progressive nature of the improving standards that have been implemented in the provision of Social Care. It also led to the establishment of the Care Quality Commission (CQC) the current Regulatory Authority in respect of Social Care provision. LNT's care homes are built and operated in a way that meets and exceeds the CQC's stringent expectations in respect of:

- Ensuring safety, from abuse and harm;
- Providing effective care, treatment and support to maintain a high quality of life;

- Employing caring staff, who treat residents with respect, dignity and compassion;
- Providing responsive services that can meet resident's individual needs; and
- Maintaining excellent leadership and management, to foster a responsive, safe and innovative culture.

3.7 Care homes for the elderly fall within Use Class C2 'residential institution' of The Town and Country Planning (Use Classes) Order 1987 and any applicable amendments. CQC define a care home as:
'a place where personal care and accommodation are provided together. People may live in the service for a short or long periods. For many people, it is their sole place of residence and so it becomes their home, although they do not legally own or rent it. Both the care that people receive, and the premises are regulated.'

3.8 CQC is responsible for the registration, regulation and ongoing monitoring of care homes and other care services such as domiciliary care agencies. Under the Health and Social Care Act 2008, care homes are registered under two primary categories.

1) **Care Homes/personal care homes/residential care homes –** provide personal care (not nursing care) to the elderly. They provide both short-term and long-term accommodation and offer help with personal hygiene, continence management, food and diet management, counselling and support, simple treatments, personal assistance with dressing, mechanical or manual aids, and assistance with going to bed.

2) **Care homes with nursing –** offer the same services as personal care homes, with registered nurses also available to provide nursing care 24 hours a day, to care for residents with complex health issues that can only be administered by nursing staff.

3.9 In addition to the above home-level registration, care homes can choose to specialise in the type of care they provide, such as elderly frail or caring for those with dementia and/or other specialist forms of care.

3.10 The proposed development will provide a modern care home capable of flexibly adapting to meet the needs of elderly personal and dementia care. It will incorporate physical adaptations and an environment suited to the provision of specialist dementia care, to meet a growing need in the area.

3.11 All homes operated by the applicant Crystal Care offer residential care services, dementia care and respite care.

3.12 The definitions of these services are described as follows:

Residential Care – Residential care provides an ideal option for older people to benefit from extra support and security. It offers older individuals a safe and supportive environment, helping ease the transition from independent living. Staff provide 24-hour assistance with personal care, mobility and daily tasks, reducing the risks associated with living alone. The setting promotes comfort, security and wellbeing through personalise care plans, regular wellness checks and close communication with families. Advanced care planning tools also support tailored services that reflect each resident's medical needs, interests and preferences.

Dementia Care - The proposed care home is designed to flexibly accommodate both personal and dementia care, responding to growing local demand. The highest level of support is offered to residents living with dementia, qualified staff provide person centred care. The home provides a secure and stimulating environment, incorporating memory-enhancing activities and rou-

tines. Individualised care plans address each resident's medical and emotional needs, promoting dignity and comfort while managing behavioural changes. The homes holistic approach ensures a high standard of care, enhancing residents' quality of life and providing reassurance to families.

Respite Care – All our care homes offer short-term respite stays for older people who might not want or need to move in permanently, yet who need some extra help from time to time. Whether they are recovering from surgery or illness, or want to give their family carer a break, short stays can be organised and then repeated as often as they are required.

3.13 Any resident on a short break can take part in all daily activities and will receive the same high standard of care that full-time residents enjoy. A short break can also be an opportunity to experience the facilities the care home has to offer before deciding to make the more permanent.

Materials

3.14 The proposed palette of external materials has been carefully selected to reflect and complement the materials used within the surrounding residential development. The proposed materials are identified on the proposed elevations, with further information regarding their selection and rationale provided within the assessment section (chapter 5) of this report.

Relationship to Neighbouring Properties

3.15 The layout has been developed to provide generous separation between the proposed building and the surrounding residential properties. The separation distances achieved are set out in Table 3 below.

Direction	Separation Distance
North	39.6m to the nearest residential building, and 28.7m to the northern site boundary
North East	31.5m to the nearest residential building, and 15.9m and to the north eastern site boundary
South East	28.3m to the south eastern site boundary
West	17.6m to the south western site boundary

***Table 3** – Separation distances to neighbouring residential development*

Employment and Economic Benefits

3.16 The proposed development will bring important economic benefits to the local economy in terms of employment opportunities and investment to construction.

3.17 The completed home will operate with a maximum of 24 members of staff on site at any one time. The home will result in the employment of up to FTE 60 staff members.

3.18 These roles range from the Home Manager, through a series of Care Workers, to Catering and Domestic Assistants, and would be offered to suitable candidates from the local area. The home will also generate ongoing demand for local suppliers and services.

3.19 A study undertaken on behalf of the UK Contractors Group found that £1 of investment in construction results in £2.84 of benefit to the wider economy. The construction cost of the proposed development is substantial, and the development should therefore result in a significant contribution to the local economy during the construction phase. This outlined in Figure 3 below;

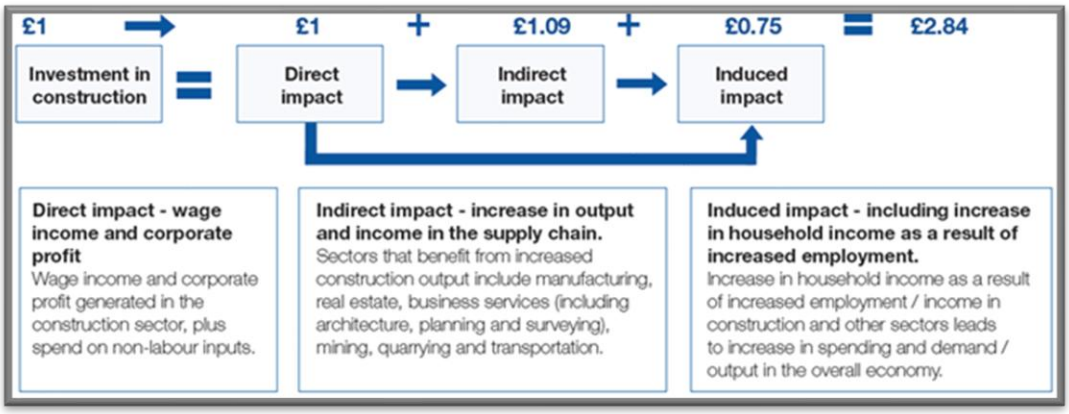


Figure 3 *– UK Contractors Group Study*

3.20 Planning Inspectors have consistently highlighted in appeal decisions the significant weight to be attributed to the need to support economic growth through the planning system, and the contribution that new development can make to economic growth. These benefits are matters which weigh in favour of the grant of planning permission.

4. National and Local Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the development plan, unless material considerations indicate otherwise.

4.2 The following paragraphs provide an overview of the key national and local planning policies relevant to the proposals.

The National Planning Policy Framework (NPPF)

4.3 The National Planning Policy Framework (NPPF) was published in August 2026 and replaces the previous framework published in December 2024. It sets out the government's policies for plan-making and for making decisions on development proposals for England.

4.4 The national decision-making policies contained within the Framework are a material consideration in the determination of planning applications and should be read alongside the policies of the Development Plan.

Achieving Sustainable Development

4.5 Policy S3 establishes a presumption in favour of sustainable development. For development proposals within settlements, Policy S4 states that permission should be granted unless the benefits of doing so would be substantially outweighed by adverse effects when assessed against the national decision-making policies in the framework.

4.6 The definition of 'settlement' includes: *'land which is allocated or has permission for development which will form part of the built-up area once the development is complete.'* NPPF Policy S4 is therefore directly applicable to this proposal.

4.7 The proposed development would provide specialist accommodation addressing a substantial evidenced need; deliver health, social and economic benefits; make effective use of an enclosed and undeveloped parcel of land; and consolidate the surrounding existing built form. The technical assessments accompanying the application demonstrate that no adverse effects would arise which would substantially outweigh these benefits.

Meeting Accommodation Needs

4.8 Policy HO7 requires substantial weight to be given to the benefits of providing homes which contribute towards meeting the evidenced accommodation needs of the community. This includes accommodation needed by the different groups assessed under Policy HO1, which expressly identifies older people, including those requiring retirement housing, housing with care and care homes.

4.9 Policy HO9 deals with specialist forms of accommodation. It requires proposals addressing specialist housing needs to provide living conditions and access to services appropriate to residents' needs. Specialist accommodation for older and disabled people should be located where residents can access frequently used services easily and safely by walking, wheeling, public transport or on-site transport services. Such accommodation should also be delivered to appropriate accessibility standards.

4.10 The proposed care home would provide 66 purpose-built bedrooms for older people, including those requiring residential and dementia care, and the principle of C2 use on the site has already been approved under the outline consent.

4.11 The site forms part of a wider housing allocation, HS23, and will be integrated with the surrounding residential area and is accessible to local facilities and public transport. The building has been designed specifically for older people requiring care and would provide level access, lifts, accessible bedrooms and bathrooms, generous circulation areas and safe internal and external communal spaces. The proposal therefore accords with Policies HO7 and HO9, and substantial weight should be given to its contribution towards meeting the identified need.

Health and Community Benefits

4.12 Policy HC4 requires substantial weight to be given to the benefits of proposal which provide new or improved community facilities or public-service infrastructure, or which make a demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities or supporting social interaction within the local community.

4.13 The proposed care home would provide specialist accommodation and continuous care for older people, including those living with dementia. It would promote residents' health, safety, dignity and wellbeing, provide opportunities for activity and social interaction and assist in addressing pressures on the wider health and social-care system. These constitute significant public-health and community benefits to which substantial weight should be afforded.

Economic Development

4.14 Policy E2 requires substantial weight to be given to the economic benefits of commercial development which allows businesses to invest, expand or adapt.

4.15 The proposal represents significant private investment and would generate employment during the construction phase. Once operational, the care home would create up to 60 permanent jobs across a range of roles, together with ongoing demand for local goods and services. These economic benefits weigh positively in favour of the development.

Making Effective Use of Land

4.16 Policy L2 requires substantial weight to be given to the benefits of development which makes better use of vacant or underutilised land and buildings.

4.17 The application site is an undeveloped parcel of land surrounded by land allocated and consented for residential development, which is currently being built out. The proposal would bring the land into beneficial use, respond to an identified need and consolidate the existing built form without extending development into the open countryside. Its development would therefore represent an effective use of allocated land.

Design and Placemaking

4.18 Policy DP3 requires development proposals to respond positively to the history, character and features of their site and setting so that they integrate with and enhance their surroundings. Proposals should also reflect relevant principles relating to liveability, climate, nature, movement, built form and public space.

4.19 The proposed three-storey care home has been designed to respond to the scale, materials and character of the surrounding residential development. The layout provides clear public and private areas, safe and accessible internal and external spaces, secure landscaped gardens, appropriate separation from neighbouring properties and convenient arrangements for access, parking and servicing.

4.20 The proposed landscaping, sustainable drainage system and renewable-energy technologies would contribute towards climate resilience and environmental sustainability. The design and layout are therefore considered to accord with Policy DP3.

Sustainable Transport, Access and Parking

4.21 Policy TR3 requires development to be located where it can support sustainable patterns of movement, provide good accessibility for different users and make effective use of existing and proposed transport infrastructure.

4.22 Policy TR4 requires transport considerations to be integral to the design of development. Proposals should prioritise walking, wheeling and cycling, provide safe and inclusive routes, meet the needs of older and disabled people, allow for servicing and emergency access and provide an appropriate level of parking.

4.23 Policy TR6 requires development likely to generate significant movement to be supported by an appropriate Transport Statement or Transport Assessment and Travel Plan. Development should be refused where it would result in a severe adverse impact on the transport network or an unacceptable impact on highway safety, taking account of proposed mitigation.

4.24 The site is connected to the surrounding residential development by existing pedestrian and cycle infrastructure and is accessible to public transport services. The Transport Statement submitted with the outline application included for up to 70 units of elderly residential provision, so the predicted trips associated with the proposed development have already been accounted for. It concluded that the overall wider development would not result in a severe adverse impact on the highway network or an unacceptable impact on highway safety and therefore accords with Policies TR3, TR4 and TR6. This application is also supported by a Travel Plan. Parking justifications can be seen at Appendix 1.

Living Conditions and Pollution

4.25 Policy P3 requires development proposals to be appropriate for their location, taking account of the effects of pollution on health, living conditions and the natural environment. Proposals should provide healthy living conditions for their occupiers and avoid giving rise to unacceptable effects on neighbouring properties from noise, air quality, artificial light or other forms of pollution.

4.26 The application is supported by a Noise Impact Assessment prepared by SLR. This demonstrates that acceptable living conditions can be provided for future residents and that, subject to the identified mitigation and maintenance measures, the development is not expected to experience or generate a significant adverse noise impact, and the site is considered acceptable for the proposed use. Similarly, external lighting has been designed sensitively to protect residential amenity and ecological features. The proposal therefore accords with Policy P3.

Climate Change, Flood Risk and Drainage

4.27 Policy CC2 requires development proposals to contribute towards climate change mitigation and the transition to net zero, including through energy-efficient design, low-carbon energy generation and the prioritisation of sustainable movement.

4.28 Policies F4 to F8 set out the national approach to assessing and managing flood risk. Policy F7 requires development to be safe throughout its lifetime and not increase flood risk elsewhere, while Policy F8 requires proportionate sustainable drainage systems which control surface-water flow rates, reduce runoff volumes and provide multifunctional benefits where possible.

4.29 The site lies within Flood Zone 1 and is assessed as being at low/very low risk of flooding from all sources. The submitted Flood Risk Assessment and Drainage Strategy demonstrates that the

development would be safe throughout its lifetime and would not increase flood risk elsewhere. Surface water from the care home is proposed to discharge into a demarcation chamber which forms part of the wider residential development. The proposals include permeable paving which also act as a method of water quality treatment, reducing the hazards associated with water pollutants. A hydrobrake will be required to achieve the restricted discharge rate. Attenuation will also be provided to store surface water runoff up to the 1 in 100 year plus climate change rainfall event, ensuring no increased flood risk downstream. Foul water discharge will be made via gravity into a proposed demarcation chamber which forms part of the wider residential development. The submitted Flood Risk Assessment and Drainage Strategy Report concludes that subject to the incorporation of suitable hydrobrake protection measures and ongoing sediment management within the drainage network, the proposed drainage scheme is considered acceptable and fit for purpose.

4.30 The development would also incorporate a ground-source heat-pump system, solar photovoltaic panels, battery storage, electric-vehicle charging infrastructure and energy-efficient building measures. It therefore accords with Policies CC2, F7 and F8.

Natural Environment

4.31 Policy N2 requires development proposals to consider the environmental qualities of the land, conserve and enhance existing natural features where possible, strengthen ecological networks, use appropriate landscaping and minimise adverse impacts on biodiversity.

4.32 The proposal has been informed by detailed ecological assessments, and no protected species were identified.

4.33 As the site has been cleared of its existing vegetation as part of the wider site works consented under the outline permission, the Landscape Masterplan proposes a wide variety of new planting on the site, which will enhance the biodiversity and strengthen the ecological networks significantly. The proposal is consequently considered to accord with Policy N2.

Conclusion

4.34 The application site is allocated for development and the proposal benefits from the support provided by Policy S4. It would deliver specialist accommodation meeting the allocation requirements, addressing an identified need, together with significant health, social and economic benefits to which Policies HO7, HC4 and E2 require substantial weight to be given.

4.35 The scheme would also make effective use of allocated land, provide an appropriately designed and accessible development and satisfactorily address transport, residential amenity, flood risk, drainage, biodiversity and climate change. No adverse effects have been identified which would substantially outweigh the benefits of granting permission. The proposal is therefore considered to accord with the national decision-making policies of the Framework when read as a whole.

The Development Plan

4.36 The Development Plan for the area comprises the Strategy and Policies document (adopted 27th February 2019), Allocations and Designations document (adopted 27th February 2019) and the Development Plan Policies Map (adopted in February 2011).

Kirklees Local Plan Strategy and Policies Document

4.37 The Strategy and Policies document sets out the policies necessary to achieve the strategy and how much new development there should be in the district and where it will go. It is the key document in the Local Development Plan and covers the period 2013-2031.

4.38 The document sets out the core aims and objectives for, as follows –

1. Support the growth and diversification of the economy, to increase skill levels and employment
2. opportunities including the provision of a high-quality communication infrastructure.
3. Strengthen the role of town centres, particularly Huddersfield, Dewsbury and Batley, to support their vitality and viability.
4. Improve transport links within and between Kirklees towns and with neighbouring towns and cities, giving priority to public transport, and to cycling and walking, providing an efficient highway network which supports the district's economy.
5. Provide new homes which meet the housing needs of the community offering a range of size, tenure and affordability, support existing communities and access to employment, public transport, shops and services.
6. Tackle inequality and give all residents the opportunity of a healthy lifestyle, free from crime and to achieve their potential in work and education.
7. Protect and improve green infrastructure to support health and well-being, giving residents access to good quality open spaces, sport and recreation opportunities, and to support habitats, allowing wildlife to flourish.
8. Promote development that helps to reduce and mitigate climate change, and development which is adapted so that the potential impact from climate change is reduced and to help the transition towards a low carbon economy.
9. Protect and enhance the characteristics of the built, natural and historic environment, and local distinctiveness which contribute to the character of Kirklees, including the South Pennine Moors, Moorland fringe and the area's industrial heritage.
10. Promote the re-use of existing buildings and the use of brownfield land to meet development needs and support the regeneration of areas.
11. Facilitate the sustainable use and management of minerals and waste.

4.39 The policies set out the actions that the council and its partners will take to achieve the vision for Kirklees. The policies relevant to the proposed development are summarised below.

4.40 The Local Plan policies considered relevant to this application are set out in Table 4 below:

Policy	Title
Policy LP1	Presumption in Favour of Sustainable Development
Policy LP2	Place Shaping
Policy LP3	Location of new development
Policy LP7	Efficient and effective use of land and buildings

Policy LP11	Housing Mix and Affordable Housing
Policy LP20	Sustainable Travel
Policy LP21	Highways and access
Policy LP22	Parking
Policy LP24	Design
Policy LP28	Drainage
Policy LP30	Biodiversity and Geodiversity
Policy LP32	Landscape
Policy LP34	Conserving and enhancing the water environment
Policy LP38	Minerals Safeguarding
Policy LP47	Healthy, active and safe lifestyles
Policy LP52	Protection and improvement of environmental quality

***Table 4** – Relevant Local Plan Policies*

4.39 The Kirklees Local Plan Strategy and Policies document is now beyond its base date, and its plan period runs only to 2031. Therefore, certain policies will be afforded reduced weight in the decision-making process. In 2023, Kirklees Council carried out the required five-year review and concluded that the plan was "out of date in several areas" and that a full update should be undertaken. These areas included a lack of five-year housing land supply, under-delivery of housing against targets set and changes in circumstances since adoption, such as climate emergency commitments and post-Covid economic changes. As a result, the council has commenced a full update of the Local Plan, with the updated version currently expected to be completed in 2029.

4.40 The site's allocation however continues to carry substantial weight and there is no policy basis for disregarding either the allocation or the relevant development management policies. Accordingly, the proposal should be assessed against the adopted Local Plan, with significant weight afforded to the site's allocated status and extant C2 planning permission.

Local Plan Allocations and Designations Document

4.41 The proposed development site is adopted under allocation policy HS23 ‘Land north of Blackmoorfoot Road, Crosland Moor, Huddersfield’. Policy wording as follows:

Site HS23

Local Plan ID	HS23
Site address	Land north of Blackmoorfoot Road, Crosland Moor, Huddersfield
Ownership	Private
Gross site area (Ha)	29.46
Net site area (Ha)	25.30 - Area of BAP Priority Habitats removed from the developable area
Constraints	• The provision of a pedestrian footway is required across the site frontage • Improvements to local highway links may be required • Potentially contaminated land • Air quality issues • Odour source near site - industrial works • Noise source near site - road traffic noise, licensed premises and industrial works • Site is close to listed buildings • Site is in an area that affects the setting of Castle Hill
Allocation	Housing
Indicative capacity	684 dwellings during the Local Plan period with potential for a further 16 dwellings beyond the plan period.
Reports required	• Transport Assessment • Travel Plan • Contamination report (Phase 1 and 2) • Air Quality Impact Assessment • Noise assessment • Odour assessment • Flood Risk Assessment • Health Impact Assessment • Heritage Impact Assessment • Ecology Assessment
Other site specific considerations	• Landscape character assessment has been undertaken for this site which should be considered in the development masterplan • Provision to be made within the masterplan to access the north eastern portion of the site via the access from Blackmoorfoot Road/Felks Stile Road

***Figure 3** – HS23 Allocation policy wording.*

4.42 The location of the allocation can be seen on the map below.

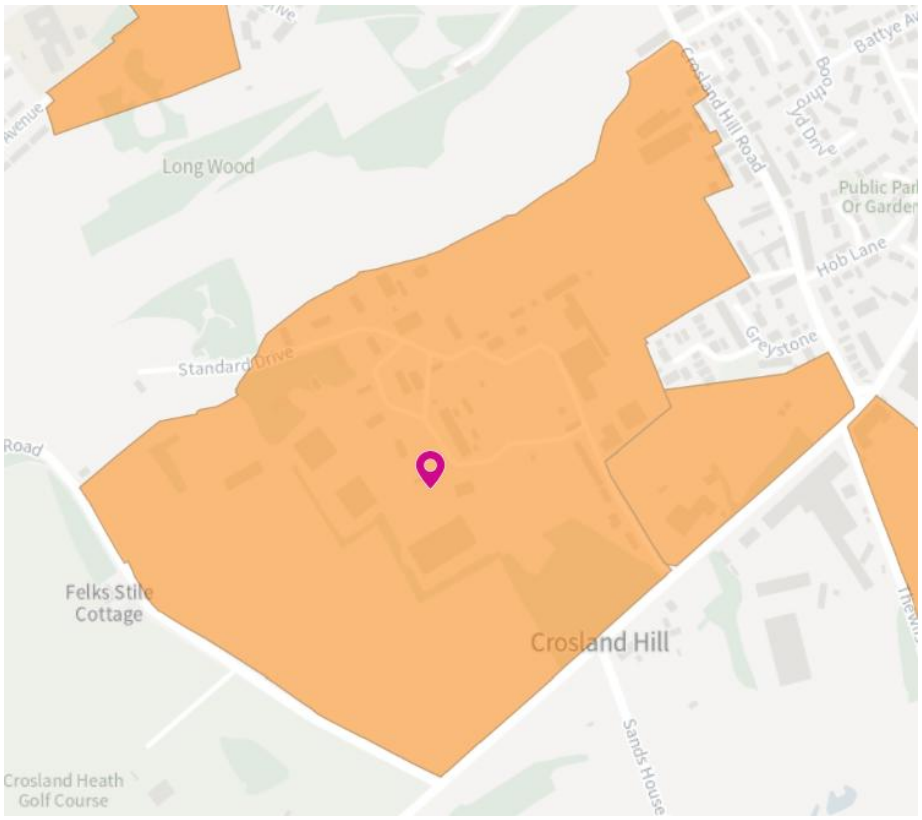


***Figure 3** – Policy map extract showing location of HS23 housing allocation.*

Emerging Kirklees Local Plan

4.43 Kirklees Council is preparing a new Local Plan, which is currently at a very early stage with the reg 18 consultation almost coming to a close. Adoption is not currently anticipated before 2029. The emerging plan can be afforded no more than very limited weight at this stage.

Supplementary Planning Documents and Other Guidance

4.44 The following documents have been considered during the preparation of the application and throughout the design of the scheme:

- Kirklees Highway Design Guide SPD (adopted Nov 2019);
- Affordable Housing and Housing Mix SPD (adopted March 2023); and
- The National Design Guide and National Model Design Code.

5. Scheme Appraisal

5.1 A general assessment of the scheme against the relevant national and local policies set out above indicates that the scheme is in general compliance with the Development Plan. Its sustainable location and its existing and planned context make it a highly suitable and sustainable location for a care home. A detailed analysis of how the scheme accords with national and local policy is set out in this section of the Statement.

Principle of Development

5.2 The approved outline application on the site establishes the principle of C2 residential care accommodation in this location. The development proposal is bringing the site forward for a 66-bedroom care home through a detailed Reserved Matters application. The site is allocated for housing development within the adopted Local Plan (ref. HS23).

5.3 The site is seen as an excellent opportunity to provide a new purpose-built care facility fully compliant with the requirements of the Care Standards Act. It would not only serve an identified local need but would be highly accessible to the community, providing both service and employment.

5.4 The proposed development would be located in a sustainable location, in close proximity to local facilities and public transport and form part of the wider development, as per the Local Plan allocation.

5.5 The development will be in accordance with the policies of the adopted Kirklees Local Plan and Site Allocations and Designations document. Considering this, the proposal is demonstrably and positively acceptable in principle and will address the critical care objectives and identified needs in national policies and guidance.

5.6 The Reserved Matters: layout, scale, appearance, access (into plot) and landscaping, will be addressed in turn below.

Layout

5.7 The proposed care home makes best use of the site to deliver the best possible environment for its future residents whilst respecting the overall built character and appearance of the area.

5.8 The siting of the building optimises the opportunities the site offers for residents in terms of aspect, views and amenity provision and makes effective and efficient use of the land. The northern elevation of the home faces the adjacent housing scheme being delivered by Vistry and Miller and the southern elevation faces out onto Felks Stile Road and Blackmoorfoot Road. The secure garden area wraps around the eastern, southern and western parts of the southern section of the building, offering wander paths and a variety of seating areas and attractive landscaped surroundings for use by residents and staff.

5.9 The proposed building, which has been sited on an ample plot, is set back from the two main roads and forming a suitable building within the site. The building's main entrance faces north into the car park area. Vehicles and pedestrians will access the site using the new proposed access from the west. The road from which the site's access will be formed will be delivered as part of the residential scheme on the wider site.

5.10 The relationship with the future neighbouring uses (residential dwellings) has also been considered. The care home siting ensures there is adequate separation distance from the consented dwellings to the north, north-west and north-east, with the car park area increasing this buffer.

The development will therefore not result in any adverse impacts on future residents' amenity from overlooking, overshadowing and overdominance. The proposed care home reflects the principles agreed at outline stage and is deemed to be compatible with the surrounding land uses and occupiers, protecting amenity, privacy, safety and security. The layout of the proposed development site is also considered to be compliant with local plan policies LP2 (Place Shaping) and LP24 (Design).

Scale

5.11 A three storey, 66-bedroom care home is proposed to be built off an "L" shaped floor plan and be of contemporary form, design and external appearance. The proposal is a single building with amenity space contained within its boundaries. The design of the building is proposed in this form due to the operational needs of the care home, to meet the requirements of the Care Standards Act and to make best use of the site's layout, access and relationship with surrounding development. This shape of building enables the home to function efficiently internally providing segregation between care categories, secure environment for residents, separation between back of house functions and residents with a variety of communal spaces for residents to enjoy.

5.12 The scheme design is of a scale and intensity which would sit comfortably within the site and its surroundings without any resultant harm to the character or amenity of the area. The building's three-storey height conforms with the height parameters in the approved DAS which locates the proposed care facility in an 'up to 3-storey development zone'. The building has a flat roof, which allows it to perform highly against sustainability principles, allowing space for the provision of the optimum number of solar panels, increasing the building's efficiency.

5.13 The proposed building's scale is therefore wholly appropriate for its location and hence compliant with local plan policy LP24 and national planning policy.

Appearance

5.14 The proposed care home has been designed to reflect some of the design features apparent within the surrounding area. The use of buff, red brick and reconstituted stone make up the main elevational sections of the building with banding detailing and grey cladding proposed to provide articulation to the building, alongside stone cills and stone parapet capping. The materials palette reflects and enhances local distinctiveness and is not considered to be at 'odds' with the existing form of development surrounding the site.

5.15 The proposed building's design and appearance is therefore suitable and complementary for its location and hence compliant with local plan policies LP2, LP24 and national planning policy.

Landscaping

5.16 A landscaping scheme has been submitted with the application. Landscaped amenity spaces are proposed around the care home and within the secure enclosed garden area. The building will overlook these spaces and have access to it via the ground floor lounges and main and secondary entrances. The secure garden will provide attractive, landscaped areas for the residents to enjoy.

5.17 The proposed landscaping scheme will enhance the setting of the building, provide adequate screening from the proposed residential development to the north and add visual interest to the site. The Landscape Masterplan illustrates the planting proposals for the site which includes trees, native hedgerow, ornamental hedges, native thicket, bulbs, amenity grass and meadow grassland. The site plan shows the proposed boundary treatments, including native hedgerow

around the majority of the site and a line of trees along the northern boundary. A 1.8m high railing is proposed to secure the residents' garden area. This will be positioned on the top of a 1m retaining structure on the western arm/wing of the building. A 0.55m timber knee rail is proposed along the western, northern and along part of the eastern boundary. The existing dry-stone walls which run along the rest of the eastern boundary and all of the south-eastern and south-western boundaries are proposed to be retained. In addition there will be a stone wall with a hit and miss fence installed around the ancillary buildings to provide screening for neighbouring properties.

5.18 The proposed landscaping scheme will also enhance biodiversity features on the site in accordance with adopted local plan policy LP30 (Biodiversity and Geodiversity) and LP32 (Landscape) and national planning policy.

Access and Transport

5.19 The Outline consent included for a new vehicular access into the wider site from Blackmoorfoot Road. The Transport Assessment submitted with the outline application included for upto 70 units of elderly residential provision. Miller Homes' Reserved Matters application (2024/61/92235/W) provided the details of the access and internal road layout of the wider site, and this was then refined through the s38 process. This Reserved Matters application provides details of the internal road layout of the elderly care plot.

5.20 As set out in the Transport Assessments submitted at outline and Reserved Matters stage, the proposed development site is well served by existing transport provision and is accessible to a range of key services and facilities. These documents conclude that there would be no material impact on the local road network to that already approved by the LHA.

5.21 The adopted Local Plan policy LP22 covers parking and sets out that car parking provision in new developments will be determined by the availability of public transport, the accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development. The policy goes on to state that provision must be made to meet the needs of cyclists and disabled people. All proposals must provide full details of the design and levels of proposed parking provision and demonstrate how this represents the most efficient use of land as part of encouraging sustainable travel. This demonstrates the case-by-case approach that Kirklees Council take towards parking provision, which is very much supported and appreciated. Appendix 1 sets out LNTs parking provision justification. Based on LNT's experience with other similar types and sizes of facilities; no access, parking, adverse highways, or pedestrian safety impacts should arise in the future day-to-day operation of the care home.

5.22 The accompanying Travel Plan aims to promote a meaningful shift towards the uptake of alternative, sustainable and healthy modes of travel to and from the site for both staff and visitors.

5.23 The proposals will therefore be compliant with sustainable transport objectives set out in Local Plan policies LP20 (Sustainable Travel), LP21 (Highways and access) and LP22 (Parking) and national planning policies.

Sustainability Considerations

5.24 The building would have 'active' elevations and frontages being occupied at all times of the day. There would be a clear distinction between public and private space through the use of appropriate boundary treatments.

5.25 In terms of building design, steps have been taken to reduce energy demand having regard to the operational requirements of the home. Externally the building has been designed with

glazed areas to maximise access to natural light and to minimise energy requirements for lighting and heating in communal areas, in particular in the main day lounge/dining areas and the quiet lounges. All glazing would be specified to minimise heat loss and excessive solar gain. Other glazing in the corridors and stairwells will provide natural light into circulation areas, reducing the level of artificial lighting required.

5.26 Low energy luminaires and occupancy sensors would be used throughout the home in communal areas, corridors, bathrooms, toilets and ensuites to minimise energy used. There would also be a control centre which would enable areas within the building to be isolated at night to further minimise energy use.

5.27 High levels of insulation will be provided to reduce the consumption of energy required for heating. The Building Regulations submission provides the Simplified Building Energy Model (SBEM) calculations relating to the energy efficiency of the building including the heating, lighting and orientation of the building. This requires a 10% increase in efficiency of the target provided for the building.

5.28 A ground source heat pump system and photovoltaic panels are proposed to provide heating and electricity to the building which would generate in excess of 90% of the facilities energy requirements from renewable sources, with a commensurate reduction in carbon emissions and lessening the reliance on fossil fuel-based energy.

5.29 The proposed scheme is compliant with the requirements of local plan policies LP24 and national planning policy and guidance.

Drainage

5.30 A Site-Specific Flood Risk Assessment and Drainage Strategy have been prepared by Adept to support the application.

5.31 The report concludes that the site is located in flood zone 1 and is not considered to be at risk of flooding. In terms of existing drainage infrastructure, it confirms that there is no known existing surface water or foul water sewer crossing the proposed development.

5.32 The proposed drainage strategy ties in with the approved drainage design of the wider development. Surface water runoff will be restricted as required and attenuation storage has been sized to accommodate runoff up to the 1 in 100 year plus climate change rainfall event. It will be ensured that the development does not increase flood risk for downstream receptors. The report recommends the incorporation of hydrobrake protection measures and ongoing sediment management within the drainage network and as long as these are implemented the proposed drainage scheme is considered acceptable and fit for purpose.

5.33 As a result, the proposed development would accord with the requirements of NPPF and adopted Local Plan Policies LP28 (Drainage) and LP34 (Conserving and enhancing the water environment).

Trees

5.34 There are no trees on the site, as those shown on the Arboricultural Impact Assessment (ref. P06) for the wider site have been removed in accordance with this report and the approved outline planning applications.

Ecology

5.35 This Reserved Matters application is supported by a Construction Environmental Management Plan (Biodiversity) and Ecological Mitigation, Enhancement and Management Plan

(CEMP/EMEMP). These reports also address outline condition 28. It details ways in which we can minimize potential adverse effects on ecological receptors during construction and provides site-specific measures to avoid, reduce and mitigate impacts on biodiversity. It also recommends various forms of ecological enhancement measures in order to ensure the successful establishment, long-term maintenance and enhancement of habitats and biodiversity features within the Site. It is therefore considered that the proposals accord with the requirements of local plan Policy LP30.

Biodiversity Net Gain

5.36 Policy LP30 (Biodiversity and Geodiversity) of the Local Plan seeks to protect and enhance the biodiversity and geodiversity of Kirklees and ensure that new development does not harm biodiversity and provides net gains and new habitat creation where opportunities exist. The site has a baseline of 1.54 area habitat units, and the on-site post intervention figure is 2.62 units, which means a combined net unit change of 1.08. The proposed development will bring about a 69.86% net gain. As a result, the proposal satisfies and exceeds the requirements of the Local Plan policy.

Ground Conditions

5.37 The Preliminary Geoenvironmental Investigation undertaken in November 2025 and submitted alongside this Reserved Matters application confirms that no significant contamination has been identified on the site and hence there is no need for remediation. There are therefore no concerns with regard to ground conditions which would affect the proposed development.

Lighting

5.38 A sensitive lighting scheme has been proposed and a Lighting Impact Assessment undertaken and submitted with this Reserved Matters application. The report demonstrates that there are no reasons for concern with regards to residential amenity impacts as a result of lighting.

5.39 The proposed external lighting scheme is not anticipated to cause any unacceptable impacts and is therefore compliant with Local Plan Policy LP52 (Protection and improvement of environmental quality) and national planning policy.

Air Quality

5.40 An Air Quality Assessment for the wider development (including the care plot) was submitted with the outline application. It considered air quality impacts as a result of fugitive dust emissions during the construction phase of the development, traffic and exhaust emissions during the operation and potential impacts on future residential amenity may occur due to fugitive emissions from Johnsons Wellfield Quarry. The report concluded that air quality is not considered a constraint to the proposed development. The proposed development is therefore compliant with Local Plan Policy LP52 and national planning policy.

Noise

5.41 An updated Noise Impact Assessment has been undertaken for the care home plot specifically, including the proposed building and site layout, to accompany this Reserved Matters application. It identifies that road traffic noise from Blackmoorfoot Road and Felks Stile Road are the dominant environmental noise sources influencing the site. A façade mitigation strategy has been recommended for the facades facing roads, whereby standard specification thermal double-glazing windows with trickle vents windows are required to be installed and remain closed in order to block out traffic noise and achieve acceptable internal noise levels. The report explains that the windows can be opened for purge ventilation. The assessment concludes that it has been demonstrated that the proposed development is acoustically suitable for its intended

use. The proposed external scheme is not anticipated to cause any unacceptable noise impacts and is therefore compliant with Local Plan Policy LP52 (Protection and improvement of environmental quality) and national planning policy.

Archaeology

5.42 A Written Scheme of archaeological Investigation (WSI) which covers the wider development site has been submitted by the wider developers to address condition 22 on the outline consent. This report presents the findings of the archaeological investigation and mitigation work that has been and no artefacts were found. This application is still pending.

6. Crime Prevention Statement

6.1 The issue of crime prevention/Secured by Design has been considered, the orientation and configuration of the building is designed to provide natural surveillance. The main entrance will overlook the main access and pedestrian route into the site. The main office, which is manned 24 hours a day is located next to the entrance foyer within the care home, maximising the opportunity for surveillance. The back of house areas, including the laundry and staff room will overlook the ancillary buildings to the east of the car park and will be occupied by staff for most of the day and into the evening.

6.2 A singular access for both pedestrians and vehicles is important in preventing crime and protecting vulnerable residents. One point of access into the home allows for natural surveillance from staff members. Access controlled front doors provide further security, with all visitors required to report to reception and sign in/out at every visit.

6.3 Appropriate lighting is an integral element in designing out crime. The lighting will be designed to deter intruders and reduce the fear of crime. The focus for lighting will be to the main site access, car parking areas and all footpaths and associated areas to the care home building.

6.4 Suitable boundary treatments are proposed that will provide secure boundaries and reasonable defensible space around the new care home. The southern section of the site, which features most of the secure residents' garden, will feature metal bow top railings and will be softened with landscaping to create a non-institutional feel. This design promotes an open/natural feeling to the setting of the care home, whilst ensuring the residents' safety.

7. Conclusion

7.1 The proposed development of a 66-bed care home is considered to accord with the Development Plan when read as a whole and with the National Planning Policy Framework. The site lies within a sustainable location in close proximity to facilities, local population and existing public transport services and is consistent with the objectives and policies of the adopted local plan and in line with the outline consent.

7.2 The site lies within the defined settlement boundary under allocation policy HS23 of the Kirklees Local Plan. In accordance with Policy S4 of the National Planning Policy Framework, development within settlements should be approved unless its benefits are substantially outweighed by adverse effects. No such effects have been identified in this case, while the proposal would deliver substantial benefits through the provision of specialist care accommodation addressing an identified need.

7.3 The development of the site will contribute to maintaining a socially inclusive community, whilst also providing significant numbers of jobs/employment. It is considered that the proposal would significantly improve the built and natural environment in this location by providing a community building that makes best use of the site having regard for the principles of good urban design and effective landscaping. The current development plan for the area has been considered along with relevant Supplementary Planning Guidance. The proposal accords with local planning polices contained within Kirklees' adopted Local Plan as discussed previously in detail.

7.4 The proposed care home would provide a character and form of development that should positively enhance the character of the site and surrounding area, whilst also offering an important local community service. The design approach utilised is considered acceptable within the context of this particular site and the wider development.

7.5 The scheme is of an appropriate scale and design for its context. It is three storeys in height, reflecting the prevailing character of the surrounding development, uses a material palette drawn from the local vernacular and the adjoining consented residential developments, and achieves generous separation distances to all neighbouring residential properties such that no material harm to residential amenity would arise. Safe and suitable access can be achieved, the traffic generated is modest, and there is no highway safety concern which would be exacerbated by the development.

7.6 Technical matters of noise, flood risk, drainage, highways, ground conditions and ecology have been assessed by suitably qualified consultants, and none present an obstacle to the grant of planning permission. Where further work or mitigation is required, it can be secured by planning condition or by planning obligation.

7.7 The development would result in a positive use that would fulfil a social care need and provide a sympathetic development in terms of design, that will be important from social, economic and physical regeneration perspectives. The development will contribute towards a mix of uses in the local area, including the creation of employment opportunities during both the construction and operational phases, as well as supporting the ongoing provision of essential care services within the community, which will have a positive and lasting impact on community cohesion and diversity. It will also make a modest contribution to the Councils housing land supply by releasing family sized properties back into the market.

7.8 In summary, the permission should be granted in accordance with section 38(6). The planning benefits generated by the proposed development would be significant and would far outweigh any adverse effects that might be attributable to it. On balance the proposal represents a wholly acceptable and positive proposal for which planning permission should be granted.

Appendix 1 - Parking Provision Justification

With regards to parking provision, the council's adopted policy (LP22) sets out that car parking provision in new developments will be determined by the availability of public transport, the accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development. The policy goes on to state that provision must be made to meet the needs of cyclists and disabled people, and that all proposals must provide full details of the design and levels of proposed parking provision and demonstrate how this represents the most efficient use of land as part of encouraging sustainable travel. This demonstrates the case-by-case approach that Kirklees Council takes towards parking provision and hence the provision of this appendix to support this Reserved Matters application.

The proposed site plan shows the 30 parking spaces proposed.

From LNT's experience from delivering over 250 care homes across the UK in the past 30 years, LNT has established that 30 car parking spaces at this Site would be the optimal number; striking the right balance by ensuring sufficient parking for staff and visitors without overproviding.

It should be noted that LNT's typical staffing levels and shift pattern mean that there is only ever a maximum of 24 members of staff (a mixture of full and part-time staff) on site between the hours of 10:00 and 13:00, which is normally outside of peak visiting times. It is not expected that all 24 members of staff on site at this time would have access to a car or would have driven to the home.

Additionally, the care home will also not have set visiting times, allowing for friends and family to visit the Site at any time of the day, therefore not creating any significant peaks of visitors should it have been set visiting hours. Often the busiest time of day for visitors tends to be when many of the day staff have finished their shift and demand for parking from staff is low, allowing the car park to sufficiently accommodate visitors.

Moreover, the Site is in a sustainable location with access to bus stops and a train station, which means it would be likely that some staff and visitors would travel to the home via public transport.