

Consultation Response from KC, Policy		
2020/92546 Land off, Blackmoorfoot Road and Felks Street, Crosland Moor, Huddersfield, HD4 7AD		
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.		
Date Responded:	Responding Officer:	Responding Ref:

This is an outline planning application with all matters reserved except access. The site is allocated for housing in the Local Plan as HS23. The application boundary differs from that of the Local Plan allocation boundary; the application is, as set out in the design and access statement 29.3 hectares; of which approximately 2 hectares is within the green belt. Approximately 0.6 hectares of the allocation is not included within the site boundary. The site is adjacent to Local Plan allocation HS20.

The site allocation box for HS23 sets out a range of constraints that would need to be addressed:

- 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

There are also 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

An outline planning application for residential development (2018/90748) was refused permission in 2019. This proposal was for 630 dwellings (Class C3) and up to 70 care apartments with Doctors Surgery of up to 350 sq m (Class C2/C3/D1). The reasons for refusal were:

- The scheme failing to provide sufficient affordable housing
- Not providing efficient use of land through appropriate densities and a mix of housing
- Not achieving the development density set out in the Local Plan (as the proposal was for 630 dwellings with 70 care apartments in addition)
- Not providing required contributions to education and affordable housing as set out in the Local Plan.

These issues relate to Local Plan Policies LP4, LP5, LP7 and LP11 of the Local Plan and are issues that the applicant has sought to address in this proposal.

In terms of Policy LP7 (Efficient and effective use of land and buildings) this requires housing densities to achieve a net density of at least 35 dwellings per hectare, where appropriate. The Site allocation for HS23 sets out a net site area of 25.30; with an indicative capacity of 700 homes. This equates to a density of approximately 27.7 homes per hectare and is based on a masterplan that was submitted through the Local Plan process. The Design and Access Statement identifies a net developable area of 21.5 hectares (development density of 32 units per hectare, increasing to 35 including the 70 extra care apartments), this is based on open space removed from the net area; based on design principles that seek to create a network of green spaces and be responsive to the site's location and topography. A development of 770 dwellings, including up to 70 extra care apartments exceeds the amount set out in the Site Allocation box and the principle of development of this scale is considered to meet the requirements of policy LP7.