



## Kirklees Local Plan Examination – Stage 1, Matter 2 Hearing Statement

For: Younger Homes (Northern) and South Street AM  
SHF.1321.001. P.R.001



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## 1 MATTER 2 – SPATIAL DEVELOPMENT STRATEGY

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**Issue- Does the overall growth and spatial strategy for the Plan present a positive framework which is consistent with national policy and will contribute to the achievement of sustainable development?**

1.1.1 This Hearing Statement has been prepared by **Enzygo Environmental Planning Consultants** on the instructions of Younger Homes (Northern) Ltd. We have submitted representations on their behalf through the consultation process carried out by the Local Planning Authority and will be making site specific comments through the examination process.

1.1.2 We have been providing town planning advice to our client on the Storthes Hall site since 2004. Given our knowledge of the site and its planning history we thought it appropriate to be involved in the Hearing process given question f) raised by the Inspector in respect of this matter.

***f) Is the proposed allocation of land at Storthes Hall justified and consistent with the Council's spatial development strategy?***

1.1.3 The former Storthes Hall site is made up of two development components. On part of the site is student accommodation whilst on the remainder of the site has planning permission for a Continuing Care Retirement Community (CCRC) development consisting of 300 living units and a central core facility building including a care home. We are currently in the process of discharging pre-commencement conditions for the development. It is a moot point as to whether the 300 age restricted living units should count as housing in the housing numbers but they form part of the overall figure for the Storthes Hall site in the emerging Local Plan.

1.1.4 The master plan layout has been produced to show how the student accommodation part of the site could be redeveloped for housing.

- 1.1.5 We have been involved in the lengthy Kirklees Local Plan process since 2004. In the Unitary Development Plan the site is identified for University uses. The CCRC proposal was a departure from the development plan and was granted planning permission following a Call In Inquiry. As part of the new development plan process we sought to remove the University link and identify the development potential of the site. This was all pre NPPF that takes a positive view to the redevelopment of previously developed land in the Green Belt.
- 1.1.6 Given question f) our attendance may be of assistance to the Inspector?



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