

KIRKLEES LOCAL PLAN EIP - STAGE 4 HEARINGS

Feb / Mar 2018

SUBMISSION

Matter: 40

Site: Land south of The Lodge, Linthwaite

Number: H1776

Issue – Are the proposed housing, mixed use and safeguarded land allocations in the Colne Valley justified, effective, developable/deliverable and in line with national policy?

The allocation is justified and effective as the settlement of Linthwaite has, quite correctly, been identified by the Council as a settlement that can and should accommodate growth over the period of the Plan.

The allocation proposes the residential use of an area of green belt land in order to extend the settlement boundary from its current edge at Cowlersley Lane / Hazel Grove / The Lodge and Kinder Avenue to the north and north-west of the proposed site until Church Lane to the south. The roughly triangular site is bounded by existing residential development to the north and north-west (as above) and Church Lane and the existing residential properties on that road to the south. To the south-west of the site is Broad Oak Cricket Club and a Public Footpath (running north-west to south-east from Kinder Avenue to Church Lane / Felks Stile Road) forms the boundary to the east (both the PRoW and the Cricket Club effectively form natural boundaries to the site). To the east of the public footpath the land is open.

Therefore, as the site already has existing development to both the north / north-west and the south, and strong boundaries to the east and west, it is considered that this extension to the village of Linthwaite is largely surrounded by development and is therefore justified and effective.

The site is developable and deliverable and, to evidence this, a pre-application enquiry was submitted by the owners to the Council in May 2017. A response was received in October 2017. In summary, the primary issue identified in the response was that, should the land be allocated for residential use as part of the new Plan, careful consideration should be given to the position of housing and the layout should ensure there are appropriate buffers between sensitive areas of surrounding countryside and the site, particularly at the eastern corner of the site where it meets Church Lane (this is the steepest part of the site in terms of topography).

The site is not skyline and has existing trees to the other side of Church Lane but indicative plans are provided at Appendix A and Appendix Ai that take into account the comments received as part of the pre-application enquiry. The layout plan and sections demonstrate a strong, 10m wide landscaped buffer area to the site's southern boundary with Church Lane, which will ensure that this sensitive boundary is protected. The sections also indicate that the ridge heights of properties that bound this landscaped area are below the level of the adjacent road.

Whilst details are yet to be formalised, it is likely that this area will contain extensive tree planting to allow for an effective "backdrop" to the development when viewed from both short distance and from longer distances (for example, from Golcar and Wellhouse). A Landscape Visual Impact Assessment will be prepared to support any planning application that will demonstrate how the visual impact of the development will be mitigated by appropriate landscaping in this area of the site.

The plan also shows how the site can be developed with accesses onto Church Lane and Kinder Avenue, with an emergency link to The Lodge. The owners continue to work with Council officers to develop appropriate drainage solutions for the site and also continue to work with Council officers to assess access arrangements and internal vehicular and pedestrian circulation solutions. Other constraints, such as contamination, ecology and noise, can be adequately mitigated.

The owners of the site are willing to sell and so the land is available and deliverable as demonstrated by the pre-application enquiry.

General

a) *Is the site suitable for the proposed use? In the case of housing and mixed-use allocations, does the Plan provide clear guidance on requirements and constraints, and seek appropriate mitigation measures?*

The site is suitable for a residential use. Whilst parts of the site are quite steep, the topography of the site is not unusual for the Colne Valley and much of the site is actually flat or only slightly sloping. The steepest area where the site fronts onto Church Lane will have appropriate landscape mitigation to ensure the sensitivity of this area is maintained and properties will be designed accordingly to take account of the topography of the site (as indicated on the sections).

b) *Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure? For mixed use sites - how was the mix/ proportion of uses determined?*

The indicative site capacity for this site is 209 dwellings but this fails to take into account the steeply sloping topography of part of the site as described above and the landscaped areas required to mitigate the impact of development in this sensitive location.

The indicative plan, which has been amended as a result of the pre-application enquiry response, proposes 172 units which is almost 40 units less than the proposed capacity. A density of 30 dwellings per hectare on the net developable area is held to be appropriate given the surrounding residential densities.

c) Is the site available and deliverable in the timescales envisaged?

The owners of the site have indicated their willingness to sell the land for development, as evidenced by their commitment to the pre-application enquiry process and their commitment to moving to an outline planning application for residential development at the earliest opportunity.

d) For sites currently in the Green Belt - what effect would the proposed boundary change and allocation have on the Green Belt and the purposes of including land within it? Are there exceptional circumstances that justify altering the Green Belt?

An allocation on this site would have little effect on the green belt, or on the reasons for including land within it, in this location. For the reasons set out above, the site is considered to be a rational and appropriate extension to the existing settlement to allow for planned growth in line with good planning. The allocation of this site would not lead to an unrestricted sprawl of a large built-up area as it is effectively contained within strong boundaries - existing development to the north and north-west, a road to the south, a cricket club to the south-west and a public footpath to the east. Development would not affect any merging of settlements and it would not encroach unduly into the countryside.

Therefore, exceptional circumstances exist in this case to justify altering the green belt as the site represents an appropriate extension to, and planned growth for, the existing settlement and the site can be seen to be contributing significantly to meeting the housing needs in Linthwaite as identified by the LPA.

i) Does the proposal provide sufficient landscape mitigation, taking into account the sloping topography of the site?

As described above and as shown on the indicative layout plan and sections, consideration has already been given to an enhanced buffer area to the site's frontage with Church Lane. Whilst this effectively reduces the net developable area of the site and hence the indicative capacity for dwellings, this is considered to be necessary to ensure that the steepest parts of the site, which are the most sensitive in terms of short distance and long distance views, are

protected and enhanced. A Landscape Visual Impact Assessment and comprehensive landscaping scheme will be prepared to support any planning application for residential development.

Prepared by: Andy Rushby (BA Hons), BTP, MBA, MRTPI

Assent Planning Consultancy Ltd

January 2018



Schedule		
House Type	Beds	Quantity
1	2/3	26
2	3	70
3	3	24
4	3/4	18
5	4	18
6	4	12
7	3/4	4
Total		172

General Notes

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- WORK ON AN EXISTING WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
 - BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
 - EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)
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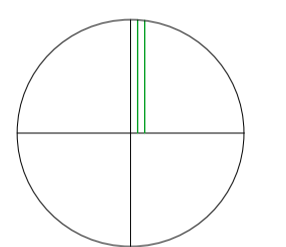
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NORTH



Rev	Description	Drawn/Checked	Date
A	Vegetation & driveways added	APM	27/04/2017

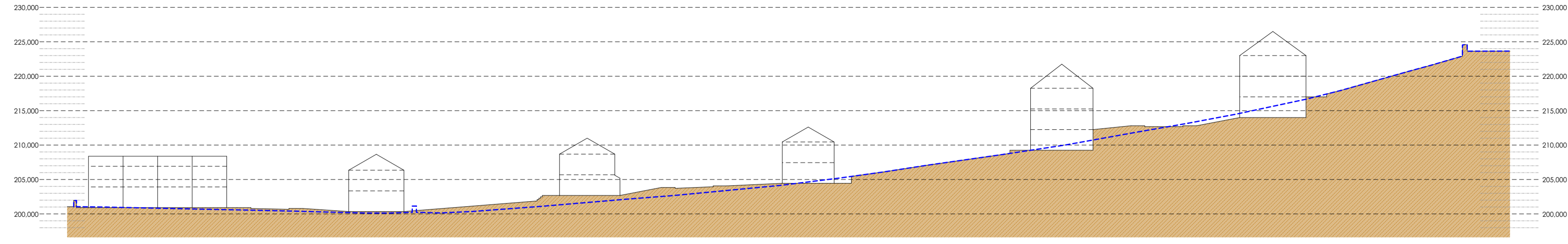
Drawing Status: **PLANNING**

Project No: 1414	Project: PROPOSED DEVELOPMENT, BROAD OAK FARM, LINTWAITE.
Drawing No: (0-) 01A	Drawing: PROPOSED SITE PLAN.
Scale @ A1: 1:750	Date: APR 17
Drawn by: APM	Client: ASSENT PLANNING CONSULTANCY LTD.
Checked by: ---	

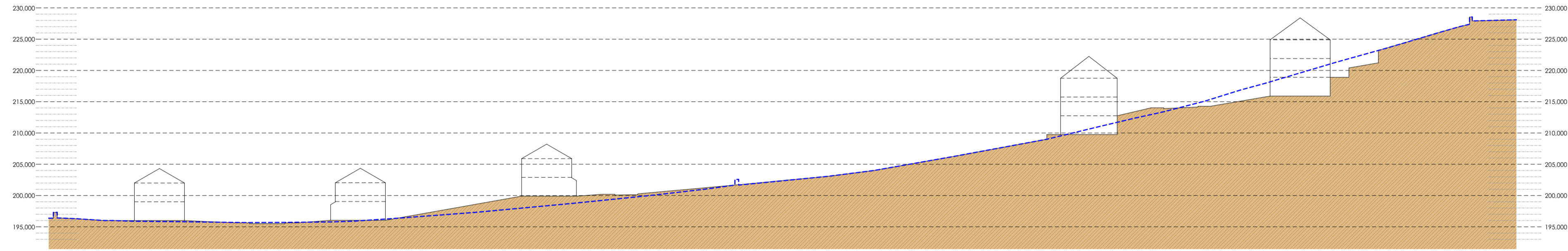


tel +44(0)1484 681755
fax +44(0)1484 691765
e enquiry@wakearchitects.com

1 Dunford Road
Holmfirth
HD9 2DP



S-01 Site Section 1:500



S-02 Site Section 1:500

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Rev	Description	Drawn	Checked	Date

Drawing Status: **PLANNING**

Project No: 1414	Project: PROPOSED DEVELOPMENT, BROAD OAK FARM, LINTHWAITE.
Drawing No: (0-)-02	Drawing: PROPOSED SITE SECTIONS.
Scale @ A1: 1:500	Date: APR 17
Drawn by: APM	Client: ASSENT PLANNING CONSULTANCY LTD.
Checked by: ---	

wake
architects
limited.

tel +44(0)1484 681755
fax +44(0)1484 691765
enquiry@wakearchitects.com

1 Dunford Road
Holmfirth
HD9 2DP