

Written Statement – Matter 45

Kirklees Local Plan

On behalf of Mr P and Mr N Crowther

30 January 2018



I. Introduction

This is a Written Statement prepared by Spawforths on behalf of Mr P and Mr N Crowther in respect of:-

Matter 45 – Kirkburton allocations.

Site SL2297 - Mill Lane, Flockton

Our clients would like this statement to be considered as part of the Local Plan Matter. They submit this in written form, but reserve the right to seek representation at the Hearing session, should it be deemed necessary and/or appropriate. Equally, should further clarification be required, we will be happy to advise where necessary and/or appropriate.

2. Matter 45 – Kirkburton Allocations

Site SL2297 - Mill Lane, Flockton

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

Our client is the owner of lane in the south of Flockton, west of Mill Lane. The site is been identified as a safeguarded land allocation in the draft Local Plan (Site SL2297). The site is located just off the A637 Barnsley Road, the main road through the settlement.

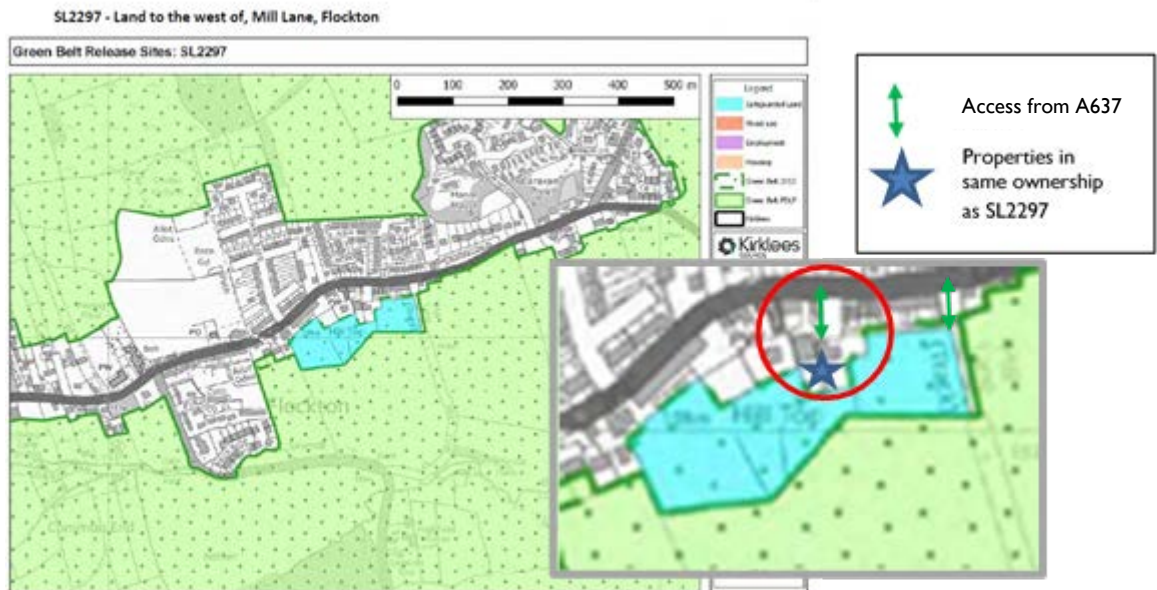
The settlement is sustainable and has a number of facilities that serve it including primary school, public houses, convenience store. It is well connected by a range of means of transport as a being on a key route between Wakefield and Huddersfield. The Council has identified Flockton as having some growth potential being equidistant from both Huddersfield and Wakefield. The proposed allocations are commensurate with the existing population of 1,343, which represents a decent size of settlement as compared to other settlements in the rural sub-area.

Flockton is identified by Kirklees Council as being a settlement in the Kirklees Rural sub-area and is currently being developed for housing on sites on its north side. The pattern of development of the village has seen housing constructed to the south of the village along Pinfold Lane. This is to the west of our client's land. Housing is already to the north including sites currently being constructed that were previously safeguarded. This would mean that development of our client's land to the east of Mill Lane is not incongruous to its surroundings and will provide a more regular form to the settlement than the fairly linear nature that is currently in place.

The use is compatible with surrounding uses, which are predominantly housing.

The site can be accessed from the A637 two points, the main one being via The Paddocks. The site owner also owns properties in the South of The Paddocks which could be removed to create a more optimal access solution into the land. The site can also be accessed via Mill Lane to the east. Mill Lane is connected directly to the A637 and whilst it is acknowledged that improvements may be required to this access point, it could for instance be utilised for

emergency access. There is also a further right of access to the land in the west, which leads to a gated access. Again, an access solution could be considered in due course at this point if appropriate. However, for the purposes of consideration of the site for allocation in the Local Plan, the site is accessible.



b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?

The site is not constrained by flood risk and there are no other known constraints. The site is identified as being 1.44 Ha in area. There are no known site features that may limit development as it is all fields of a fairly regular shape and reasonable topography. Based on a net developable area of 75% and a yield of 35 dwellings per hectare, the site could yield around 38 units.

Site Area (Ha)	Net Developable Area (75%) (Ha)	Dwellings per Hectare	Indicative Yield (units)
1.44	1.08	35	38

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

The site is in single family ownership and is available now. Should access indeed require removal of any existing properties in the ownership of the land owner, this can happen in the short-term, but certainly in the plan period. If the site is indeed confirmed as safeguarded land rather than an allocation, it is certainly available.

Whilst safeguarded land is in theory identified to meet the objectively assessed needs of the Authority beyond the Plan period, it can also provide for any existing needs or future revised needs as part of a Plan Review.

We would advocate that the Plan is subject to regular monitoring and review (we would suggest a Review every 5 years). Sites should therefore be capable of consideration sooner, although certain safeguarded sites will remain as longer term opportunities due to a range of factors (albeit still capable of delivery).

The land at Mill Lane, Flockton is capable of delivery sooner. Indeed should it be proven that other identified sites in the rural sub-area are not deliverable, particularly sites in settlements that are smaller than Flockton, this site should be given greater consideration for allocation for housing within the current Local Plan.

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?

It has been demonstrated that there is an objectively assessed need (OAN) for housing and employment land, and that to meet this OAN there is a requirement for release of land from Green Belt and that the Council's (and our client's) position is that there are exceptional circumstances that would justify release of land currently in Green Belt.

In this context the Council in its Green Belt Review Supporting Document (Examination Background Document BP25) confirms that the Green Belt has not been reviewed in any detail for around 30 years or more. The Council has previously championed a brownfield first policy, that has delivered development, but the capacity for such land as a resource has not reduced and to meet the OAN, there is a clear need for greenfield and indeed Green Belt sites to be allocated for housing. The allocations are in line with the NPPF requirement

that Authorities must meet their OAN and that authorities should be proactive and respond positively to growth opportunities.

As indicated above, the pattern of development of Flockton has seen housing constructed to the south of the village along Pinfold Lane. This is to the west of our client's land. This would mean that development of our client's land to the east of Mill Lane is not incongruous to its surroundings in the context of the wider Green belt and will provide a more regular form to the settlement than the fairly linear nature that is currently in place.

There is sufficient land to provide appropriate buffering and other landscaping to create a defensible boundary to provide for the development needs of the settlement, balanced against protection of the wider Green Belt.

The site would not amount to sprawl (Purpose 1) as it is a modest development site and will not lead to the merging of towns (Purpose 2) (Flockton is not a town, but in any event is sufficiently distant from other settlements to the south to not cause harm). Against Purpose 3, the site will mean use of land currently in countryside, but is modest in area and mitigated by the settlement form. Development with appropriate buffering will create a new defensible boundary to Flockton. Purpose 4 is not relevant as the site is not in or in the setting of an historic town. Development will provide for the needs of Kirklees and limit the need for development elsewhere. The Council has already acknowledged a need for release of Green Belt and identification of sites will reduce the pressure for further release in future. Indirectly this will focus development on urban areas and encourage regeneration of land (Purpose 5).

SL2297 - Land to the west of, Mill Lane, Flockton

