

## Written Statement – Matter 45

# Kirklees Local Plan

HI 774 - Land East of Manor House Farm, Thurstonland

On behalf of Taylor Wimpey

30 January 2018



## I. Introduction

- I.1. This is a Written Hearing Statement prepared by Spawforths on behalf of Taylor Wimpey in respect of:
- Matter 45: H1774 - Land East of Manor House Farm, Thurstonland
- I.2. Taylor Wimpey has significant land interests in the area and has made representations to earlier stages of the Local Plan process.
- I.3. The Inspector's Issues and Questions are included in bold for ease of reference. The following responses should be read in conjunction with Taylor Wimpey's comments upon the submission version of the Kirklees Local Plan, dated December 2016 and to previous Matters and Issues at this Examination in Public.
- I.4. Taylor Wimpey submits this statement for consideration as part of this matter in written form only, but reserves the right to seek appearance at the respective Hearing session should a need arise.

## 2. HI774 - Land East of Manor House Farm, Thurstonland

**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?**

- 2.1 Taylor Wimpey is concerned that the distribution of housing allocations in the Kirklees Rural sub-area is allocating sites in a range of very small settlements including land currently identified as Green Belt and Provisional Open Land (POL).
- 2.2 Housing sites have been identified in Holmbridge, Hade Edge, Scholes Netherthong, Upperthong and Thongsbridge, (dealt with at Matter 44) as well as Thurstonland.
- 2.3 Thurstonland has a very low accessibility scores and has a very low population of 394. The decision to allocate a site of 42 units appears to be disproportionate especially given that it involves Green Belt release. This would mean an additional population of 88 based on an average occupation rate of 2.1 people per dwelling. That is a significant increase of nearly a quarter in what is a very small village.
- 2.4 Taylor Wimpey is unclear as to why sites are being identified in these small poorly accessible settlements, and yet a deliverable site at Penistone Road, Shelley has been rejected and indeed, there are no allocations proposed in that settlement.
- 2.5 Shelley is sustainable and has a number of facilities that serve it including primary school, public houses, and shops. It is connected by a range of means of transport with bus connections to Denby Dale and Huddersfield. According to the Council's Additional Evidence Document of December 2017 (EX38), the settlement is of a decent size (population 2,737) as compared to other villages in the rural sub-area.
- 2.6 The site at Penistone Road, Shelley provides an accessible, deliverable housing opportunity to deliver growth for the settlement. It is available now. The site at Penistone Road should be considered for allocation, as there are no housing allocations in Shelley proposed in the Local Plan. A Plan of the site is provided at Appendix A.

## Proposed Change

2.7 To overcome the objection and address soundness matters, the following changes are proposed:

- Review the allocation of sites in smaller settlements
- Review the approach to Green Belt review and safeguarded sites to accord with national guidance
- Remove the site at Penistone Road, Shelley from the Green Belt (H169/H2731)
- Remove allocation H1774 - Land East of Manor House Farm, Thurstonland
- Allocate further safeguarded sites

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

2.10 As indicated above, Taylor Wimpey are concerned about the amount of units that are being identified in smaller settlements ahead of certain larger ones. That capacity should be directed towards more sustainable settlements in the Kirklees Rural Sub-Area, such as Shelley.

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

2.13 Taylor Wimpey do not wish to comment in this regard.

### **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?**

2.14 Taylor Wimpey do not have a particular view but query why certain sites in Green Belt on the edge of smaller settlements should be considered ahead of allocations in certain larger settlements, particularly in Thurgoland.

2.15 Taylor Wimpey has previously advocated Green Belt change in Shelley and have identified the appropriate aforementioned potential housing allocation at Penistone Road, identified above.

### 3. Appendix I: Penistone Road, Shelley



