

Your views are important

From 9th November to 21st December 2015, we are consulting on the Kirklees Local Plan, which sets out our long-term strategy on managing development across the district over the next 15 years.

This booklet summarises the main proposals of the Draft Local Plan. You can download, read and comment on the full Draft Local Plan at kirklees.gov.uk/localplan. A copy of the full document is also available to read at Civic Centre 3 Huddersfield, and Dewsbury Service Centre.

Visit our Local Plan Drop-In Sessions where we can help you to register your views:

- **12pm to 8 pm, Tuesday 24 November**
Dewsbury Town Hall Reception Room
- **12pm to 8pm, Monday 30 November**
Huddersfield Town Hall Reception Room

Making comments

Make your comments on-line at kirklees.gov.uk/localplan, where you can look at site-specific information, and see comments other people have also made about similar issues.

Write to us at:

Planning Policy Group
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

Email: local.development@kirklees.gov.uk

If you would like this information in a different format, please contact:

Kirklees Direct
01484 414746

What is the Local Plan?

Our Local Plan sets out how we will manage development across Kirklees.

We want businesses to thrive and create the jobs which will boost our economy, so that our residents have the best opportunity to lead prosperous and healthy lives. At the same time, we want to make sure that we have enough homes in the district, so that people can choose where they want to live, and have a home which suits their lifestyle. To achieve this, we need to make land available across the district – for businesses, and for homes.

The Local Plan includes:

- our plan showing where we will allow development to happen over the next 15 years
- our objectives for how land can be used
- policies which guide the scale, location and type of development
- details of sites we've allocated for homes and employment
- open spaces and specific sites which will be protected

By law, all local councils must adopt a long-term plan which sets out how much and where land can be developed to meet the needs of local people and businesses.

Once adopted, our Local Plan will govern how we assess all planning applications.

What happens if we don't have a Plan?

Without a Local Plan, we can't show how we have identified enough land for new homes, and this puts all our open spaces at risk from housing developers.

This means that when developers apply for planning permission in areas we all want to protect, the council cannot justify refusing permission.

So, development happens in an uncoordinated way, making it very difficult for us to plan ahead, and make sure that new homes are created alongside the right local services, infrastructure, green space and jobs. And without land for businesses to grow, new jobs and investment will go elsewhere.

Our ambitions for the future



What we've done so far

In December 2014, we asked you for your views on our overall vision for the future.

Businesses told us:

- you agree that we should do what we can to help our economy grow
- you need more land to create jobs
- you need land close to transport networks and your workforce
- your needs are changing – former business and industrial buildings are not suitable for modern businesses

Residents told us:

- you want us to make sure any development respects the existing character of a place
- you want us to make sure there are sufficient schools services and infrastructure where new homes are built

- you prefer us to use previously developed (brownfield) sites and to avoid building in the greenbelt
- you need different types of homes – for older people, and for large and small families

At the same time, we also invited landowners to tell us about sites within Kirklees which if developed, could help us achieve the ambitions of our Local Plan. Since December, we have been assessing the sites people have put forward to work out which ones are likely to help us the most in achieving our Local Plan ambitions.

How much land do we need for new homes and jobs?

The government says we should establish the need for jobs and homes based on evidence.

This involves examining official statistics, including census data, and population estimates and projections prepared by the government, together with other local evidence.

We also have to consult our neighbouring councils so that we can demonstrate there's a coordinated approach throughout the region. This evidence, together with further independent studies, indicates that we need to provide 29,000 homes from now until 2031.

At the same time, we need to find another 265 hectares of land for businesses to create 32,000 new jobs - 155 hectares of this land needs to be in prime sites so that we can attract new investment and retain existing employers.

If you want to know more about where these figures come from, you can find information at kirklees.gov.uk/localplan

Where the development goes – the character of our places

We want to make sure that wherever we allocate land for development, that we do this in a way which not only reflects and respects the characteristics of our places, but also makes the most of an area's strategic advantages.

We want our Local Plan to ensure there's a balance between bringing forward development in sustainable locations, and meeting our need for homes and jobs, and protecting the character of places and the environment.

For example, we know areas close to major transport networks are going to be important for business; and areas where we build a significant number of new homes are likely to have a positive impact on town centres nearby, or become self-sustaining communities by themselves.

Ultimately, the amount of development in a particular location will also depend on the number of sites which are available – you can see the sites we've considered across the district at kirklees.gov.uk/localplan

Land for economic growth, jobs and prosperity

The Kirklees economy proved to be resilient during the recession – because we have a good spread of jobs across a number of sectors, and do not rely on jobs in financial services.

To make sure that we continue to grow and remain competitive, we need to do more to encourage successful employers to stay here, and attract new businesses and jobs to the area. Businesses have already told us they would like to move here, but can't because we don't have the large flat sites, close to good transport links which they need.

By 2031, we will need 32,000 new jobs across the district, and to create them, we have to make more land available for businesses. 110 hectares of land suitable for businesses to use has already been identified, but we need to find another 155 hectares to create all the jobs we need.

Land for homes and communities

Our studies show that we need a total of 29,000 new homes by 2031.

But 9,000 of these homes are already in the pipeline – either because they've been built, already have planning permission, or because we expect them to be built anyway on land which is not identified in this plan.

This means that we need to identify land for 20,000 new homes by 2031 - the same as 1300 new homes across the district each year.

We have also identified some specific sites for extra homes which we might need between 2031-2036, but these sites will be protected until 2031, and only developed if they are needed. This is called **safeguarded land**.

Land for business – our approach

Employers tell us they need large flat sites which can be flexible for a number of uses, close to transport networks and in places their employees will find it easy to get to.

So, we are proposing to make larger employment sites available which are close to our main towns and settlements and also to transport networks with access to the motorway. This makes it easy for people to get to work and to move goods.

We have a good supply of land for business in our urban areas but we are also proposing to use some land in the greenbelt, where this helps us to deliver new sites which are strategically important to us.

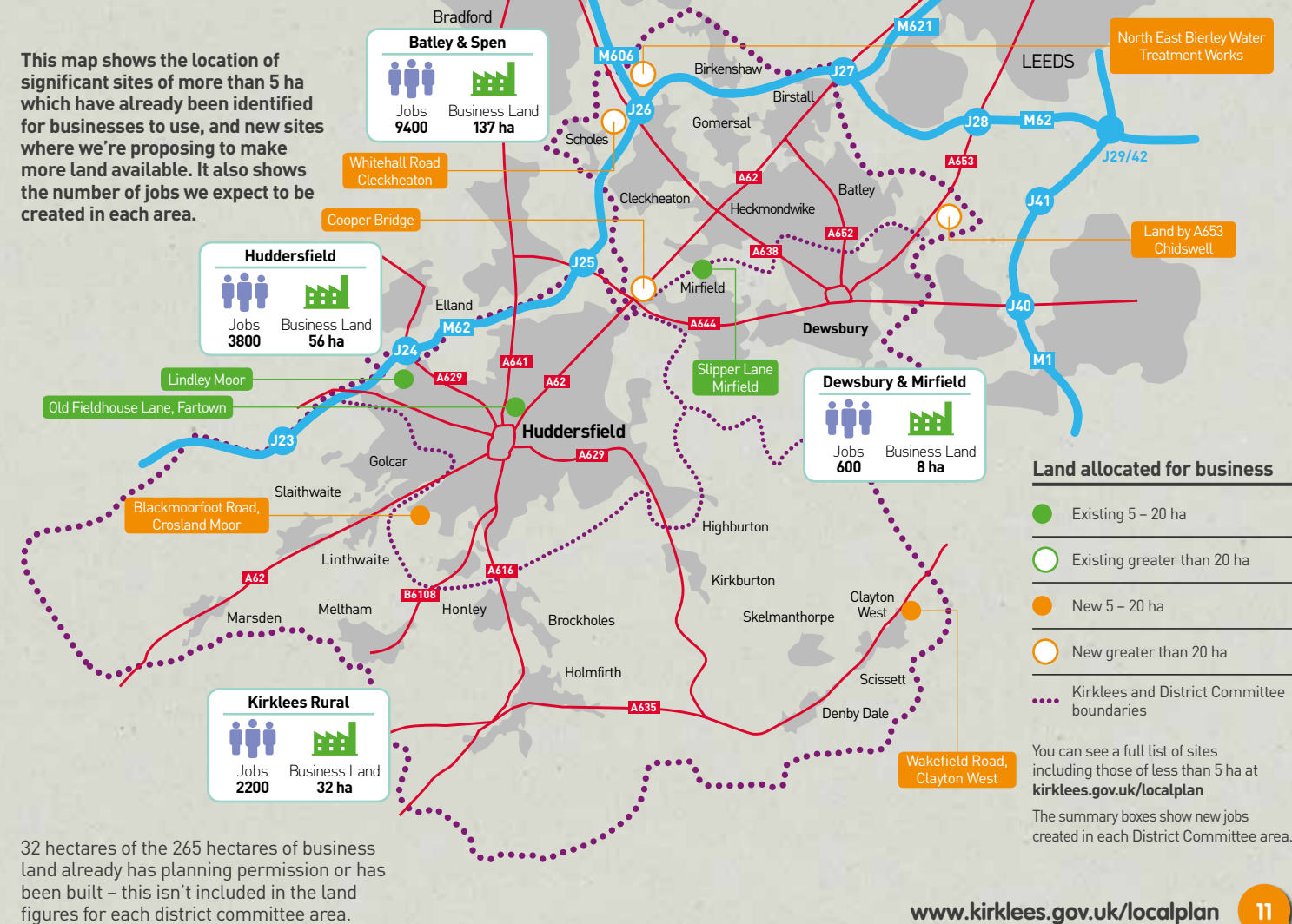
Our approach is to bring forward large flat sites close to the motorway network which are attractive to businesses, and where communities nearby can benefit from the new jobs created.

The new sites we are proposing which are strategically important to us are:

- land by the A653 at Chidswell
- land by the A62 at Cooper Bridge
- land by the A636 at Clayton West
- land at North East Bierley Water Treatment Works
- land at Whitehall Road, Cleckheaton

We know that the 265 hectares we propose to make available for businesses is sufficient to create at least 16,000 jobs. We expect another 16,000 jobs will be created across Kirklees – for example, jobs in the construction, retail and leisure industries. These are not shown on the map.

This map shows the location of significant sites of more than 5 ha which have already been identified for businesses to use, and new sites where we're proposing to make more land available. It also shows the number of jobs we expect to be created in each area.



32 hectares of the 265 hectares of business land already has planning permission or has been built – this isn't included in the land figures for each district committee area.

Land allocated for business

- Existing 5 – 20 ha
- Existing greater than 20 ha
- New 5 – 20 ha
- New greater than 20 ha
- Kirklees and District Committee boundaries

You can see a full list of sites including those of less than 5 ha at kirklees.gov.uk/localplan

The summary boxes show new jobs created in each District Committee area.

Land for homes – our approach

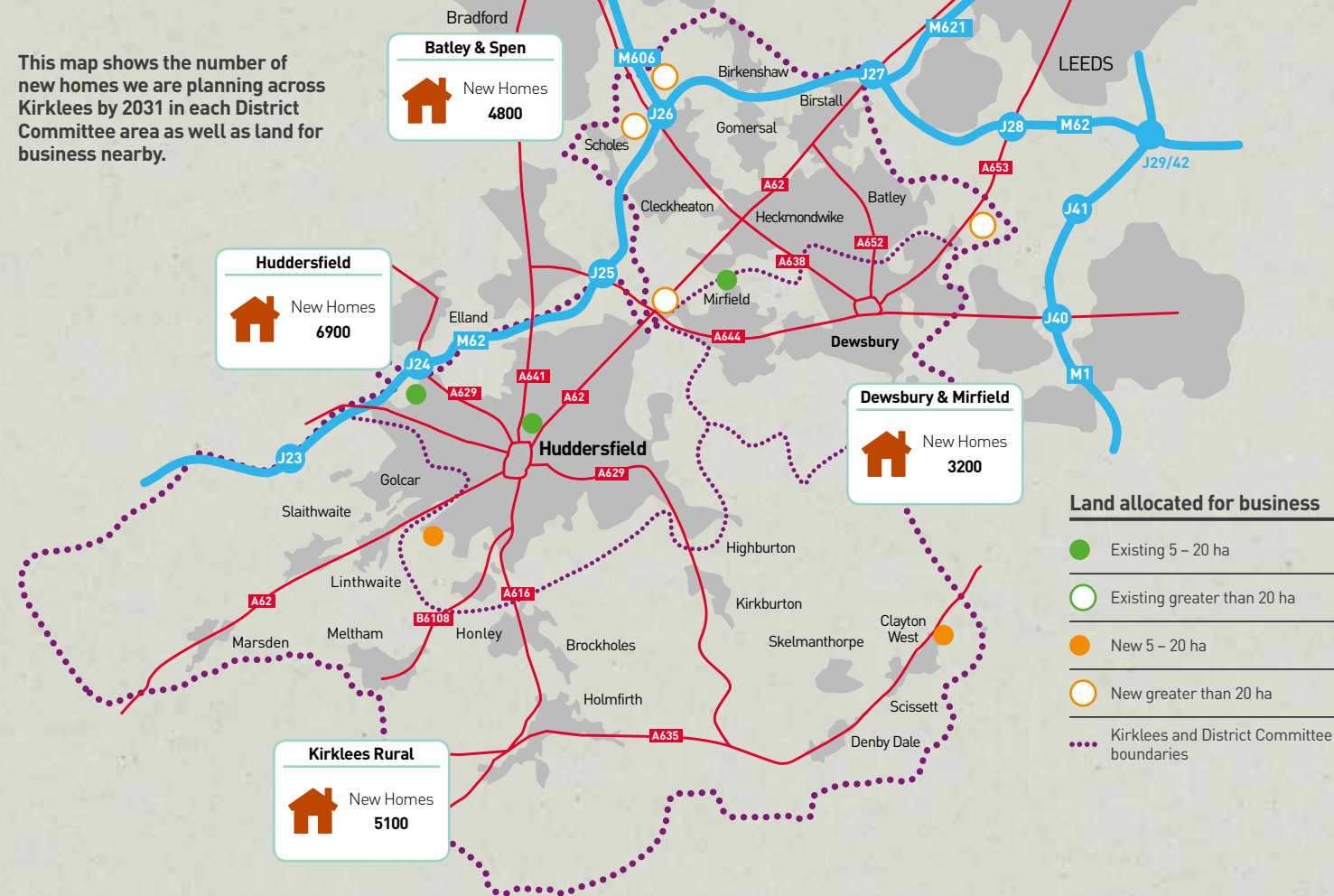
The first thing we do is to make sure we have protected important urban green spaces and open spaces. You can see a list of protected sites at kirklees.gov.uk/localplan

We then assessed individual sites which landowners put forward for development. We know you prefer us to use as many brownfield sites as possible before we look at other land, but there are not enough deliverable brownfield sites across Kirklees to accommodate all the homes and land for businesses that we need.

So, we have also considered sites which have not previously been developed (known as greenfield), and some sites which are in the green belt, including:

- **Chidswell** because we think it is important for the success of our economy to attract businesses to invest and create jobs here, making the most of its excellent location close to Leeds. And by planning homes and jobs together, we can make sure the right infrastructure, like roads, schools and other services are included from the start, building a whole new sustainable community.
- **Ravensthorpe** because it is housing-led regeneration and will have a positive effect on the area, its infrastructure generally and Dewsbury town centre.
- **Bradley** again because this creates a high quality urban extension. Planning new homes and jobs together in the wider area means we can significantly improve local infrastructure; and here in Bradley, that would mean upgraded roads, new services and a new school, and significant improvements to the M62 which will ease congestion and benefit air quality.

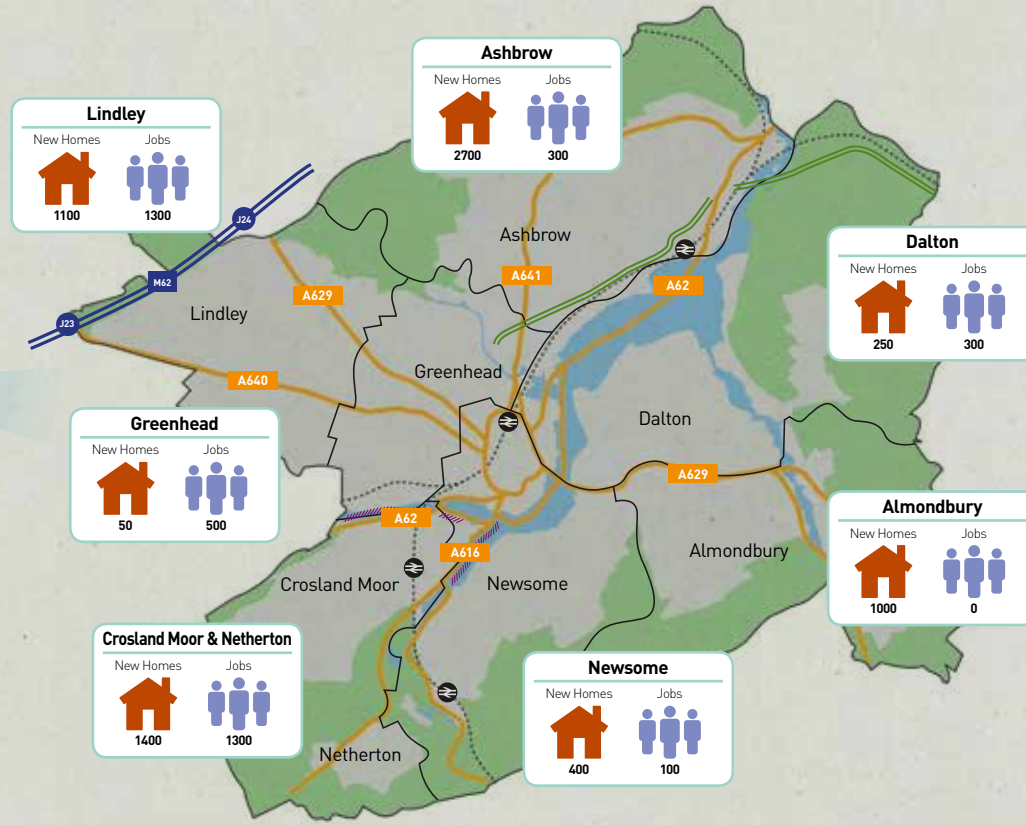
This map shows the number of new homes we are planning across Kirklees by 2031 in each District Committee area as well as land for business nearby.



Development in Huddersfield

Showing by ward:

- new homes
- jobs created at sites allocated for business



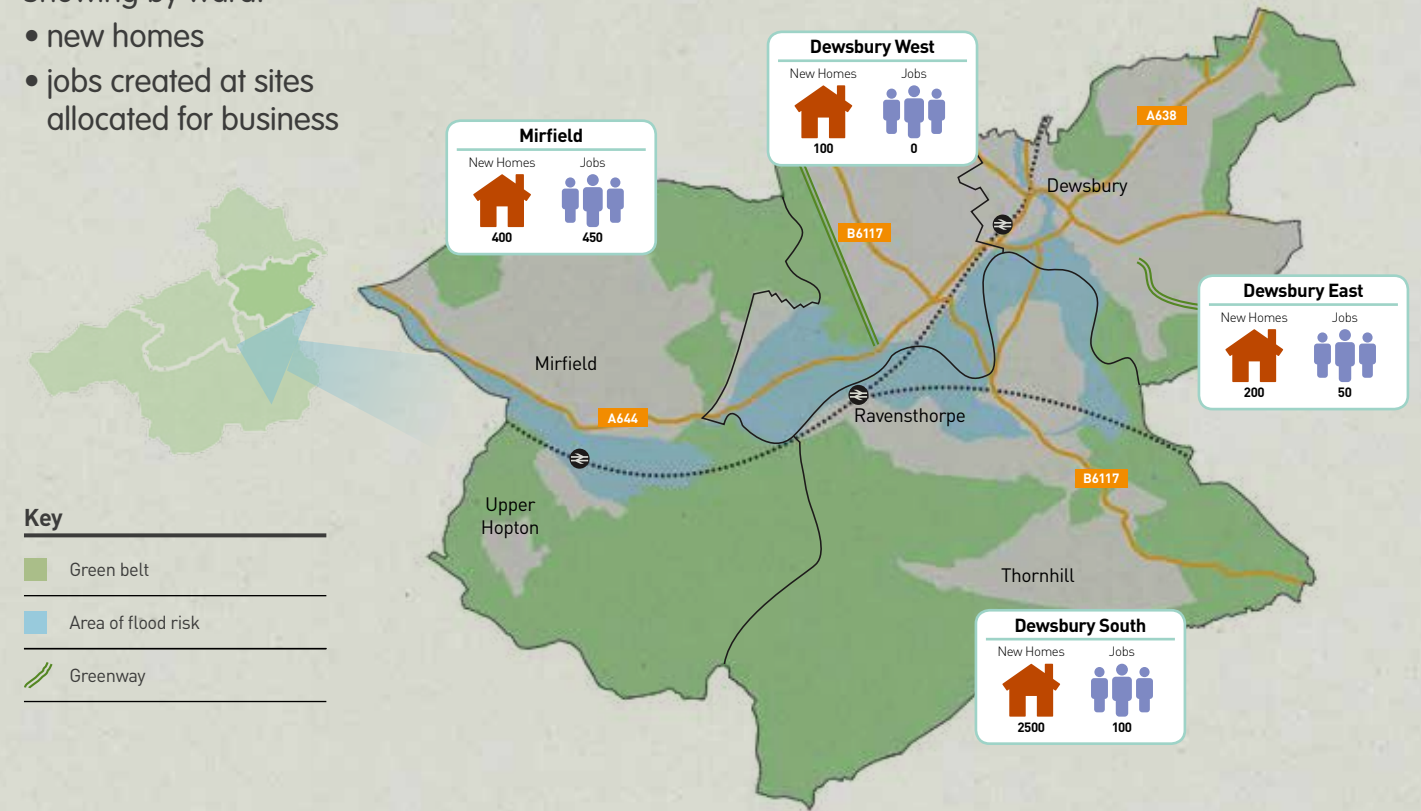
Key

- Green belt
- Area of flood risk
- Greenway

Development in Dewsbury & Mirfield

Showing by ward:

- new homes
- jobs created at sites allocated for business



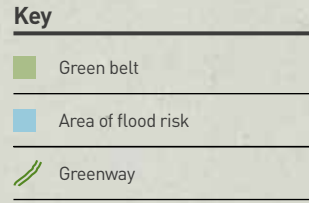
Key

- Green belt
- Area of flood risk
- Greenway

Development in Batley and Spen

Showing by ward:

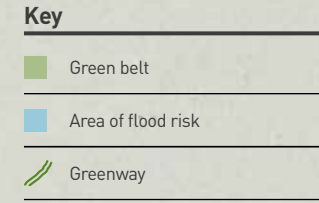
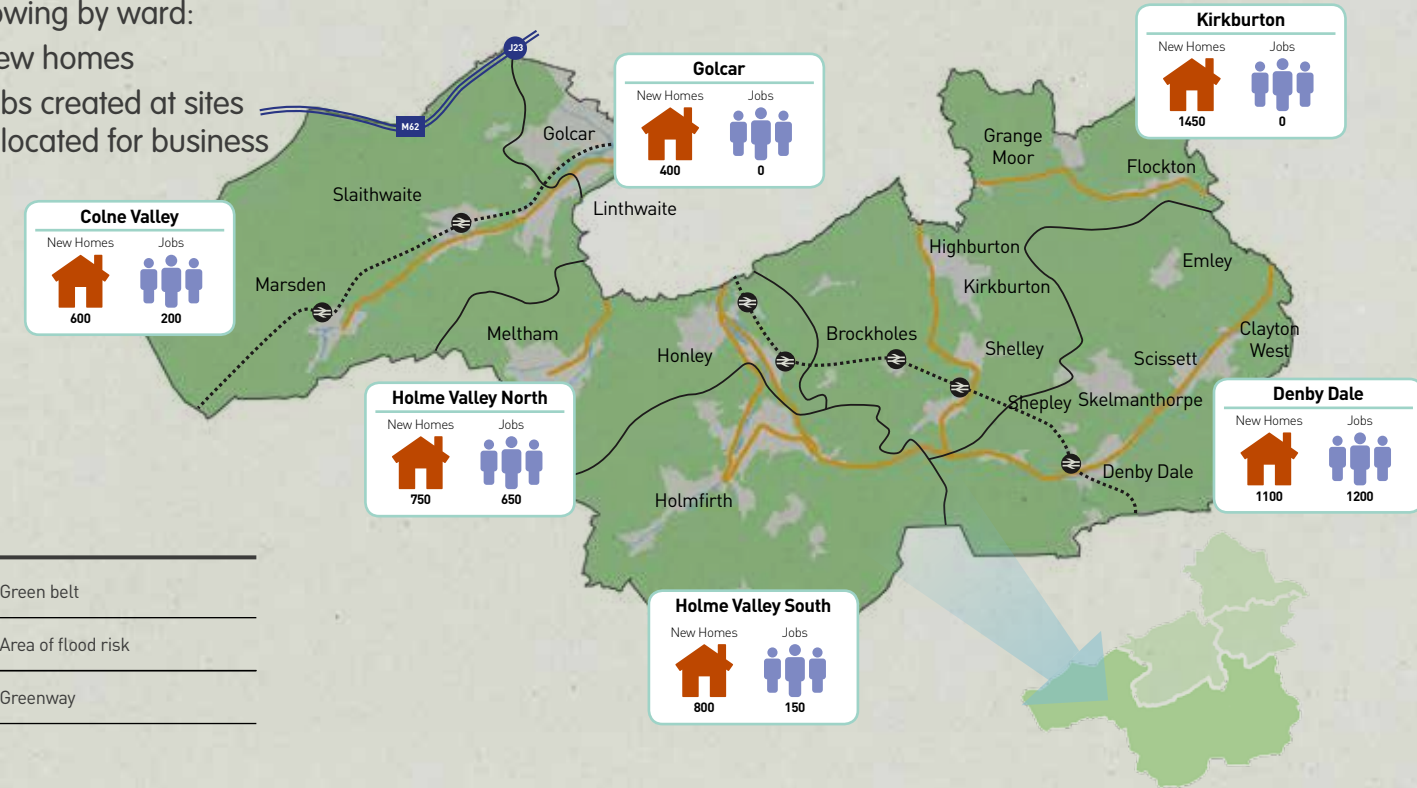
- new homes
- jobs created at sites allocated for business



Development in Kirklees Rural

Showing by ward:

- new homes
- jobs created at sites allocated for business



What about the impact of new homes on transport, schools and other services?

Community Infrastructure Levy (CIL) is a tax the council can charge developers whenever they build new homes. It's a contribution towards the cost of any new infrastructure we need across the district as a result of new homes and any other types of development being built.

The money can be spent on infrastructure which benefits our communities, including new schools, new roads or transport services, and sports facilities, playgrounds and green spaces.

The amount a developer has to pay is charged per square metre, depending on the size of the homes built.

It is up to the council to set the amount of CIL it charges per square metre, taking into account the cost of new infrastructure that we think our district will need in the future. But, the government says the charge can't be so high that developers would choose not to build at all.

You can see the schedule of charges we are proposing for Kirklees and give us your views at kirklees.gov.uk/localplan

Find out more and register your views

This is a brief summary of the draft Local Plan.

Read the full document and look in detail at the sites which have been proposed for development at kirklees.gov.uk/localplan

A printed version of the draft Local Plan is available to read at:

- Civic Centre 3, Huddersfield
- Dewsbury Service Centre.

This consultation closes on Monday 21st December.

Next Steps

We will consider all of your comments made during the consultation and take these into account before we issue a revised draft of the Local Plan.

You will be able to comment on the final version of the plan later in 2016. It will then be submitted for an independent government examination before being adopted by the Council in early 2018.

