

UDP

KIRKLEES UNITARY DEVELOPMENT PLAN

WRITTEN STATEMENT – REVISED WITH EFFECT FROM 28 SEPTEMBER 2007

As a result of a Direction issued by the Secretary of State for Communities and Local Government, from 28 September 2007 some of the policies in the UDP continue to have effect ('saved policies') and some do not as they were not saved. This updated version of the UDP contains explanatory text for each not saved policy. Further information about policy saving can be found on the Kirklees website at

<http://www.kirklees.gov.uk/business/regeneration/udp/savedPolicies.aspx>

UDP

KIRKLEES UNITARY DEVELOPMENT PLAN

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11. HOUSING

STRATEGY

- 11.1 Kirklees has a population of some 381,500 people comprising around 152,000 separate households. Although the number of people in the District is expected to stay about the same over the period of the UDP, the number of households is expected to increase to around 157,000 by 2001 rising to 159,000 by 2006. The housing strategy of the UDP aims to ensure that everybody who wishes to live in Kirklees can do so, and that people are not prevented from setting up home by the lack of a full range of house types.
- 11.2 The Council plays a wide role in the provision of housing. As well as being a major supplier of rented housing, it promotes innovation by other providers through partnership and joint working. A 'Joint Statement of Intent' was issued in 1992 between the Council and local Housing Associations setting out goals for action, including working together to secure the maximum contribution of Housing Associations in meeting serious housing need. Housing Associations have a major role to play, currently providing about 300 units per year in Kirklees. The Council also provides and allocates land, takes action against poor housing and develops area improvement strategies. This plan is concerned with all those aspects of housing policy that affect the use of land and the condition of the existing housing stock.
- 11.3 The provision of new housing and the maintenance and improvement of the existing dwelling stock not only secures sufficient housing for existing residents, but also helps to promote the District as a place in which to live and invest. The improvement of run-down stock in inner urban areas can revitalise those areas, creating a more pleasant environment in which to live. The more that housing needs can be met through the existing stock, the less pressure is placed on open spaces in towns and on the countryside to provide land on which to build new houses.
- 11.4 The existing stock of houses in the District is a valuable resource and the promotion of the maintenance of that stock is an important objective of the plan. Although many people live in well maintained houses in pleasant residential environments, much of the stock is ageing and disrepair is widespread. Poor quality stock is often associated with a poor quality environment and comprehensive measures are required if significant improvements to the houses and to the wider social and economic base of inner-urban areas are to be achieved.
- 11.5 Not all housing requirements can be met through existing dwellings. As the number of households increases, largely because of the increasing numbers of single and elderly people forming separate households, the plan needs to ensure that there is sufficient land available to meet the demand for a range of new housing types in the most suitable locations.
- 11.6 As well as ensuring that there are sufficient dwellings available to meet general housing demand, the plan seeks to make provision for housing that is affordable to those least able to compete in the housing market. At 1st April 1992 19,228 people were on the Council

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house waiting list and in the 12 months to April 1993, 8,000 applications were made to the Council for housing. The Council had a duty to secure housing for 1,521 of those who applied. High house prices and the decline in the rented housing sector, coupled with the loss of Council houses through the right-to-buy legislation, have made securing a home difficult for many people.

11.7 Different types of accommodation have different locational requirements and the plan seeks to ensure that houses in multiple occupation and residential homes are established in the most suitable areas. Ensuring the provision of accommodation for disabled people is also important and the provision of dwellings built specifically for disabled people is required, where appropriate, on large housing developments.

11.8 Good design in housing development benefits both residents and the community as a whole. Guidance intended to promote a high standard of design in residential areas without preventing innovation is provided in chapter 4.

H1 THE HOUSING NEEDS OF THE DISTRICT WILL BE MET BY:

- i IMPROVING EXISTING HOUSING PARTICULARLY THROUGH THE DESIGNATION OF RENEWAL AREAS AND AREAS FOR HOUSING IMPROVEMENT;**
- ii PROVIDING LAND TO MEET THE REQUIREMENT FOR A RANGE OF HOUSE TYPES BY ALLOCATING SITES OF VARIOUS SIZES AND IN DIFFERENT TYPES OF LOCATIONS HAVING REGARD TO LOCAL PATTERNS OF DEMAND;**
- iii THE PROVISION OF HOUSES AFFORDABLE TO THOSE LEAST ABLE TO COMPETE IN THE HOUSING MARKET; AND**
- v APPLYING APPROPRIATE PLANNING STANDARDS FOR HOUSES IN MULTI-OCCUPATION AND RESIDENTIAL HOMES FOR THE ELDERLY.**

EXISTING HOUSING

11.9 The quality of housing for the majority of the residents of Kirklees depends on the maintenance, repair and improvement of the existing stock. The greatest contribution to this process will come from individual householders making improvements to their own homes. Guidance on extensions to dwellings is provided in the plan.¹ Retention of the existing housing stock will need to be supported by efforts to improve it and to encourage owners to invest in adequate maintenance to prevent properties from falling into a state of disrepair. Deteriorating houses are indicative of declining social, economic and

¹ See policies BE13 – BE15

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environmental conditions. In these circumstances existing residents are less likely to maintain properties and potential investors are less likely to invest. The more confidence is reduced, the worse conditions can become. Those remaining in these areas are also less likely to have the means available to carry out adequate maintenance. In order to tackle this problem, the Local Government and Housing Act 1989 introduced a system of renovation grants which are payable to individual householders subject to the condition of the property and the status of the applicant. In conjunction with planning powers, renovation grants will, where appropriate, be used to support and enable action by residents to improve housing conditions.

- 11.10 The Council is directly responsible for managing approximately 20% of the dwelling stock. Most of the dwellings are adequate in terms of facilities and structure but regular programmes of maintenance and upgrading are required. Improvements are also required to the external environment. The Council will continue to maintain and improve the Council owned dwelling stock to counter deterioration and bring dwellings up to modern standards as resources allow. Priority will be given to housing within the Regeneration Areas identified on the proposals map.

Housing Regeneration

- 11.11 Throughout Kirklees there is evidence of disrepair in the housing stock and many people still live in unmodernised properties lacking basic facilities. Some 35,000 dwellings have been identified as requiring work to repair structural defects, eliminate damp, renew wiring or replace old plumbing. The costs of maintenance also tend to increase with the age of the property and about 40% of the dwellings in the District were built before 1919. Areas of older housing can also suffer from a poor residential environment, such as unmade front and back access roads, overgrown open spaces and a lack of local shops and community facilities. Such circumstances deter local investment and consequently reduce potential local job opportunities. Council initiatives to tackle these problems through the declaration of Housing Action Areas and General Improvement Areas have brought about significant improvements but much remains to be done. The Local Government and Housing Act 1989 empowers the Council to designate Renewal Areas, within which comprehensive measures can be undertaken to achieve urban regeneration, aimed at increasing confidence and stimulating investment in an area.

H2 WITHIN THE REGENERATION AREAS IDENTIFIED ON THE PROPOSALS MAP, ONE OR MORE RENEWAL AREAS WILL BE DECLARED WHERE COMPREHENSIVE MEASURES WILL BE UNDERTAKEN TO:

- i REDUCE THE NUMBER OF UNFIT PROPERTIES;**
- ii IMPROVE THE RESIDENTIAL ENVIRONMENT;**
- iii PROMOTE THE RETENTION AND ENHANCEMENT OF COMMUNITY SERVICES; AND**
- iv STIMULATE INVESTMENT.**

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- 11.12 South West Huddersfield, North East Huddersfield, South Dewsbury and Batley have been identified as areas where Renewal Areas may be declared. The Council will designate Renewal Areas when adequate resources are available to enable the required 10 year renewal programme to be carried out.
- 11.13 Within Renewal Areas a reduction in the number of unfit dwellings will be achieved largely through the refurbishment of existing properties, but clearance of unfit dwellings may also be necessary where refurbishment cannot be achieved economically. Occasionally, the clearance of fit properties may also be necessary to allow a site to be comprehensively redeveloped. Where clearance is necessary an outline scheme for the future use of the site will be prepared in advance and every effort made to implement that scheme as quickly as possible. Where the creation of open space rather than redevelopment is envisaged permanent landscaping will be carried out. If the implementation of any new building scheme does not seem likely for some time, temporary landscaping of the site will be carried out immediately, to ensure that the surrounding area is not blighted by the presence of degraded land. These considerations will apply to clearance schemes both inside and outside Renewal Areas.
- 11.14 Outside the Regeneration Areas, areas of older housing have been identified where repair and refurbishment at an early stage could prevent more serious repairs having to be carried out in the future. Any resources available for the improvement of the housing stock and residential environment outside the Regeneration Areas will be directed to Areas for Housing Improvement identified on the proposals map. The timing and nature of the improvements will depend on the availability of financial resources.

~~**H3 — OUTSIDE THE REGENERATION AREAS MEASURES TO IMPROVE THE DWELLING STOCK AND RESIDENTIAL ENVIRONMENT WILL BE DIRECTED TO THE AREAS FOR HOUSING IMPROVEMENT SHOWN ON THE PROPOSALS MAP, AS RESOURCES PERMIT.**~~

~~**i — HIGH STREET, CLECKHEATON**~~

~~**ii — WESTGATE, CLECKHEATON**~~

~~**iii — LAVERHILLS, HIGHTOWN**~~

~~**iv — WINDY BANK, HIGHTOWN**~~

~~**v — GELDERD ROAD, BIRSTALL**~~

~~**vi — FIELDHEAD, BIRSTALL**~~

~~**vii — OLD BANK ROAD, DEWSBURY**~~

~~**viii — THORN ROAD/THORN AVENUE, OVERTHORPE**~~

~~**ix — NEW HEY ROAD, LINDLEY**~~

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~~x — HALL CROSS ROAD, LOWERHOUSES~~

~~xi — FANNY MOOR LANE, LONGLEY~~

~~xii — WESTGATE, ALMONDBURY~~

~~xiii — KAYE LANE, COWLERSLEY~~

~~xiv — COWLERSLEY LANE, COWLERSLEY~~

~~xv — MANCHESTER ROAD, LINTHWAITE~~

~~xvi — HILL TOP, SLAITHWAITE~~

~~xvii — BANKS ROAD, SLAITHWAITE~~

~~xviii — MANCHESTER ROAD, SLAITHWAITE~~

~~xix — GRANGE AVENUE, MARSDEN~~

~~xx — BANK BOTTOM, MARSDEN~~

~~xxi — MOUNT ROAD, MARSDEN~~

Housing Improvement Areas are now superseded and the priorities identified are no longer relevant.

Conversion of Residential Property to Other Uses

11.15 Pressure to change the use of residential properties may arise, particularly adjacent to shopping centres and commercial areas. This may represent an undesirable loss of residential accommodation, removing useful stock, potentially increasing pressure for new development on greenfield sites and changing the residential character of the area.

H4 PROPOSALS TO CHANGE THE USE OF RESIDENTIAL PROPERTIES WILL NOT NORMALLY BE PERMITTED UNLESS:

- i THE AREA IN WHICH THE PROPERTY IS LOCATED HAS CHANGED TO SUCH AN EXTENT THAT THE PROPERTY IS NO LONGER SUITABLE FOR RESIDENTIAL USE;**
- ii THE PROPERTY IS REQUIRED FOR A COMMUNITY USE;**

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- iii **THE PROPERTY HAS BEEN IDENTIFIED ON THE HUDDERSFIELD TOWN CENTRE INSET PLAN PROPOSALS MAP FOR AN ALTERNATIVE USE;**
- iv **THE PROPOSAL IS IN ACCORDANCE WITH POLICY B8 OR POLICY BI5.**

The Expansion of Huddersfield University

- 11.16 In the academic year 1992/93 there were 10,855 enrolled students attending Huddersfield University. The University plans to increase the number of students to around 14,400 by September 1996, an increase of 33%.
- 11.17 Full time students usually require accommodation in Huddersfield. The University currently has about 1,000 bedspaces available in halls of residence and there are proposals to provide a further 1,500 bedspaces at Storthes Hall and 172 at Kings Mill Lane/Maple Street in Huddersfield. Other forms of student accommodation typically include private accommodation in houses in multiple occupation (HMOs), flats, bedsits and rooms in private houses.
- 11.18 Houses occupied by students tend to be concentrated in areas within reasonable walking distance of the main University campus. These houses are often inadequately maintained and a proliferation of such properties could have a detrimental impact on the overall condition of the housing stock in some areas. Extra demand from students could also displace people who would otherwise live in this type of accommodation exacerbating the problems of homelessness. Increasing numbers of mature students could also make additional demands on the stock of more expensive rented accommodation in the District.
- 11.19 In these circumstances the application of policy H4 which seeks to retain housing stock, and policy HI5 relating to the creation and retention of HMOs will be particularly important as means of safeguarding and extending the stock of properties available for student accommodation, where this is compatible with local amenity.

NEW HOUSING

Amount of New Housing

- 11.20 The amount of new housing land required in Kirklees over the plan period is determined by demographic and economic trends. Strategic Guidance for West Yorkshire established a basic requirement for 14,300 additional dwellings in Kirklees between 1986 and 2001. Information which has become available since Strategic Guidance was prepared, including the 1989 based household projections prepared by OPCS (now ONS, The Office for National Statistics) and Regional Planning Guidance Note 12 for Yorkshire and Humberside, indicate that the number of additional dwellings required could be higher than the Strategic Guidance estimate. This results from a likely increase

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in the rate of growth of household numbers and a revised population count from the 1991 census.

11.21 RPG12 sets out the housing requirement for Kirklees for the years 1991 to 2006 as an annual completion rate of 1,100 dwellings, necessitating a total housing provision of 16,500 dwellings for the period 1991 to 2006. The plan's base date is 1993, so taking account of housing completions between 1991 and 1993, the requirement for the remaining thirteen years is 13,960 dwellings (rounded to 14,000).

~~H5 PROVISION IS MADE FOR THE CONSTRUCTION OF 14,000 DWELLINGS.~~

This policy was not saved because the figure for dwelling provision has been superseded by the revised requirement set out in the Regional Spatial Strategy for Yorkshire and Humber to 2016, based on a selective review of RPG12 (published December 2004).²

Regional Spatial Strategy for Yorkshire and the Humber to 2016 based on selective review of RPG12 (extract);

Policy H1

Distribution of additional housing

a) Development plans should include appropriate policies and proposals so as to achieve the annual average additions to the housing stock set out in Table H1 over the period 1998-2016.

b) The regional target for the proportion of housing development taking place on previously developed land and through conversions of existing buildings is 60% over the period 1998-2016. Provisional targets for each strategic planning area are set out in Table H1. These targets should be reviewed in the course of preparing development plans in the light of up-to-date and comprehensive studies of urban potential conducted in accordance with regionally agreed standards.

Strategic Planning Area	Annual Average	Provisional Target
Barnsley	810	49%
Doncaster	735	70%
Rotherham	800	68%
Sheffield	770	80%
South Yorkshire	3,115	67%

² To assist applicants the Council has identified text from relevant sources which it considers provides the most appropriate guidance as to how the issues in this unsaved policy should be addressed in planning applications. However, the selected text is intended to provide general guidance only, is not necessarily exhaustive and does not constitute legal or other professional advice. The Council recommends that applicants should always obtain their own expert advice.

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Bradford	1,390	57%
Calderdale	450	74%
Kirklees	1,310	65%
Leeds	1,930	66%
Wakefield	950	61%
West Yorkshire	6,030	63%
York/North Yorks	2,500	53%
Hull/East Riding	2,240	50%
N/NE Lincs	880	56%
Humber	3,120	52%
Y&H Region	14,765	60%

DISTRIBUTION OF HOUSING

6.18 *The distribution of additional housing within the region is a key component of the spatial strategy and is informed by the factors set out in para 6.12. Policy H1 and Table H1 deal with the distribution and the linked issue of targets for provision on previously developed land and through conversions of existing buildings.*

6.19 *The housing figures are expressed as annual averages to provide benchmarks for annual monitoring. It is recognised, however, that annual rates may vary in some parts of the region over time and these are described in paragraphs 6.24-6.26 below. These rates of provision will be kept under review, and adjustments will be made if appropriate though a review of RSS.*

6.20 *The factors listed in para 6.12 are the basis for the proposed housing distribution in the region. How these relate to the sub-regions is discussed below. Issues of particular significance that have affected the distribution across the region are: -*

- maximising the use of urban potential everywhere (based on estimates provided by the Regional Assembly - see paragraph 6.27)*
- ensuring an appropriate relationship between the location of housing and employment*

6.21 *There is a considerable amount of land allocated in existing development plans, not all of which would necessarily accord with the regional spatial strategy. The distribution of housing proposed in Table H1 has not therefore been dictated by the location of existing allocations, and it will be necessary to review those in accordance with Policy P3.*

11.22 National policy on the provision of land for housing contained in PPG3 indicates that local authorities should aim to ensure the availability of a five year supply of housing land judged against the general scale of development provided for in the plan. The five year supply should consist of sites realistically capable of development within 5 years. The five year supply will be based on five thirteenths of 13,960, ie 5,369 dwellings.

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- 11.23 Population and household formation trends and dwelling completions will be monitored and land availability regularly reviewed to ensure that a sufficient supply of land is maintained to meet demand for new dwellings and encourage regeneration.

Sites for New Housing

- 11.24 Within the main urban areas centred on Huddersfield, Dewsbury and Batley, opportunities for new housing provision result largely from redevelopment. Any significant reduction of the relatively limited amount of open land within these urban areas would be detrimental to their character and to residential amenity, opportunities for recreation and remaining wildlife habitats. There is scope for further land allocations at the edge of the urban areas but this should not be at an unacceptable cost to the environment, nor in locations too distant from community facilities. The main rural areas are in the south and west of the District and contain many villages of varying size. Each of these settlements has a unique character and the potential for new housing varies. New development would be a positive benefit to some settlements but inappropriate in others.

- 11.25 A wide range of potential housing sites have been identified from a comprehensive study of undeveloped land (excluding land shown as green belt in local plans) and potential redevelopment sites. Individual sites have been evaluated against a range of criteria which reflect the aims and objectives of the plan, and the most suitable have been selected as housing allocations: The criteria are as follows:

- i the need to have full regard for environmental concerns and to relate allocations to existing settlements and to existing and proposed infrastructure;
- ii the need to ensure that the land is genuinely available for development, ie free from ownership constraints or exceptional construction requirements;
- iii the accessibility of the site to work, leisure and shopping areas and the availability of public transport for such journeys; and
- iv the need to avoid excessive concentrations of housing land in certain areas while ensuring that the distribution of sites relates to where people want to live.

H6 THE FOLLOWING SITES ARE ALLOCATED FOR HOUSING: (ONLY SITES OF 0.4HA AND ABOVE ARE ALLOCATED ON THE PROPOSALS MAP).

NB The estimated dwelling capacity is no more than a guide to the number of dwellings that could be built.

Colne Valley			
Site No.	Address	Area (ha)	Estimated dwelling capacity
H1.1	Ready Carr Mills, Marsden	1.5	50
H1.2	Hawthorne Road/Meal Hill Lane, Slaithwaite	3.8	93
H1.3	Gordon Street, Slaithwaite	0.7	15

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H1.4	Banks Road, Slaithwaite	1.8	42
H1.5	Waingate, Linthwaite	0.9	19
H1.6	Pennine Gardens, Linthwaite	0.6	21
H1.7	Crosland Park/Royd House Lane, Linthwaite	6.5	148
H1.8	New Street, Golcar	0.9	28
H1.10	Hollin Hall Lane, Golcar	0.6	12
H1.13	Beech Avenue, Golcar	1.8	46
H1.14	Botham Hall Road, Milnsbridge	1	25
H1.16	Windsor Road, Cowlersley	2.3	27
H1.17	Manchester Road/Queens Road West	1.7	40
		24.1	566

Meltham			
H2.1	Kistvaen Gardens	0.6	14
H2.2	Helme Lane	1	18
H2.3	Mill Moor Road (North) ⁽¹⁾	1	25
H2.4	Mill Moor Road (South) ⁽³⁾	0.4	10
H2.5	Heather Road/Wessenden Head Road	2.2	34
H2.6	Mean Lane	3.5	69
H2.7	Acre Lane	0.9	15
H2.9	Sefton Lane	0.4	26
H2.10	Coal Road	1.3	2
H2.11	Sunny Bank Mills, Red Lane ⁽⁶⁾	1.8	23
H2.12	Colders Lane/Wessenden Head Road ⁽¹⁴⁾	1.1	27
		14.2	263

Holme Valley			
Site No.	Address	Area (ha)	Estimated dwelling capacity
H3.1	Grasscroft Road/Scotgate Road, Honley	5.3	123
H3.2	Long Lane, Honley	2.7	59
H3.4	Station Road, Honley	0.6	17
H3.6	Smithy Place Mills, New Mill Road, Brockholes	1.6	39
H3.12	Off New Mill Road, Wooldale	1.1	27
H3.13	Lydgate Drive, Kirkroyds Estate, Holmfirth	0.6	21
H3.14	Pell Lane/Wooldale Road, Wooldale	0.5	6
H3.15	New Mill Road, Holmfirth	0.7	2
H3.16	New Mill Road, Holmfirth	2.7	30
H3.17	Bankhouse Lane, Holmfirth	0.6	14
H3.18	Summervale, Holmfirth	1.2	18

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H3.21	Woodhead Road, Hinchcliffe Mill	2.4	30
H3.22	Arndale Grove, Cinderhills, Holmfirth	0.5	12
H3.23	Cross Lane, Windmill View, Scholes	0.6	17
H3.25	Wickleden Gate, Scholes	1	22
H3.26	Off Butt Lane, Hepworth	0.4	10
H3.27	Mount View Road/Carr View Road, Hepworth (15)	1	23
H3.28	Dunford Road/Penistone Road, Hade Edge	2	67
H3.29	Dunford Road, Hade Edge	1.1	25
H3.30	Off Upper Meadows, Upperthong	0.6	12
H3.31	Perseverance Mills, Woodhead Road, Holmfirth	2.8	80
H3.32	Westcroft/Scotgate Road, Honley (16)	0.6	12
H3.33	Ash Grove Road, Upperthong	0.7	13
		31.3	679

Kirkburton Area

H4.1	Woodlands Road, Lepton	2.1	57
H4.2	Rowley Lane, Lepton	0.8	10
H4.3	Dumb Steeple, Grange Moor (4)	3.4	75
H4.4	Butts Road, Farnley Tyas	0.4	9
H4.6	Marsh Hall Lane, Thurstonland	0.4	6
H4.7	Derwin Avenue, Stocksmoor	1.1	13
H4.8	Stocks Drive/Jenkyn Lane, Shepley	0.8	21
H4.10	Abbey Rd North/Yew Tree Rd, Shepley	0.6	16
H4.11	Abbey Drive, Shepley	0.9	18
H4.12	Off Westerley Lane, Shelley	13	260
H4.13	Far Bank, Shelley	0.5	4
H4.14	Barnsley Road, Flockton	3.1	40
		27.1	529

Denby Dale Area

H5.1	Wentworth Avenue, Emley	0.7	15
H5.3	Cumberworth Road, Skelmanthorpe	0.7	15
H5.4	Off Radcliffe Street, Skelmanthorpe	0.8	16
H5.5	Off Commercial Road, Skelmanthorpe	1.8	39
H5.9	Miller Hill Bank, Denby Dale	0.4	4
H5.10	Barnsley Road, Scissett	1.8	27
H5.11	Sunnymead, Clayton West (5)	2.6	65
H5.12	Dukewood Road, Clayton West	0.6	9
H5.13	Ings Mill Avenue, Clayton West	0.8	16
H5.15	Dearnside Mills, Denby Dale	1.3	50
H5.16	Wood Lane, Denby Dale	0.8	25
		12.3	281

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Huddersfield Town Centre			
H6.1	The Headlands, Highfields	2.4	50
H6.2	Between Manchester Road & River Colne	1.4	73
H6.3	Snow Island/Kings Mill Lane	1.2	55
H6.4	Maple Street	0.4	25
		5.4	203

Huddersfield South			
H7.1	Tom Lane, Crosland Moor	1.3	33
H7.2	Tom Lane, Crosland Moor	0.6	16
H7.3	Hob Lane, Crosland Moor	0.9	25
H7.4	Off Sunningdale Road, Crosland Moor	0.8	32
H7.5	Adjacent 7A Dryclough Road, Crosland Moor	0.7	18
H7.6	Moor End Road, Lockwood	2.3	60
H7.8	Moor Park Avenue, Beaumont Park	0.5	10
H7.9	Bourne View Road, Netherton	1.3	16
H7.11	Coppice Drive, Netherton	1.2	30
H7.12	Plantation Drive, Newsome	2.3	50
H7.13	Jacobs Row, Lockwood	1.1	20
H7.14	Croftlands, Newsome	1	30
H7.18	Whitehead Lane/Wood Terrace, Lockwood	0.7	25
H7.19	Whitehead Lane, Primrose Hill	0.5	16
H7.21	Somerset Road/Dog Kennel Bank	1.9	50
H7.22	Benomley Road, Almondbury	0.8	13
H7.23	Longcroft, Almondbury	3.9	75
H7.24	Northgate, Almondbury	1.7	32
H7.25	Bancroft Avenue/Almondbury Bank	0.6	16
H7.26	Holme Avenue, Dalton	0.6	26
H7.27	Bank End Lane, Dalton	1.1	20
H7.28	Greenhead Lane, Oaklands, Dalton	2.5	36
H7.30	Kings Mill Lane, Aspley	0.4	42
		28.7	691

Huddersfield North			
H8.1	Off Springwood Hall Gardens, Springwood	0.5	9
H8.2	Heaton Road, Paddock	1.1	29
H8.3	Trinity Street/Mountjoy Road	0.4	30
H8.5	Adjacent Ellerslie, Blacker Road, Edgerton	0.5	20
H8.6	Murray Road/Queens Road, Edgerton	0.4	24
H8.7	Deveron Grove, Edgerton (9)	2.6	55
H8.8	Reinwood	10.2	100
H8.9	Quarmby Road, Quarmby	0.4	6

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H8.10	Dale Street, Longwood	0.8	10
H8.11	Church Street/Thornhill Road, Longwood	0.4	16
H8.12	Grove Street, Longwood	0.5	4
H8.13	Grove Street, Longwood	0.7	28
H8.14	Holly Bank Farm, Quarmby	0.8	12
H8.15	Greenfield Avenue, Oakes	0.8	15
H8.16	Raw Nook Road, Salendine Nook	1	30
H8.17	Weatherhill Rd/Cowrakes Rd, Lindley (1), (8)	10.5	250
H8.18	Low Hills, Lindley	1.5	20
H8.19	Fern Lea Road, Lindley	0.8	26
H8.20	Birchencliffe Hill Road, Lindley	0.8	10
H8.21	Adjacent Briarcourt, Edgerton	0.6	6
H8.22	Holly Bank School, Holly Bank Road	0.5	16
H8.23	Norwood Park, Birkby	0.8	10
H8.24	Princewood Estate, Birkby Road, Birkby	7.7	143
H8.25	Off Croft Gardens, Birkby	1.3	19
H8.26	Birkby Hall Road, Birkby	1.5	25
H8.27	Ganton Way, Cowcliffe	1.6	29
H8.30	Abbey Road, Fartown	0.5	18
H8.33	Ashbrow Road, Sheepridge	5.1	127
H8.34	Fixby Road, Fixby	1.6	9
H8.35	Bradley Wood Hospital, Bradley	1.2	26
H8.37	Crawthorne Crescent, Deighton	0.8	20
H8.38	Cherry Nook Road, Deighton	0.6	16
H8.39	North of Bradley Road, Bradley (7)	10	200
H8.40	Lodge Farm, Bradley	2.2	40
H8.42	Dalton Fold Rd/Brownroyd Avenue, Dalton	0.4	10
H8.44	Dalton Mills, Dalton Green Lane	0.5	15
H8.45	Crossley Lane, Dalton (5)	2.7	67
H8.48	New Road, Kirkheaton	1.1	27
H8.49	Between Southlands & New Rd, Kirkheaton	0.7	10
H8.50	Easingwood Lane, Kirkheaton	0.5	10
H8.51	Moorside Road, Kirkheaton	0.9	24
H8.52	Heaton Moor Road, Kirkheaton	1.2	22
H8.53	Glebe Street, Marsh	0.6	24
H8.54	Long Hill Road/Greave Close, Brackenhall	0.5	12
H8.55	Grove Street, Longwood	0.5	15
H8.56	Land off Vicarage Road, Longwood	1.2	45
H8.57	Benn Lane, Longwood	0.5	12
H8.58	Westhill Nurseries, Trinity St/Park Drive	0.7	12
H8.59	Off Laund Road, Lindley	1.3	20
H8.60	Adjacent Baptist Church, New Hey Road	0.7	20
		89.2	1,743

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Mirfield			
Site No.	Address	Area (ha)	Estimated dwelling capacity
H9.1	Jackroyd Lane, Upper Hopton	0.4	4
H9.2	Chadwick Hall Farm, Lower Hopton	0.7	12
H9.3	Off Hopton Lane, Mirfield	5.2	105
H9.4	Granny Lane, Lower Hopton	0.5	2
H9.5	Trinity Street, Mirfield	1.4	35
H9.6	Priory Way/Kenilworth Close, Mirfield	0.6	14
H9.7	Lady Heton Drive, Mirfield	1	29
H9.9	Taylor Hall Lane, Mirfield	0.4	4
H9.10	Old Bank Road, Mirfield	1.5	10
H9.11	Lee Green, Mirfield	0.8	24
H9.12	Wellhouse Lane, Mirfield (10)	1.4	25
H9.14	Flash Lane, Mirfield	2.2	56
H9.15	Pinfold Lane, Mirfield	0.5	6
H9.16	Pinfold Lane/Blakehall Drive, Mirfield	0.9	15
		17.5	341

Dewsbury/Thornhill/Ravensthorpe			
H10.1	Nevins Road, Ravensthorpe	1.2	80
H10.2	Northstead, Ravensthorpe	1.8	45
H10.3	Sackville Street, Ravensthorpe	6.7	190
H10.4	Commercial Road, Ravensthorpe	1.4	35
H10.5	Ravensthorpe Road, Thornhill Lees	13.1	328
H10.6	Low Road, Thornhill Edge	0.7	15
H10.7	Low Road, Thornhill Edge	1.3	22
H10.9	Lees Hall Road, Thornhill Lees	1.3	30
H10.11	Victoria Drive, Thornhill Lees	0.7	18
H10.12	Off Thornhill Street, Savile Town	1.3	32
H10.13	Thornhill Road, Dewsbury	8.5	150
H10.14	Heckmondwike Road, Dewsbury	1	25
H10.15	Low Road, Dewsbury Moor	0.4	11
H10.16	Heckmondwike Road, Dewsbury Moor	2.4	83
H10.17	Oxford Road, Dewsbury	0.9	22
H10.18	Dewsbury Hospital, Moorlands Road	7.1	120
H10.19	Headlands Lane/Town Street, Earlsheaton	2.2	73
H10.20	Providence Street, Earlsheaton	0.7	20
H10.21	Providence Street, Earlsheaton	0.5	8
H10.22	Princess Street, Chickenley	1.7	48
H10.23	Wakefield Crescent, Earlsheaton	0.4	4
H10.24	Leeds Road/Ann Street, Dewsbury	1.4	45
H10.25	Crackenedge Lane, Dewsbury	0.5	13

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H10.26	Leeds Road/Sugar Lane, Dewsbury	0.4	20
H10.27	Crown Flatt, Dewsbury	2.1	63
H10.29	Land at 26 Whitley Road, Thornhill	0.5	8
H10.30	Adjacent Fir Cottage, Huddersfield Road, Dewsbury	0.4	4
H10.31	Healds Road, Dewsbury	1.5	37
H10.33	Savile Road, Dewsbury	0.7	16
H10.34	Cliffe Street, Dewsbury	0.6	20
		63.4	1,585

Batley			
H11.1	Lower Soothill, Batley (8)	21.5	400
H11.2	Broomsdale Road, Soothill	1.8	36
H11.5	Thorncliffe Road, Batley	0.8	20
H11.6	Halifax Road, Staincliffe	0.5	14
H11.7	Common Road/Halifax Road, Staincliffe	0.6	15
H11.8	Adjacent 101 Halifax Road, Staincliffe	0.5	8
H11.9	Common Road, Staincliffe	0.5	9
H11.10	White Lee Road, Batley (11)	1.7	45
H11.11	Carlinghow Lane/The Drive, Batley	0.6	29
H11.12	The Drive, Carlinghow, Batley	1.5	20
H11.13	Cross Bank, Batley	2.9	40
H11.14	Carlinghow Hill, Batley	1.4	36
H11.15	Laurel Grove, Birstall Smithies	0.6	15
H11.16	Windmill Lane, Birstall	4.4	109
H11.18	High Street, Birstall (12)	2.2	45
H11.20	Belle Vue Street, Batley	0.6	24
H11.21	Broomsdale Road, Batley	0.8	20
H11.22	Lady Ann Road, Soothill	4	100
H11.23	Bromley Road, Batley	1.3	35
H11.24	Wyvern Close, Batley	0.8	25
		49	1,045

Heckmondwike			
H12.1	Little Green Lane, Heckmondwike	1.4	48
H12.2	New North Road, Lower Popeley	2.9	88
H12.3	Dale Lane, Heckmondwike	0.5	10
H12.4	Fairfield Road, Heckmondwike	2.4	70
H12.5	Longfield Mills, Chapel Lane, Heckmondwike	0.7	18
H12.6	Off Clarkson Avenue, Heckmondwike	0.4	10
H12.7	Heights Lane, Heckmondwike	0.8	31
H12.8	Robin Lane/Kilpin Hill, Heckmondwike	0.7	31
H12.9	Liversedge Oil Terminal	1.8	45

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H12.10	Brooklyn Works, Lobley Street, Heckmondwike	0.4	30
		12	381

Liversedge			
H13.2	Field Hurst, Liversedge Hall Lane	0.4	5
H13.3	Huddersfield Road, Liversedge	1.4	28
H13.5	Halifax Road, Liversedge	0.7	9
H13.6	Halifax Road, Hightown	0.4	11
H13.7	Miry Lane, Hightown	1.7	42
		4.6	95

Cleckheaton/Gomersal			
H14.1	Broomfield Mills/Shaw Street, Cleckheaton	2.2	43
H14.2	Rear of 1096 Halifax Road, Hartshead	0.4	48
H14.3	Scholes Lane, Scholes	1.3	15
H14.6	Pyenot Gardens, Cleckheaton (17)	2.8	62
H14.7	St Peg Lane, Cleckheaton	1	26
H14.8	Valley Road, Cleckheaton	0.4	6
H14.11	Shirley Avenue, Gomersal	0.8	27
H14.14	Croft Street, Birkenshaw	0.8	58
H14.15	Crosses Works, Hunsworth Lane, East Bierley	0.8	14
H14.16	Balme Mill, Balme Road, Cleckheaton	0.8	10
H14.17	Bradford Road, Birkenshaw	0.8	20
H14.18	Dewsbury Road, Gomersal	3.7	92
H14.19	Kenmore Drive, Cleckheaton (13)	1.7	43
H14.20	Westgate, Cleckheaton (7)	5.2	130
H14.21	Albert Mills, Scholes	0.7	18
H14.22	Prospect Lane, Birkenshaw	0.7	7
		24.1	619

TOTAL		402.9	9021
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FOOTNOTES

- (1) Open space provision required by policy H18 to be made on adjoining Urban Greenspace. The site shall be developed comprehensively together with site B8.1
- (2) Off-site improvements to be carried out to junction of Westgate and Station Street. Adjacent green corridor to be safeguarded and enhanced.

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- (3) Off-site improvements to be carried out to junction of Westgate and Station Street.
- (4) Allocation includes land required as buffer around listed building. The development of the site can only proceed in conjunction with, or after, the development of the adjacent allocation B4.3.
- (5) Allocation includes area to be protected from development on riverside frontage.
- (6) Scheme involves both new build dwellings and conversion of buildings to dwellings. The area relates to the total area of the site, but the dwelling capacity relates to the new build element only.
- (7) Site shown on the proposals map includes land for a school.
- (8) In order to fully assess the traffic effect of the allocation, further detailed work (including, where appropriate, analysis of a traffic impact assessment) will need to be undertaken by the Highways Agency to ensure such traffic can be accommodated safely on the trunk road network. Where this is not possible, but could become so by remedial highway improvements, the Highways Agency will seek the attachment of appropriate planning conditions relating the commencement or occupancy of the development to the prior carrying out of such improvements. Where remedial works prove not to be feasible, or agreement as to their scale cannot be reached with the developer, the Highways Agency might have to direct refusal of the planning application or, if before the Secretary of State for the Environment, object to the proposal.
- (9) A development brief is to be prepared, including requirements for access, footpaths, open space and the protection of trees.
- (10) Allocation includes land required as a buffer adjacent to a listed building. Replacement of existing sport and recreation facilities will be a prerequisite to development.
- (11) Development to incorporate a link road between the north and south parts of the site; this may necessitate incursion into the adjoining urban greenspace. A landscaped strip to be incorporated along the eastern boundary of the site.
- (12) The Raikes Lane frontage to be protected from development other than the provision of access to the site.
- (13) Housing development is subject to the site not being required as an alternative school site to that listed under policy C3 at Westgate, Cleckheaton.
- (14) The internal road layout to provide a through road link between Colders Lane and Wessenden Head Road to be completed prior to the occupation of dwellings.
- (15) The development of the site should include a high quality landscaped edge on the southern boundary, accommodated either within the site or between the site boundary and public footpath no. 140.

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(16) 20% or thereabouts of the site area to be made available for recreation, in addition to the provision of open space required under policy H18.

(17) A development exclusion zone will apply along the eastern boundary of the site.

11.26 In recent years, the average density of development in Kirklees on sites over 0.4 ha has been approximately 20 dwellings per hectare. This has been caused largely by past trends towards building larger, usually detached dwellings which resulted in relatively low average densities. Moves towards building smaller and affordable units, encouraged by policies in this plan, should have the effect of increasing average densities. The density of development on the sites allocated in policy H6 will depend on the particular characteristics of the site, open space requirements and the market conditions prevailing at the time of development. The dwelling capacity indicated in the schedule of allocations is only intended to be an estimate of the capacity of the site and should not be taken to be either the maximum or the minimum number of dwellings that could be built.

11.27 The land allocated in policy H6 includes some sites which are not expected to be developed before 2001 because a known constraint makes their earlier development unlikely. These sites are excluded from the stock of land referred to in policy H5 but have been allocated because, despite the constraints, they are considered suitable for development for housing purposes. Details of all potential housing sites in Kirklees are shown on the Council's record of development land, the Land Supply Review.

Small Sites

11.28 Sites under 0.4 ha are not allocated on the proposals map. However, at 1/4/93 such sites with a total capacity of 2707 dwellings were identified as likely to contribute to the overall supply by 2006. These sites are shown on the Land Supply Review. An allowance is made for development on small sites when calculating the 5 year housing land supply.

Windfall Sites

11.29 It is anticipated that new dwellings will be built on sites not allocated for housing purposes as planning permissions are granted through the operation of policy D2. Between 1993 and 2001 these windfall sites are expected to contribute 1992 dwellings to the supply, with a further 1187 contributing to the supply between 2001 and 2006. These figures take into account the likely reduction of windfall sites coming forward each year as obvious development sites are used up and as policies in the plan designed to protect open spaces take effect.

The Composition of the Housing Supply

11.30 The composition of the housing supply provided for in the plan is as follows:

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Estimated dwelling capacity of sites allocated for housing of 0.4ha and over	8474
Dwelling capacity of sites below 0.4ha identified at 1/4/93	2707
Allowance for dwellings on windfall sites	3179
Total estimated supply of dwellings	14360

The estimated dwelling capacity of sites allocated for housing in the table above (8474) differs from the total estimated capacity in policy H6 (9021) because the estimate of the dwelling capacity excludes sites identified by the Joint Housing Land Study as possibly not coming forward before 2006 because they have a low development potential.

Range of House Types

11.31 As outlined in paragraph 11.26, new housing developments have tended to be built at relatively low densities, as private developers have concentrated on providing new houses in the middle and upper price ranges. This has led to a shortage of new housing at the cheaper end of the market, leaving people such as first time buyers more and more dependent on the existing housing stock. Government guidance in PPG3 recognises the need for a mix and balance of house types and sizes to cater for the full range of housing needs. The Council will, therefore, seek the provision of a mix of house types to satisfy a range of needs, including housing for people who have no alternative to low cost accommodation, particularly in larger developments.

~~**H7 — HOUSING PROPOSALS SHOULD INCORPORATE A MIX OF HOUSE TYPES AND SIZES APPROPRIATE TO THE NEEDS OF THE LOCALITY, TAKING INTO ACCOUNT MARKETING CONSIDERATIONS, PARTICULARLY WHERE THE DEVELOPMENT IS ON A SUBSTANTIAL SCALE.**~~

This policy was not saved because the issues it refers to are now covered in PPS3 Housing, paragraphs 20-24, as follows: ³

Planning Policy Statement 3 Housing (extract):

20. Key characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people.

³ To assist applicants the Council has identified text from relevant sources which it considers provides the most appropriate guidance as to how the issues in this unsaved policy should be addressed in planning applications. However, the selected text is intended to provide general guidance only, is not necessarily exhaustive and does not constitute legal or other professional advice. The Council recommends that applicants should always obtain their own expert advice.

21. Regional Spatial Strategies should set out the region's approach to achieving a good mix of housing. Local Planning Authorities should plan for a mix of housing on the basis of the different types of households that are likely to require housing over the plan period. This will include having particular regard to:

- Current and future demographic trends and profiles.*
- The accommodation requirements of specific groups, in particular, families with children, older and disabled people.*
- The diverse range of requirements across the area, including the need to accommodate Gypsies and Travellers.*

22. Based upon the findings of the Strategic Housing Market Assessment and other local evidence, Local Planning Authorities should set out in Local Development Documents:

- The likely overall proportions of households that require market or affordable housing, for example, x% market housing and y% affordable housing.*
- The likely profile of household types requiring market housing eg multi-person, including families and children (x%), single persons (y%), couples (z%).*
- The size and type of affordable housing required.*

23. Developers should bring forward proposals for market housing which reflect demand and the profile of households requiring market housing, in order to sustain mixed communities. Proposals for affordable housing should reflect the size and type of affordable housing required.

24. In planning at site level, Local Planning Authorities should ensure that the proposed mix of housing on large strategic sites reflects the proportions of households that require market or affordable housing and achieves a mix of households as well as a mix of tenure and price. For smaller sites, the mix of housing should contribute to the creation of mixed communities having regard to the proportions of households that require market or affordable housing and the existing mix of housing in the locality.

Development Briefs

11.32 Development briefs provide guidance on how the Council wishes to see an allocated site developed and indicate requirements which will need to be satisfied before planning permission will be granted. They are appropriate for sites where there may be a need to ensure comprehensive development, where it is considered that specific requirements are appropriate, such as highway improvements or the type of housing provided, or where particular development problems are known. Where Council land is to be sold for housing developments, development briefs, if necessary supported by an indication of any planning conditions which the Council intends to impose, will make clear to intending developers the development issues associated with the site and how it should be developed to achieve the Council's requirements. Development briefs should also indicate characteristics of the site that will affect the design, such as steep slopes or watercourses, features of the site which it is desirable to retain, such as trees or footpaths,

and specify elements required as part of the development, such as areas of open space and landscaping. Where a development brief has been prepared for a site, development will be expected to conform to the terms of the brief.

Conversion to Residential Use

11.33 Proposals for the change of use of buildings to residential use can provide a useful additional source of accommodation, especially where affordable units are included. Factors to be considered in determining planning applications will include the likely effect on the character of the area as well as any physical changes to the building resulting from the conversion, especially where the proposal affects a listed building or is within a conservation area.⁴

H8 THE CHANGE OF USE OF BUILDINGS TO RESIDENTIAL USE WILL NORMALLY BE PERMITTED SUBJECT TO EMPLOYMENT, ENVIRONMENTAL, AMENITY AND TRAFFIC CONSIDERATIONS.

Living Over the Shop

11.34 The upper floors of shop premises are often underused. In many cases these upper floors could be converted to residential use, thereby making a useful contribution to the overall housing stock. An increase in the number of people living in town centres could increase the vitality of the centre, particularly in the evening and help to deter crime. Use of the upper floors of shops could also contribute to the maintenance and improvement of town centre buildings and historic buildings in particular could benefit. The main constraints to living over shops are associated with difficulties in providing a separate access, fire escapes, other necessary safety measures and car parking. However, in many cases it should be possible to find a design solution.

H9 PROPOSALS FOR THE RESIDENTIAL USE OF THE UPPER FLOORS OF SHOP PREMISES WILL BE CONSIDERED HAVING REGARD TO:

- i ARRANGEMENTS FOR ACCESS AND CAR PARKING; AND**
- ii THE EFFECT ON THE VISUAL CHARACTER AND QUALITY OF THE BUILDING.**

AFFORDABLE HOUSING

The Provision of Affordable Housing

11.35 The provision of affordable housing to meet a community's needs is a material planning consideration, which may properly be taken into account in formulating development plan policies. Government guidance (PPG3) also indicates that local planning authorities

⁴ For the re-use of buildings in the green belt see policy D12

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may indicate an overall target for the provision of affordable housing when there is a demonstrable shortage.

Affordable Housing Needs

- 11.36 Affordable housing can be defined as housing provided for those whose incomes generally deny them the opportunity to purchase a house on the open market. In addition to housing to rent, low cost housing for sale and residential mobile homes may constitute affordable housing.
- 11.37 Analysis of income levels and house prices undertaken in the council's Housing Strategy indicates the gap that now exists for many wage earners between what they can afford to pay to buy a house and the cost of a mortgage. Kirklees is generally an area of poor pay levels and around 55,000 households, 38% of the total, have economically inactive heads, with around 38,500 of these being retired head of households.
- 11.38 For those persons unable to buy on the open market rented accommodation, either from the Council or housing associations (HAs), has provided for those in greatest need. Private rented accommodation is not usually an option for priority groups because of cost and the limited supply. The stock of public sector rented accommodation has been substantially reduced by the introduction of 'right to buy' and since 1985 4,600 council houses have been sold thereby depleting the supply of affordable rented accommodation. During this same period limitations on the public sector borrowing requirement have prevented the Council from building replacement dwellings, and HA building rates have fallen well below the rate of loss of rented accommodation.
- 11.39 The Council now faces severe pressures in having to deal effectively with homelessness and in providing satisfactory housing for those in greatest need. Over 8,000 applications were made for housing in the 12 months up to April 1993. During this period the Council accepted responsibility for housing 1,274 homeless persons with a further 700 accepted as homeless but not accepted as having a priority for rehousing.
- 11.40 Assessment of the need for affordable homes undertaken in the preparation of the Council's Housing Strategy and the 'Housing Association Development Strategy' indicates a need for 3,800 additional units of affordable accommodation within the next 5 years and 6,900 over 10 years. Quantification of the need is based on the council's housing waiting lists, which are updated at regular intervals. Analysis of this information, supplemented by homelessness data, empirical information from the 16 local authority housing management teams in Kirklees, and updated socio-economic profiles from the 1991 Census of Population, has been undertaken to give a prioritised list of area needs according to household type and this shows that most management areas in the District have high priority needs for affordable housing of one form or another. The information will be used as a basis for directing future provision in accordance with the needs of the community.
- 11.41 To meet the need for affordable homes the Council will continue to support the work of HAs and seek to maintain and increase the funding levels of the Housing Corporation

which grant aids HA schemes in the District. HA building rates have increased in recent years and they presently contribute about 300 dwellings per annum. The Council has also initiated partnerships with the private sector, and with a combination of gifted land and cross subsidy a number of schemes are underway to provide affordable rented accommodation and low cost home ownership. These initiatives are expected to contribute about 140 units per annum over the next 5 years.

- 11.42 Despite these efforts there is likely to be a shortfall in affordable housing provision to meet the identified need. Even taking an optimistic view of HA building rates there is likely to be a shortfall of 1,200 to 1,600 units in the first 5 years of the plan. The identified shortfall provides the necessary evidence to indicate that it is appropriate for the Council to negotiate for the provision of affordable housing within new development proposals. The level of need is too high to be used as a target figure, because it is not reasonably achievable through private sector housing developments. However, a contribution towards the shortfall can be expected where the circumstances, with regard to the suitability of the location of the site and the economics of development, suggest that affordable housing should be included.

H10 THE PROVISION OF AFFORDABLE HOUSING WILL BE A MATERIAL CONSIDERATION WHEN PLANNING APPLICATIONS ARE CONSIDERED. THE COUNCIL WILL NEGOTIATE WITH DEVELOPERS FOR THE INCLUSION OF AN ELEMENT OF AFFORDABLE HOUSING WHERE THE LACK OF AFFORDABLE HOUSING HAS BEEN DEMONSTRATED. THE EXTENT AND NATURE OF AFFORDABLE HOUSING PROVISION WILL HAVE REGARD TO:

- i EVIDENCE OF LOCAL NEED;**
- ii THE SIZE OF THE SITE AND ITS SUITABILITY IN TERMS OF ACCESS TO LOCAL SERVICES AND FACILITIES AND THE AVAILABILITY OF PUBLIC TRANSPORT;**
- iii THE VIABILITY OF THE OVERALL DEVELOPMENT; AND**
- iv THE DEGREE TO WHICH A MIX OF DWELLING SIZES AND TYPES IS PROVIDED.**

- 11.43 Making appropriate provision for affordable homes should be considered by developers at an early stage in the development process, although it may not be until the detailed planning stage that the precise numbers, house types and layout arrangements are fully agreed. The Council will expect to reach agreement on the appropriate level of provision to reflect local needs through negotiation. Where negotiation is unsuccessful the government has indicated that it may be appropriate to withhold planning permission where inadequate consideration has been given by developers to the inclusion of affordable homes.

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- 11.44 It is recognised that the provision of affordable dwellings in a development scheme will have implications for the scheme's viability and that developers will need to be clear about likely requirements at the outset of negotiations. The Council will prepare supplementary planning guidance to provide appropriate advice to assist with negotiations. The scale above which developments are likely to be capable of supporting the provision of affordable units is included in government advice.
- 11.45 A range of means may be used by developers, including HAs, and the private sector building for sale, so as to provide housing at an affordable price, such as discounted land value and cross subsidy. The Council will also be sympathetic in dealing with design and planning considerations in planning applications which achieve reductions in unit development costs, to the benefit of the provision of affordable housing. It may for instance be possible to maximise the number of dwellings on a site, by careful attention to layout and design, without compromising standards of privacy and open space. Additionally where it can be demonstrated that car ownership levels will be lower than normal a reduced standard of off-street car parking will be acceptable. Partnerships between private developers and HAs may often be appropriate using housing association grant (HAG) to subsidise dwelling costs. However, within the overall scheme, the HAG contribution should be considered as extra subsidy enabling the supply of units to be increased or their price to be reduced since the policy objective is to secure extra funding of affordable housing provision and not simply a redistribution of HAG.

Affordable Housing as an Exception to Policies of Restraint

- 11.46 In view of the importance of the provision of affordable housing to the community appropriate provision within development proposals will be a material factor to be weighed in their favour. In situations where it can be clearly demonstrated that there is a local need for affordable housing consideration will be given to the granting of planning permissions which meet this need on sites which would not otherwise be released for housing development. Such schemes may be appropriate for instance in the exceptional circumstances outlined in policy D3 for development within urban greenspace. However, in all these situations, the provision of affordable housing will not be an overriding factor but a consideration to be weighed against all other relevant matters including environmental issues.
- 11.47 Special consideration will be given to the granting of exceptional permissions in rural settlements where the limited supply of housing land may create problems for the provision of affordable homes for local people. In the green belt PPG2 indicates that it may not be inappropriate to provide limited affordable housing to meet local community needs. Generally such development should only be considered in settlements remote from the urban area where it can clearly be demonstrated that there is no alternative site, which is not within the green belt, and provided that the development relates satisfactorily to the form of the settlement which it is serving. The term 'limited affordable housing' is not defined in PPG2 but this will usually be no more than 2 or 3 dwellings related to a small settlement. Larger settlements are likely to contain a range of housing where affordable housing can reasonably be expected to become available.

11.48 Rural affordable housing can be important for retaining key workers in rural settlements and also for people with strong local connections who have social reasons for living within a particular settlement. In seeking to provide housing for these groups evidence will be required of genuine local need usually supported by town or parish council assessments. The Rural Trust's guide gives valuable advice on undertaking local assessments.

H11 IN EXCEPTIONAL CIRCUMSTANCES PLANNING PERMISSION MAY BE GRANTED FOR PROPOSALS WHICH MAKE PROVISION FOR AFFORDABLE HOUSING TO SATISFY A CLEAR LOCAL REQUIREMENT WHERE HOUSING DEVELOPMENT WOULD NOT OTHERWISE BE PERMITTED, PROVIDED THAT ENVIRONMENTAL AND HIGHWAY CONSIDERATIONS CAN BE SATISFIED. IN THE GREEN BELT SITES MUST BE SMALL-SCALE AND WITHIN OR ADJOINING EXISTING VILLAGES WHERE IT IS DEMONSTRATED THAT THERE IS NO SUITABLE ALTERNATIVE SITE OUTSIDE THE GREEN BELT.

Arrangements for Securing Affordability

11.49 Where affordable housing is to be provided secure arrangements will be needed to ensure that those houses go to the people for which they were intended and that the arrangements will last in the longer term through successive changes of ownership and occupation. One common approach will be for an agreement to be arranged with a HA or approved housing trust to undertake future management arrangements. Where a body of this kind, established to meet social housing needs and with the necessary experience to allocate housing to those in need, is contracted by legal agreement to control the affordable housing, it will not usually be necessary for the Council to retain a long term interest in occupancy. However, if no such arrangements can be put in place conditions and legal agreements will be the most suitable way forward to maintain the long-term availability of the dwellings, at affordable prices, to those in need. Housing built for sale which is agreed will meet affordable housing objectives i.e. low-cost market housing, will not need to be covered by these arrangements.

H12 PRIOR TO THE GRANT OF PLANNING PERMISSION FOR DEVELOPMENT PROPOSALS INCORPORATING AFFORDABLE HOUSING TO MEET LOCAL NEEDS, ARRANGEMENTS WILL NEED TO HAVE BEEN MADE TO ENSURE THAT SUCH HOUSING WILL REMAIN AVAILABLE FOR ALL TIME FOR LOCAL RESIDENTS IN PROVEN HOUSING NEED WHO CANNOT AFFORD A HOUSE ON THE OPEN MARKET.

HOUSING FOR DISABLED PEOPLE

11.50 Within the housing stock, the provision of housing to standards suitable for those with mobility difficulties and houses designed to allow full wheelchair access is rarely adequate. Planning control can make a limited but necessary contribution to improving this situation. The Council can seek to ensure that proposals for residential development,

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including change of use, contain an adequate provision of housing for those with restricted mobility,

- 11.51 It is desirable that people with disabilities should be able to live in dwellings which are readily adaptable to their needs at minimum cost. This is most easily achieved in new dwellings designed for the purpose, and housing built to mobility standard need cost no more to construct than ordinary housing and includes features such as wide entrances, level thresholds and a staircase suitable for the possible future installation of a stair lift or a second hand rail. Houses built to these standards should be provided across the full range of house types and sizes.
- 11.52 Houses designed to full wheelchair standard generally need above average space standards designed to allow for wheelchair manoeuvre throughout the house. These houses tend to be on one level only. A proportion of new build housing should therefore be designed to full wheelchair standard, and as it would be most appropriate to include this as part of a varied mixture of housing types, provision will only be expected on larger developments. Appropriate sites will normally be located close to shops and public transport, and ideally will be reasonably level sites.

~~**H13 PROVISION SHOULD BE MADE IN HOUSING DEVELOPMENTS FOR THE NEEDS OF PEOPLE WHOSE MOBILITY IS IMPAIRED. ON SITES OF ONE HECTARE OR MORE THE COUNCIL WILL NEGOTIATE A PROPORTION OF HOUSING ACCESSIBLE TO PEOPLE WITH DISABILITIES ON SUITABLE SITES WHERE THERE IS CLEAR EVIDENCE OF LOCAL NEED.**~~

This policy was not saved as it is now considered redundant. New housing development must meet the requirements of the Building Regulations – compliance with which ensures that the needs of those with impaired mobility are taken account of.

- 11.53 The provision of housing designed to wheelchair access standard to be provided on development schemes of one hectare or more would normally be expected to be 10%, subject to local needs. This will be an important consideration in any negotiation, and will need to be locally assessed. This is because the existing stock is inadequate to meet the needs of those with restricted mobility, which is estimated to be about 7.5% of the population. The provision of housing designed to mobility standard should be a consideration in all housing schemes.

FACILITIES FOR GYPSIES

- 11.54 Any site selected to accommodate gypsies whether it is a site provided by the Council or subject to a privately submitted planning application, should have easy vehicular access from a properly surfaced road, a water supply to hand and reasonable access to schools, shops and essential services. A remote location would not be suitable for use by gypsies and close proximity to residential areas is to be avoided.

~~**H14 PROPOSALS FOR THE USE OF LAND FOR GYPSY CARAVANS WILL BE CONSIDERED HAVING REGARD TO:**~~

- ~~**i ACCESS TO A SURFACED ROAD;**~~
- ~~**ii AVAILABILITY OF A WATER SUPPLY;**~~
- ~~**iii ACCESS TO SCHOOLS, SHOPS AND ESSENTIAL SERVICES; AND**~~
- ~~**iv THE PREVAILING NUMBERS AND DISTRIBUTION OF GYPSY CARAVANS WITHIN THE DISTRICT.**~~

This policy is not saved because it does not comply with the latest Government guidance which is set out in Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites. This requires that the accommodation needs of Gypsies and Travellers should be considered when determining an application for a site alongside other issues including sustainability and the likely impact on the surrounding area. The full considerations are set out in the Circular.⁵

HOUSES IN MULTIPLE OCCUPATION

11.55 Houses in Multiple Occupation (HMOs) are single dwellings occupied by two or more people living separately. They provide accommodation not only for students and other single people on low incomes, but also for more affluent people who move frequently or only require temporary accommodation.

11.56 The creation of an HMO usually brings about an intensification of use which may require alterations to the building, such as the installation of a fire escape. It can also increase car parking around the site, make increased demands on the capacity of the surrounding highway network and can often lead to the neglect of external decoration and garden areas. Any physical alterations carried out should respect the character of the property and its surroundings and this is especially important when the building is listed or is within a conservation area. HMOs may also introduce habitable rooms such as living rooms adjacent to bedrooms or other habitable rooms of adjacent property which can lead to noise disturbance. Any of these consequences could result in an unacceptable adverse impact on local amenity and the character of the surrounding area.

⁵ To assist applicants the Council has identified text from relevant sources which it considers provides the most appropriate guidance as to how the issues in this unsaved policy should be addressed in planning applications. However, the selected text is intended to provide general guidance only, is not necessarily exhaustive and does not constitute legal or other professional advice. The Council recommends that applicants should always obtain their own expert advice.

11.57 The benefits of increasing accommodation for single people through the creation of HMOs have therefore to be balanced against any likely detriment to the character and amenity of the surrounding area.

H15 PROPOSALS FOR THE CONVERSION OF PROPERTIES TO HOUSES IN MULTIPLE OCCUPATION WILL BE CONSIDERED TAKING INTO ACCOUNT:

- i THE EFFECT ON THE AMENITY OR CHARACTER OF THE SURROUNDING AREA;**
- ii THE EXTENT TO WHICH ANY PHYSICAL ALTERATIONS TO THE BUILDING AFFECT THE CHARACTER OR APPEARANCE OF THE BUILDING OR ITS SURROUNDINGS;**
- iii PROVISION TO PROTECT THE AMENITY OF ANY ADJOINING PROPERTIES THROUGH NOISE REDUCTION MEASURES; AND**
- iv THE CAPACITY OF THE SURROUNDING HIGHWAY NETWORK TO ACCOMMODATE ANY INCREASED VEHICLE MOVEMENTS OR ON STREET CAR PARKING WHICH MAY RESULT.**

WHERE ON-STREET PARKING WOULD BE DETRIMENTAL TO HIGHWAY SAFETY, CAR PARKING FACILITIES WITHIN THE SITE WILL NORMALLY BE REQUIRED.

11.58 HMOs are an important source of accommodation for single people. The number of single person households is increasing faster than any other type of household and therefore HMOs have an increasingly significant role to play in meeting housing needs and their creation and retention is desirable in principle. Any proposals to convert successfully operating HMOs to other uses will be determined in the context of policy H4

RESIDENTIAL HOMES FOR THE ELDERLY

11.59 There is a continuing need in the District for residential care homes and nursing homes, where care is provided on the premises for people who, because of their age, need assistance with their daily lives. There is also a need for sheltered accommodation, where people can live independently but with varying degrees of care provided.

Locations within Residential Areas

11.60 Such premises are an appropriate use within residential areas, provided that the building and its surroundings are suitable for the provision of long term residential care. Locations close to and convenient for facilities such as local shops, post offices and chemists may be particularly suitable. Large detached premises with a reasonable amount of garden space are the most appropriate types of property for such a use. Whilst the provision of private open space is a requirement of such homes, this should not be

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prejudicial to the privacy of adjoining residents. Screening will be required where this is considered necessary to protect the amenity of adjacent residents, or to prevent the overlooking of adjoining private land.

11.61 Vehicular access and the circulation of vehicles within the grounds of the premises have also to be taken into consideration. It is acknowledged that this particular use generates low levels of traffic and requires only limited parking facilities and this is reflected in the Council's car parking standards. Nevertheless, the ability of the property and the highway network to accommodate anticipated traffic movements will be taken into account.

11.62 Alterations, either internal or external, proposed to any premises to be used as a residential home should be kept to a minimum and should not detract from its residential character. Special regard will be given to listed buildings and buildings within conservation areas, including any structures within the grounds such as outbuildings and boundary walls, to ensure that any alterations necessary are in keeping with the character of the building and its surroundings.

H16 PROPOSALS RELATING TO RESIDENTIAL HOMES FOR THE ELDERLY WILL BE DETERMINED HAVING REGARD TO:

- i THE EFFECT OF THE PROPOSAL ON THE CHARACTER OF THE AREA, AND ON ANY ADJACENT RESIDENTS;**
- ii THE PROVISION OF OPEN SPACE WITHIN THE SITE FOR THE USE OF RESIDENTS;**
- iii THE SATISFACTORY PROVISION OF SAFE ACCESS, PARKING AND CIRCULATION FACILITIES FOR VEHICLES; AND**
- iv THE EFFECT OF ANY PHYSICAL ALTERATIONS ON THE CHARACTER AND APPEARANCE OF THE PREMISES.**

Locations outside Residential Areas

11.63 The use of properties as residential homes for the elderly will not normally be acceptable outside existing residential areas. Exceptions may be made if a residential home is proposed in an area allocated for development, or if the proposal relates to the conversion of a substantial property standing in its own grounds where the proposal would contribute to the retention of the premises, subject to the considerations in policy H16.

~~**H17 RESIDENTIAL HOMES FOR THE ELDERLY WILL BE PERMITTED IN RESIDENTIAL AREAS AND HOUSING ALLOCATIONS, IN CONVERSIONS OF LARGE PREMISES STANDING IN THEIR OWN EXTENSIVE GROUNDS, AND IN OR ON THE EDGE OF TOWN AND LOCAL CENTRES WHERE A GOOD ENVIRONMENT AND CONVENIENT ACCESS TO FACILITIES CAN BE PROVIDED.**~~

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This policy was not saved as it conflicts with Policy H16. Deleted Policy H17 gives a clear commitment to allowing residential homes for the elderly in particular locations without regard for other considerations such as character and amenity, contrary to Saved policy H16.

Saved Policy H16 sets out how proposals for residential care homes for the elderly will be determined.

Future Use Restrictions

11.64 Class C2 of the Town and Country Planning (Use Classes) Order 1987 groups residential homes for the elderly with hospitals, residential schools, colleges and training centres. Therefore, planning permission is not normally required for the change of use of a residential home to any of these other uses. In granting planning permission for a residential home the Council may consider that, in the interests of protecting the character of the area or the amenity of neighbouring residential properties, any subsequent change of use should be subject to planning permission. In these circumstances an appropriate condition will be attached to the planning permission.

PROVISION OF OPEN SPACE FOR NEW HOUSING

- 11.65 The provision of public open space in association with the development of new housing is important, both in terms of meeting the demands for local recreation opportunities generated by the new residents and creating an attractive site layout. The open space secured in this way is an important supplement to the existing stock of public open space.
- 11.66 The appropriate scale and nature of the public open space to be provided in association with housing development will depend mainly on the size of the development, the type of dwelling proposed and site factors such as the location of sloping areas, the presence of protected trees, access arrangements and drainage requirements. Space for children's play is likely to be appropriate in most cases unless, for example, development is primarily of one or two bedroom properties or is low density with relatively large gardens, in which cases planted areas possibly with seating may be more appropriate. In the case of large developments the additional provision of kick-about areas or even full size sports pitches may be justifiable.
- 11.67 As a guideline the Council's normal requirement for open space provision associated with housing developments is 30 sq. m. per dwelling on sites in excess of 0.4 hectares. The site size threshold is necessitated because on smaller sites the space requirement indicated would be likely to be too small to fulfil any practical functions. However, on sites of less than 0.4 hectares the provision of open space will be encouraged where the characteristics of the site, for example, the presence within the site boundary of an area which cannot be developed, provide an opportunity to create an amenity of value to residents.

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- 11.68 There may be opportunities in some cases to provide readily accessible open space outside the boundary of a proposed housing development, for example, by setting out adjoining land as a play area or through the upgrading of an existing area of public open space in the vicinity.
- 11.69 Where a new area of open space is to be created the Council will be prepared to take over its maintenance on condition that the area is laid out to its specifications and that a commuted sum or bond is provided. Arrangements will also include the lodging of a bond by the developer to ensure that the open space can be provided in the event of the developer ceasing to trade before completion of site works.
- 11.70 The design of areas of open space needs to be treated as an integral part of a site layout and linked with requirements for achieving adequate space about buildings, landscaping and tree planting and crime prevention.⁶ Design of play areas should ensure as far as possible that there is natural surveillance to minimise risks to children at play and also to discourage the congregation of older children which might create a nuisance to the residents of adjacent properties.
- 11.71 Allocated housing sites of 0.4 hectares or above are shown on the proposals map and policy H18 will apply to all proposals for development on these sites or any housing proposal elsewhere involving a site in excess of 0.4 hectares.

H18 PROPOSALS FOR HOUSING DEVELOPMENT ON SITES OF MORE THAN 0.4 HECTARES WILL NORMALLY BE REQUIRED TO INCLUDE MEASURES WITHIN THE SITE FOR THE PROVISION OF PUBLIC OPEN SPACE AT A MINIMUM RATE OF 30 SQ.M. PER DWELLING. THE PRECISE LOCATION, NATURE AND EXTENT OF THIS PROVISION WILL BE DETERMINED BY REFERENCE TO:

- i THE SIZE OF THE SITE AND NUMBER AND TYPE OF DWELLINGS PROPOSED:**
- ii THE PHYSICAL CHARACTERISTICS OF THE SITE AND THE REQUIREMENTS FOR ACCESS AND DRAINAGE.**

OFF-SITE PROVISION TO THE SAME MINIMUM STANDARD OR IMPROVEMENTS TO ESTABLISHED PUBLIC OPEN SPACE WILL BE ACCEPTABLE AS AN ALTERNATIVE WHERE THERE IS LAND WITH POTENTIAL AS PUBLIC OPEN SPACE OR ESTABLISHED PUBLIC OPEN SPACE READILY ACCESSIBLE TO THE SITE.

⁶ See policies BE12, NE10 and BE23