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**Report of the Head of Planning and Development****STRATEGIC PLANNING COMMITTEE****Date: 21-Nov-2019****Subject: Planning Application 2019/91730 Erection of 94 dwellings (Amended description) Land north of, Scotgate Road, Honley, Holmfirth, HD9 6RE****APPLICANT**

David Wilson Homes

**DATE VALID**

24-Jul-2019

**TARGET DATE**

23-Oct-2019

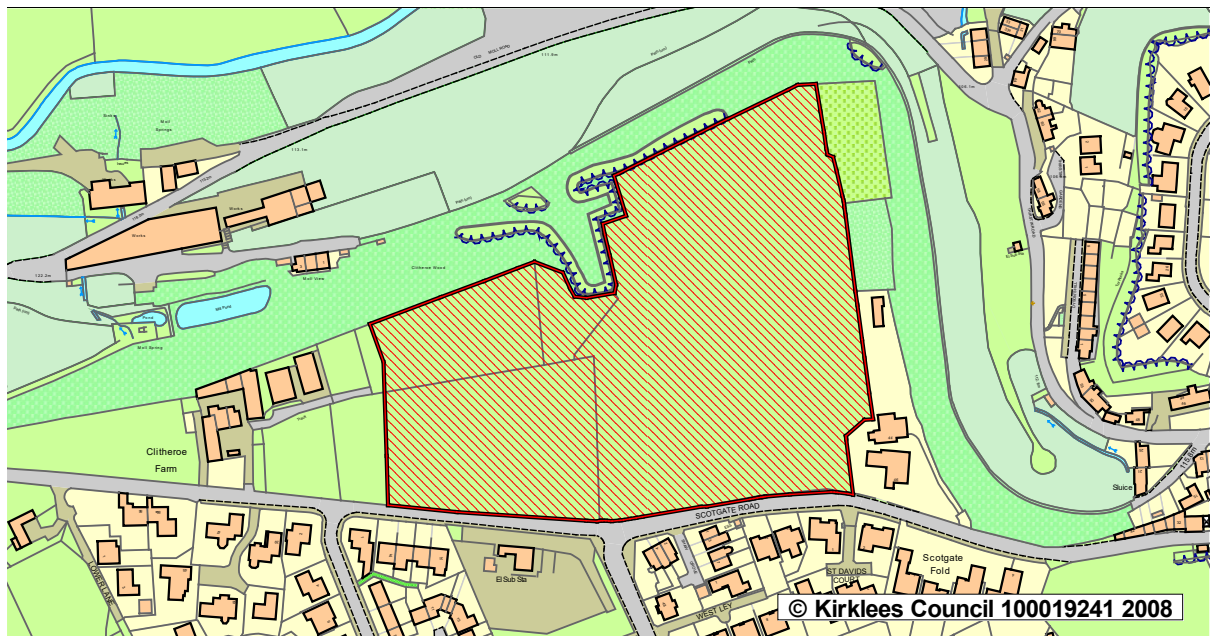
**EXTENSION EXPIRY DATE**

30-Nov-2019

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Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

<http://www.kirklees.gov.uk/beta/planning-applications/pdf/public-speaking-committee.pdf>

**LOCATION PLAN**

**Map not to scale – for identification purposes only**

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**Electoral Wards Affected: Holme Valley North**

Yes

Ward Members consulted  
(referred to in report)

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**RECOMMENDATION:**

DELEGATE approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions including those contained within this report and to secure a S106 agreement to cover the following matters:

1. Public open space provisions including off site commuted sum (£85,509) and future maintenance and management responsibilities of open space within the site
2. Contribution towards off-site highway works for signalised junction improvements at the Woodhead Road junction within Honley village (£10,000)
3. Contribution towards travel plan measures (£10,000)
4. 19 dwellings to be affordable with a tenure split of 10 being Social Rented and 9 being Sub Market
5. £163,561 towards Education requirements arising from the development
6. Sustainable Travel Fund measures comprising of £45,545 for Metro Cards and £10,000 for the upgrade of a bus stop
7. Future maintenance and management responsibilities of the surface water drainage infrastructure
8. Secure the provision of the access road up to the western boundary

In the circumstances where the S106 agreement has not been completed within 3 months of the date of the Committee's resolution then the Head of Planning and Development shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Head of Planning and Development is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers.

**1.0 INTRODUCTION:**

- 1.1 The application is brought forward to the Strategic Planning Committee because of the scale of the development (residential development greater than 60 dwellings).
- 1.2 An extension of time to the application's determination period has been agreed until 30<sup>th</sup> November 2019.

## **2.0 SITE AND SURROUNDINGS:**

- 2.1 The site is located to the north of the existing settlement area of Honley. The site is approximately 3.54 hectares in size and comprises private fields to the northern side of Scotgate Road. The westernmost portion of the site is generally flat and then the land slopes down gently towards the east. The topography falls sharply beyond the northern and eastern boundaries. There is a stone wall and a mature hedgerow to the southern boundary where the site abuts Scotgate Road.
- 2.2 A disused quarry lies along the northern boundary of the site. Residential properties lie to the south on the opposite side of Scotgate Road. Clitheroe Farm, which includes Honley Boarding Kennels, lies to the west of the site. Numbers 44 and 46 Scotgate Road lie adjacent to the eastern boundary of the site.

## **3.0 PROPOSAL:**

- 3.1 Full application for the erection of 94 dwellings. The applicant has however indicated their intention to revise the scheme to 95 dwellings in response to a request to increase the affordable housing offer – as discussed within the appraisal.
- 3.2 The proposals are for a mixture of detached, semi-detached and terraced properties that would be served off a single point of access off Scotgate Road.
- 3.3 The dwellings are a mixture of two and three stories in height. For those properties that have three stories the upper floor is predominantly contained within the roof area.
- 3.4 The properties comprise 1, 2, 3 and 4 bedroom houses.
- 3.5 The proposed facing materials are artificial stone and concrete tiles.

## **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 There is no planning history on the site and there is no planning history close to the site that is directly relevant to the assessment of this application.

## **5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme):**

- 5.1 The development was the subject of a formal pre-application enquiry. At that time the site was designated as Green Belt although it was designated as a housing allocation in the emerging Local Plan. The pre-application scheme was for 93 dwellings and had a single access towards the eastern boundary of the site. The location of this access was raised as a concern. Advice was also provided in relation to the layout and design of the development.
- 5.2 The proposed scheme reflects the pre-application advice in so much as the access is proposed to be much further to the west, closer to Grasscroft Road. The scheme has also taken on board advice relating to the design and layout of the development.

5.3 Some changes have been made to the proposed development during the course of the application. These are summarised below.

- Increase in the number of dwellings from 91 to 94 units to make a more efficient use of this housing allocation
- The affordable housing has been 'pepper potted' within 3 separate clusters within the site instead of being concentrated in one area
- Improved housing mix
- A pair of semi-detached, three storey houses on the site frontage have been replaced with 2no. two storey detached dwellings. This was in order to have a more consistent height of building when viewed from Scotgate
- The layout makes provision for a potential road link within the site to the adjoining part of the housing allocation to the west and an indicative masterplan for development on the adjacent land has been provided
- Soft landscaping provided to the western boundary to help preserve the setting of a listed building (Clitheroe Farm)
- Additional tree planting
- Internal road layout amended to include a loop arrangement to aid accessibility, especially for refuse waggons

## **6.0 PLANNING POLICY:**

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27<sup>th</sup> February 2019).

### **6.2 Kirklees Local Plan (2019):**

LP1 – Presumption in favour of sustainable development

LP3 – Location of New Development

LP5 – Masterplanning

LP7 – Efficient and effective use of land and buildings

LP11 – Housing Mix and Affordable Housing

LP20 – Sustainable Travel

LP21 – Highway safety and access

LP22 – Parking

LP24 – Design

LP27 – Flood Risk

LP28 – Drainage

LP30 – Biodiversity and Geodiversity

LP32 – Landscape

LP33 – Trees

LP35 – Historic Environment

LP48 – Community facilities and services

LP49 – Education and health needs

LP51 – Protection and improvement of local air quality

LP52 – Protection and improvement of environmental quality

LP53 – Contaminated and unstable land

LP63 – New Open Space

LP65 – Housing allocations

### 6.3 Supplementary Planning Guidance / Documents:

Highways Design Guide SPD  
West Yorkshire Low Emissions Strategy

### 6.4 National Planning Guidance:

NPPF Chapter 2 - Achieving sustainable development  
NPPF Chapter 4 - Decision-making  
NPPF Chapter 5 - Delivering a sufficient supply of homes 6.  
NPPF Chapter 8 - Promoting healthy and safe communities  
NPPF Chapter 9 - Promoting sustainable transport  
NPPF Chapter 11 - Making effective use of land  
NPPF Chapter 12 - Achieving well-designed places  
NPPF Chapter 14 - Meeting the challenge of climate change, flooding and coastal change  
NPPF Chapter 15 - Conserving and enhancing the natural environment  
NPPF Chapter 16 - Conserving and enhancing the historic environment

## 7.0 **PUBLIC/LOCAL RESPONSE:**

7.1 Application advertised by site notices, press advert and neighbour notification letter. In response 47 representations have been received raising concerns and 1 letter of support has been received. These are summarised below.

#### Highway matters:

- Local roads will be unable to cope with the additional traffic
- Increased traffic will increase risk of accidents, including dangers to school children
- Roads are currently unsafe as it is
- More road congestion
- Local road network needs upgrading and measures introduced to improve safety
- Local roads are narrow and congested and not all have pavements
- Road network unsuitable to cope with additional demands from 91 dwellings
- There have been 2 serious car and pedestrian accidents in Honley village this year
- Already parking problems in this area
- Better provision should be made for pedestrians and cyclists

#### Visual amenity/character issues:

- Details on materials required. Use of red brick would be inappropriate
- Development will ruin the countryside
- Loss of green area
- Loss of rural character
- Development will ruin the view from Castle Hill
- Loss of Green Belt
- Negative impact on landscape and character of the village
- Overdevelopment of the site
- Bulk and massing of houses out of character
- Development does not complement the heritage of the village
- Development will result in over expansion of the village (urbanisation)

#### Residential amenity:

- Overshadowing
- Loss of privacy
- Overlooking

#### Ecology and trees:

- Threat to natural environment and impact on wildlife including bats and birds
- Concerns with loss of hedgerow and impact on ecology
- Detrimental impact on trees

#### Flood risk and drainage:

- Concerns with drainage – loss of natural soakaway
- Impact of development on drainage infrastructure
- Sewers unable to cope with additional flows from development
- Increased risk of flooding off-site
- Local area is known for flooding

#### Other matters:

- Honley does not have the infrastructure or services for additional homes
- Schools already oversubscribed
- Impact on medical services
- Honley is becoming a town instead of a village
- Too many houses on the site
- Only 12 houses are affordable. Application is all about profit
- Impact of additional traffic on air quality and health
- Increase in crime – development will bring unwanted visitors into the area. Already a problem with teenagers roaming the area.
- Impacts arising from construction
- There are other sites that are more suitable for housing, including brownfield land
- Affordable housing proposals needs to be clarified
- Development is not meeting local housing needs
- Removal of the identified contamination should be closely monitored
- Draft Neighbourhood Plan has not been taken into account by the developer

#### In support:

- Support the development - we need more houses across the spectrum of types
- Would like to see traffic calming/speed reduction on West Avenue and Grasscroft Road

7.2 Following changes made to the application, as detailed at paragraph 5.3 of this report, a further round of publicity was undertaken. This involved letters to neighbours and interested parties. The publicity expired on 11<sup>th</sup> November 2019. Seven representations have been received which are summarised below.

- Maintain concerns with the amount of traffic that will be generated in terms of the impact on the local highway network and the impact on air quality
- Maintain that Honley does not have the infrastructure and services to accommodate this development
- The additional 3 dwellings compounds the original concerns raised
- Have Kirklees taken into account the comments made under the original round of publicity?
- Scotgate Road needs improving to accommodate the development; there are numerous issues with Scotgate Road that would need addressing
- The local road network must be made safer to minimise risk to all users; this will include slower vehicle speeds, continuous footways and new and improved footpaths.
- The walking route for residents of the site should be shortened by provision of a foot and cycle path between the estate road and Scotgate Road on the line of the proposed drainage easement
- How have the LLFA comments been addressed?
- Concerns with surface water run-off
- Loss of privacy
- Overshadowing
- Loss of property value
- Ecological impacts

7.3 Holme Valley Parish Council – Refuse: Concerns on the impact on the infrastructure and inappropriate red brick. The Committee welcomed the proportion of smaller 1 and 2 bedroom properties and would want this retained in any future development.

7.4 Councillor Greaves has commented that a contribution towards works at Honley Bridge traffic lights, speed measures to Grasscroft Road and West Avenue and footway improvements to Scotgate Road and Grasscroft Road should be provided.

## **8.0 CONSULTATION RESPONSES:**

### **8.1 Statutory:**

KC Highways Development Management – No objections subject to conditions and a £10,000 contribution towards off-site improvement works at the signalised junction with A6024 Woodhead Road within Honley village and a £10,000 contribution for Travel Plan monitoring.

KC Lead Local Flood Authority – Initial objection on the basis that the submitted information indicated that surface water was to be pumped to Scotgate Road however the applicant has since clarified that pumping is not proposed and there would be a gravity connection.

The broad principles of the proposed drainage strategy are acceptable although some concerns have been raised with the details provided in that the applicant is showing some flooding out of the pipe network during certain storm events. This potentially poses a flood risk and the developer needs to address this which will be covered in the agenda update.

Whilst this is not a former mill site the site is proximal to historic mills and as such there may be a network of mill leats, culverts and redundant mill ponds in this area. This should be investigated to establish whether there is any infrastructure within the site boundary that could pose a risk to the development.

## **8.2 Non-statutory:**

KC Environmental Health – The submitted noise report is insufficient in relation to noise from the nearby boarding kennels and further information is required prior to determination in order to determine mitigation. Conditions recommended in relation to contaminated land, a construction environmental management plan and electric vehicle charging provision.

KC Ecology Unit – No objection subject to conditions including measures to prevent garden waste being tipped into the area behind plots 11-26 which back onto woodland forming part of the Kirklees Wildlife Habitat Network.

KC Trees – No objection. The trees around the perimeter of the site can be retained provided that the proposed tree protection measures are implemented.

KC Conservation & Design – The western boundary is the key to mitigation in terms of helping the development assimilate with the listed building to the west; a landscape buffer would be appropriate to this boundary. Some concerns raised with the height of plots 2 and 3 in relation to adjacent new dwellings. More tree planting would enhance the scheme. The dwellings in the north-west corner of the site are car dominated.

KC Strategic Housing – 20% of the units should be affordable. Affordable housing should be evenly distributed across the site and not in a single cluster. There is a significant need for affordable 1 and 2 bed properties in this housing market area. Tenure split would ideally be 55% social or affordable rent to 45% intermediate housing.

KC Education – A contribution of £163,561 is required towards education provision at Honley Junior, Infant and Nursery School.

KC Landscaping – Provisional open space contribution of £85,509 required.

Yorkshire Water – No objection subject to conditions

Police Architectural Liaison Officer – Number of issues raised in relation to boundary treatments.

## **9.0 MAIN ISSUES**

- Principle of development
- Heritage and urban design issues
- Residential amenity
- Landscape issues
- Housing issues
- Highway issues
- Drainage issues
- Planning obligations
- Representations
- Other matters



## 10.0 APPRAISAL

### Principle of development

- 10.1 The site is allocated for housing in the Kirklees Local Plan (HS168) and the principle of development is therefore accepted in accordance with the land's allocation.

### *Density, masterplanning and housing mix*

- 10.2 The application site comprises the vast majority of the housing allocation. The remainder of the allocation extends further to the west and takes in Clitheroe Farm. Clitheroe Farm is a Grade 2 listed building and as a consequence the westernmost part of the allocation is removed from the developable area to reduce the impact on the setting of this designated heritage asset.
- 10.3 The density of the development is 28.2 dwellings per hectare, which falls short of the minimum target density of 35 dwellings per hectare set out in Policy LP7, however more importantly the application marginally exceeds the indicative capacity of the entire allocation in its own right. The indicative capacity of the entire allocation is 93 dwelling and the proposed development delivers 94 dwellings. It was initially proposed to provide 91 dwellings but officers requested that the applicant revisit the site layout with a view to increasing the number of units in order to deliver a more efficient use of the land. The density of the development is considered to be acceptable.
- 10.4 The applicant has provided an indicative masterplan to demonstrate how development on the remainder of the allocation could be brought forward. An internal estate road is provided up to the western boundary which would allow for access to the adjoining land. The development therefore satisfies the requirements of the council's masterplanning policy (LP5). Any development on this land would nevertheless be heavily constrained by the proximity of the grade II listed farmhouse.
- 10.5 The application provides a reasonable mix of dwelling types with terraced (23.4%), semi-detached (17%) and detached (59.6%) properties across the site. The application is considered to satisfy Policy LP11 in this regard.

### Heritage and urban design issues

- 10.6 The application site is adjacent to a Grade 2 listed farmhouse, Clitheroe Farm. The wider housing allocation encompasses this listed building. The design of the proposal and its impact on the setting of this designated heritage asset needs to be considered in relation to Policies LP24 and LP35 and Chapters 12 and 16 of the NPPF. In addition section 66 of Planning (Listed Buildings & Conservation Areas) Act 1990 places a general duty in respect of the preservation of the setting of listed buildings.
- 10.7 When the land was allocated for housing under the Local Plan process the Council's own Heritage Impact Assessment identified two areas of land which should be kept free from development in order to preserve the setting of the listed building and to safeguard an area of land that exhibits the last vestiges of traditional agricultural uses, as well as protecting the original access road. The application does not involve development on either of these two areas of land and in this respect the development is consistent with the Heritage Impact Assessment.

- 10.8 The western boundary of the site is the key to mitigation of the proposal in so far as helping blend the proposal into the historic environment. The development provides a good degree of separation to the listed building and the scheme has been amended to incorporate a hedgerow to the western boundary which provides a landscape buffer to soften this edge of the development.
- 10.9 The layout has gable ends facing towards the farm. Having the dwellings front onto the farm would be more pleasing from a conservation point of view however the proposed layout is better in terms of facilitating future development on the remainder of the allocation because buildings fronting the farm would introduce constraints from habitable windows.
- 10.10 It is concluded that the proposed development adequately preserves the setting of the listed building.
- 10.11 With regard to urban design issues, the scheme has been amended to replace a pair of three storey semi-detached dwellings with a pair of two storey detached dwellings within the southern part of the site (plots 2 and 3). The reason for this was to provide a more consistent ridge height when viewed from Scotgate Road.
- 10.12 The overall design approach to the dwellings is considered to be acceptable and the proposed facing materials of artificial stone and concrete tiles are acceptable subject to a condition requiring the approval of samples.
- 10.13 The scheme includes areas of open space and landscape buffers which soften the appearance of the development. A mature hedgerow is to be retained to part of the Scotgate Road frontage; this is an important feature which contributes to the existing character of the street scene. The hedgerow would be supplemented with a new section of hedgerow planting along part of the frontage.
- 10.14 The scheme provides legibility within the street hierarchy and additional tree planting has been provided to enhance the street scene.
- 10.15 The application is considered to comply with LP24 of the Local Plan and guidance in the NPPF.

#### Residential Amenity

- 10.16 Policy LP24 of the Local Plan requires development proposals to provide a high standard of amenity for future and neighbouring occupiers, including maintaining appropriate distances between buildings. The NPPF also requires a high standard of amenity for existing and future users.
- 10.17 Separation distances between new and existing dwellings are considered to be acceptable. The separation distances between the existing properties on the southern side of Scotgate Road and proposed dwellings range between approximately 22.5m and 34.5m. New and existing hedgerows along the site frontage also provide some screening which helps to limit views between dwellings, especially at ground floor level.

- 10.18 There are two houses adjacent to the eastern boundary that are set down from the site. The nearest proposed dwelling is plot 83; this is largely off-set from the side elevation of both dwellings and has a blank gable wall facing onto these two properties which is separated by at least 17m. Plot 83 has a hipped roof which slopes away from the boundary and an existing hedgerow would be retained providing some screening. The relationship is such that the neighbouring dwellinghouses would not be significantly affected in terms of their internal living conditions. It is however acknowledged that a portion of the garden area belonging to one of the houses would be affected, particularly in terms of the amount of sunlight it receives late in the day because the new dwelling lies in close proximity to the west. Having considered this issue officers consider the degree of harm to be acceptable.
- 10.19 Separation distances between new dwelling and new dwelling are such that an acceptable standard of amenity would be provided for future occupiers of the development.
- 10.20 The site lies in quite close proximity to some boarding kennels, which are located to the west at Clitheroe Farm. The application is supported by a noise report although Environmental Health have raised some concerns that the monitoring and assessment undertaken in relation to the kennels is inadequate. The applicant is in the process of addressing this matter through the submission of additional information. This will inform the level of mitigation necessary for the development. An update will be provided to members on this issue.

#### Landscape issues

- 10.21 The site provides two main areas of open space that can be used as largely informal play and recreation space. The site does not lend itself to having formal equipped play provision given the proximity of houses to these areas of open space and so an off-site commuted sum is sought in lieu of this.
- 10.22 Landscape buffers are provided to part of the northern boundary and the hedgerow to the southern boundary which soften the appearance of the development whilst also contributing to local open space requirements.

#### Housing issues

- 10.23 The indicative capacity of the overall housing allocation is 93 dwellings. The development is for 94 dwellings and so the entire allocation is met through this application. Officers consider that the density proposed provides an efficient use of land without resulting in an unduly cramped form of development.
- 10.24 Development on the remainder of the allocation would be constrained because of the proximity to the Grade 2 listed farm to the west although there is scope to provide some further housing without unduly impacting on its setting. The proposed layout facilitates this by providing an internal access road up to the western boundary.
- 10.25 Policy LP11 relates to affordable housing. This requires 20% of the units to be affordable on residential developments. A policy compliant offer equates to 18.8 units. It is proposed to provide 18 affordable houses and officers have requested that the developer 'rounds up' to 19 dwellings given that 20% is much closer to 19 dwellings than 18. In response the applicant has proposed to increase the total number of units on the site to 95 dwellings and provide 19 affordable houses which equates to 20% provision. Further information on this change to the scheme will be reported in the agenda update.

- 10.26 The affordable housing is now 'pepper potted' within three separate clusters within the site rather than being concentrated in a single area as it was initially proposed.
- 10.27 Of the 18 affordable houses currently proposed all of them are one and two bedroom units (14 no. 2 bed units and 4 no. 1 bed units). There is an identified need for this type of accommodation within this housing market area and in this regard the offer is acceptable to Strategic Housing.
- 10.28 The affordable units meet the minimum gross internal floor areas as described in the 'Technical housing standards – nationally described space standard' paper.

#### Highway issues

- 10.29 The application is supported by a Transport Assessment that assesses the traffic impact of a development of 93 dwellings in trip generation terms. The total proposed development is forecast 65 two-way vehicle movements in the AM peak and 65 two-way vehicle movements in PM peak. The total number of dwellings has subsequently been increased by one to 94 dwellings but this change does not materially alter the overall highways assessment.
- 10.30 Whilst the assignment and distribution of traffic onto the network has been demonstrated in the Transport Assessment and is considered acceptable, the existing base flows travelling through the village of Honley to the signalised junction with A6024 Woodhead Road is considered to be above capacity at peak periods, as such this development does have some impact in this respect. A scheme for this junction to improve the signal timings is currently being designed and to be implemented in the near future. It is considered appropriate that a contribution towards the offsite improvement works of £10,000 be payable via a section 106 agreement.
- 10.31 The parking provision for the proposed development is considered to be acceptable with 2 or 3 bed plots providing 2 off road spaces and 4 bed + plots providing a minimum of 3 off road spaces. The visitor spaces will be equivalent to one space per four plots and will be provided using a mixture of off and on-street provision.
- 10.32 The bin collection points have been indicated at various locations throughout the development however not all private driveways appear to have a collection point. Such arrangements can be secured via condition.
- 10.33 Given the scale and nature of the development and its location within the village of Honley, West Yorkshire Combined Authority (WYCA) have requested that the developer provides residential Metro Cards for the development at a cost of £45,545. It is considered that this figure should be secured via s106 agreement to deliver a sustainable travel fund, with a scheme of sustainable travel measures to be agreed with the Local Planning Authority.
- 10.34 WYCA have also commented that the closest bus stop on this corridor (ref 19172) would benefit by the installation of a Real Time Information display and have recommended that a contribution of £10,000 is secured to deliver this. This can be secured by s106 agreement.

- 10.35 Subject to the aforementioned contributions and subject to the highways conditions summarised at section 12 the application is considered to satisfy Policies LP20, LP21 and LP22 of the Local Plan.

#### Flood risk and drainage issues

- 10.36 The site is in flood zone 1 on the Environment Agency's Flood Map and it is accepted that the site is not vulnerable to flooding.
- 10.37 Whilst this is not a former mill site the site is proximal to historic mills and as such the Lead Local Flood Authority (LLFA) has suggested that there may be a network of mill leats, culverts and redundant mill ponds in this area. The LLFA has recommended that this be investigated to establish whether there is any infrastructure within the site boundary that could pose a risk to the development. It is considered that this issue can be dealt with by condition requiring the submission of a scheme of investigation and measures to address any infrastructure that may be affected by the proposals. It is noted that the Council's records do not indicate the presence of any watercourses within the site.
- 10.38 It is proposed for foul and surface water drainage to connect to the public combined sewer in Scotgate Road. Surface water will be attenuated on site. The applicant has clarified that surface water will drain via a gravity connection and will not be pumped. The drainage strategy is acceptable in principle although the LLFA has raised some concerns with the information provided in so much as it is showing some flooding out of the pipe network during certain storm events which potentially poses a flood risk. The applicant has been asked to respond to this and will need to demonstrate that suitable measures can be incorporated into the proposed layout to manage this volume of leakage and/or ensure it is retained on site in a safe a suitable manner. An update on this matter will be provided.
- 10.39 No objections have been raised by Yorkshire Water subject to conditions.

#### Representations

- 10.40 A significant volume of objections have been received. The overriding issue raised is the highway impacts of the development and the ability of the local highway network to cope with the additional traffic generated, with residents identifying numerous problems with the network and the need for improvements to be made.
- 10.41 The site is allocated for housing in the Local Plan and has therefore been accepted as an appropriate location for housing.
- 10.42 The planning application has been assessed by Highways Development Management and an addendum to the Transport Assessment was provided during the course of the application. The highways assessment indicates that the development can be accommodated on the local highway network, although a contribution is sought towards an existing scheme of traffic light improvement works within Honley village at the junction with Woodhead Road.

- 10.43 The second main issue raised is the impact of the development on local infrastructure and services, with the effect on school places and medical facilities being cited in particular.
- 10.44 The School Organisation service have identified a need for the development to contribute towards primary school places although the development does not trigger a need for secondary school places. A financial contribution is sought accordingly, in line with LP49 of the Local Plan.
- 10.45 In terms of healthcare provision, the scale of the development does not require the provision of new healthcare facilities. Healthcare provision would be a matter for medical providers, who would take into account local population data.
- 10.46 The impact on drainage infrastructure has been raised as a concern however Yorkshire Water have not raised any objections to the application.
- 10.47 Issues relating to visual amenity, residential amenity, ecology, trees and drainage have been addressed within this report.
- 10.48 To clarify some of the other points raised, the site is no longer allocated as Green Belt and is a housing allocation in the Local Plan. The proposed materials are artificial stone and concrete tiles; red brick is not proposed.

#### Planning obligations

##### Affordable housing:

- 10.49 The applicant is offering 19 affordable houses based on a revised layout of 95 dwellings. Further information on this proposed change to the scheme will be provided in the agenda update.

##### Open space:

- 10.50 Some open space is provided on site although this is unsuitable for equipped play provision and an off-site commuted some in lieu of this is recommended. Based on the information provided by the applicant the contribution stands at £85,509 although officers have sought further clarification on the amount and typology of open space that is being provided on site and so this figure may be revised. It will also need to take into account the proposed increase from 94 to 95 dwellings. An update will be provided on this matter.
- 10.51 The off-site sum for equipped play provision could be allocated to two or three different facilities that lie within the recommended walking distance of the site. These are Meltham Road Recreation Ground, Honley Park and/or Jagger Lane Recreation Ground.

##### Education:

- 10.52 A contribution of £163,561 is required towards education provision at Honley Junior, Infant and Nursery School. This may need to be revised if the scheme is increased from 94 to 95 dwellings.

## Other Matters

- 10.53 The application is supported by information relating to contamination at the site and proposed remediation. This is generally accepted by Environmental Services but further information is considered necessary and to this end a suite of conditions are recommended.
- 10.54 The Ecology Unit raises no objections to the application subject to conditions to secure the mitigation and enhancement measures as set out in the submitted Ecological Impact Assessment and a condition that specifically deals with external lighting.
- 10.55 Some concerns have been raised by the Ecology Unit in relation to the potential for the dumping of garden waste into the woodland to the north of the site, which forms part of the Kirklees Wildlife Habitat Network. Such activity could introduce non-native plants and eutrophication of the woodland habitat. The main potential for this to occur is from plots 11-26 which back onto this area of woodland. The boundary treatment at the rear of these plots is 1.8m in height and the applicant has offered to provide these properties with a composter to discourage tipping of garden waste. These measures are considered to be sufficient to address the concerns raised and can be secured by condition.
- 10.56 There is protected woodland immediately to the north of the site. The Tree Officer has advised that the trees around the perimeter of the site can be retained provided that the proposed tree protection measures are implemented. This can be conditioned.
- 10.57 A number of issues have been raised by the Police Architectural Liaison Officer (PALO). The applicant has sought to address these including increasing the height of the mesh fencing to the northern boundary between plots 26 and 60 and by providing lockable gates to a number of properties. The PALO still has some areas of concern, specifically in relation to the boundary treatment to plots 60 and 70 but this could be addressed through a condition or an amended boundary plan.
- 10.58 To mitigate the impact of the development on air quality it is recommended that electric vehicle recharging points are provided for each dwelling. This is to accord with Policy LP24, guidance in the NPPF and the West Yorkshire Low Emissions Strategy.
- 10.59 Addressing climate change is one of the core land use planning principles which the NPPF expects to underpin decision-taking. In this case the development would take account of climate change issues through the provision of electric vehicle charging points, a Travel Plan and suitable surface water drainage arrangements.

## **11.0 CONCLUSION**

- 11.1 The principle of the development is consistent with the land's allocation in the Local Plan.
- 11.2 The density and mix of houses is considered to be acceptable and the scheme provides for future development on the adjoining part of the housing allocation through the provision of a link road.

- 11.3 The highways impacts are considered to be acceptable subject to a contribution to signal improvement works in Honley village.
- 11.4 The development would not significantly harm the setting of the listed building to the west and would not unduly prejudice residential amenity.
- 11.5 The development delivers on-site affordable housing and provides for open space and education requirements.
- 12.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Planning and Development)**
1. Time limit (3 years)
  2. Development in accordance with approved plans
  3. Approval of samples of materials
  4. Investigation of mill infrastructure within the site (drainage)
  5. Detailed drainage design
  6. Temporary drainage for construction
  7. Contaminated land conditions and remediation
  8. Construction management plans for amenity and highway safety
  9. Tree protection measures
  10. Ecological measures as identified in the Ecological Impact Assessment
  11. External lighting strategy for biodiversity
  12. Electric vehicle recharging
  13. Composter for plots 11-26
  14. Retention of existing hedgerow and provision of new section of hedgerow to Scotgate Road
  15. Boundary treatment for plots 60 and 70 to address the Secure by Design issues

**Background Papers:**

Application and history files.

Website link:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019%2f91730>

Certificate of Ownership – Notice served on Clitheroe Farm, Scotgate Road, Honley, Holmfirth, HD9 6RE