



**RTPI**

mediation of space · making of place

**Holme Valley NDP  
Planning Policy Assessment  
and  
Review of Evidence Base  
Updated July 2019**

**Kirkwells**

The Planning People

Document Overview 3

<b>1.0</b>	<b>Introduction .....</b>	<b>4</b>
<b>2.0</b>	<b>National Planning Policy .....</b>	<b>5</b>
2.1	National Planning Policy Framework (NPPF).....	5
2.2	National Planning Practice Guidance (NPPG).....	10
2.3	Ministerial Statements.....	12
<b>3.0</b>	<b>Local Planning Policy .....</b>	<b>12</b>
3.1	Kirklees Strategic Planning Policy.....	14
3.1.1	Adopted Kirklees Unitary Development Plan (UDP) ‘Saved’ Policies, 2007 ....	14
3.1.2	Emerging Kirklees Local Plan – Publication Draft Strategy and Policies, November 2016.....	14
3.1.3	Emerging Kirklees Local Plan Publication Draft Local Plan – Allocations and Designations, November 2016.....	14
3.1.4	Emerging Kirklees Local Plan Publication Draft Local Plan – Rejected Site Options Report, November 2016 .....	55
3.2	Peak District Strategic Planning Policy .....	69
3.2.1	Peak District National Park Core Strategy, adopted October 2011 .....	69
3.2.2	Peak District National Park Local Plan, 2001 ‘Saved’ Policies .....	78
<b>4.0</b>	<b>Local Plan Evidence Base .....</b>	<b>87</b>
4.1	Housing .....	87
	Kirklees Strategic Housing Market Assessment (SHMA) – Final Report, October 2015	87
	Kirklees Strategic Housing Land Availability Assessment, 2014.....	88
4.2	Settlements and Green Belt Review .....	94
4.2.1	Settlements .....	94
4.2.2	Peak District National Park Settlement Summaries .....	97
4.3	Employment.....	98
4.4	Built and Natural Environment .....	99
4.4.1	Landscape.....	99
4.4.2	Biodiversity .....	113
4.4.3	Environmental Designations .....	117
4.4.4	Green Infrastructure .....	125
4.4.5	Flooding .....	127
4.4.6	Conservation Areas .....	131
4.5	Open Space and Recreation.....	140
4.6	Retail and Town Centres.....	141
4.7	Infrastructure.....	142
4.8	Community Infrastructure Levy .....	156
<b>5.0</b>	<b>Built Heritage in the Holme Valley .....</b>	<b>158</b>
<b>6.0</b>	<b>Conclusion.....</b>	<b>170</b>

## **Document Overview**

- The Holme Valley Parish is a large parish to the south of Huddersfield and north east of Glossop in the metropolitan borough of Kirklees. It includes the settlements of Holmfirth, Brockholes, Honley and New Mill. The Rivers Holme and Ribble run through the parish.
- The neighbourhood development plan area covers 7046 hectares and the population of the Parish was recorded as 27,146 in the 2011 Census (Neighbourhood Statistics).
- The key policy documents which are relevant to the area are:
  - National Planning Policy Framework (NPPF)
  - Kirklees Local Plan Strategy and Policies Adopted 27 February 2019
  - Peak District Core Strategy, 2011
  - Peak District Local Plan 2001 'Saved' Policies
- The Kirklees Local Plan allocates a number of housing and employment sites in the Holme Valley, along with areas of safeguarded land and urban green space. Holmfirth is identified as a Town Centre and Honley as a District Centre. Brockholes and New Mill are Local Centres.
- The parish falls within Natural England's National Character Areas 37: Yorkshire Southern Pennine Fringe and 51: Dark Peak
- There are 13 Conservation Areas, 451 Statutory Listed Buildings and 3 Scheduled Monuments in the neighbourhood plan area.
- The Holme Valley lies within Residential Zone 1 in the Kirklees Community Infrastructure Levy Draft Charging Schedule, 2016.

## 1.0 Introduction

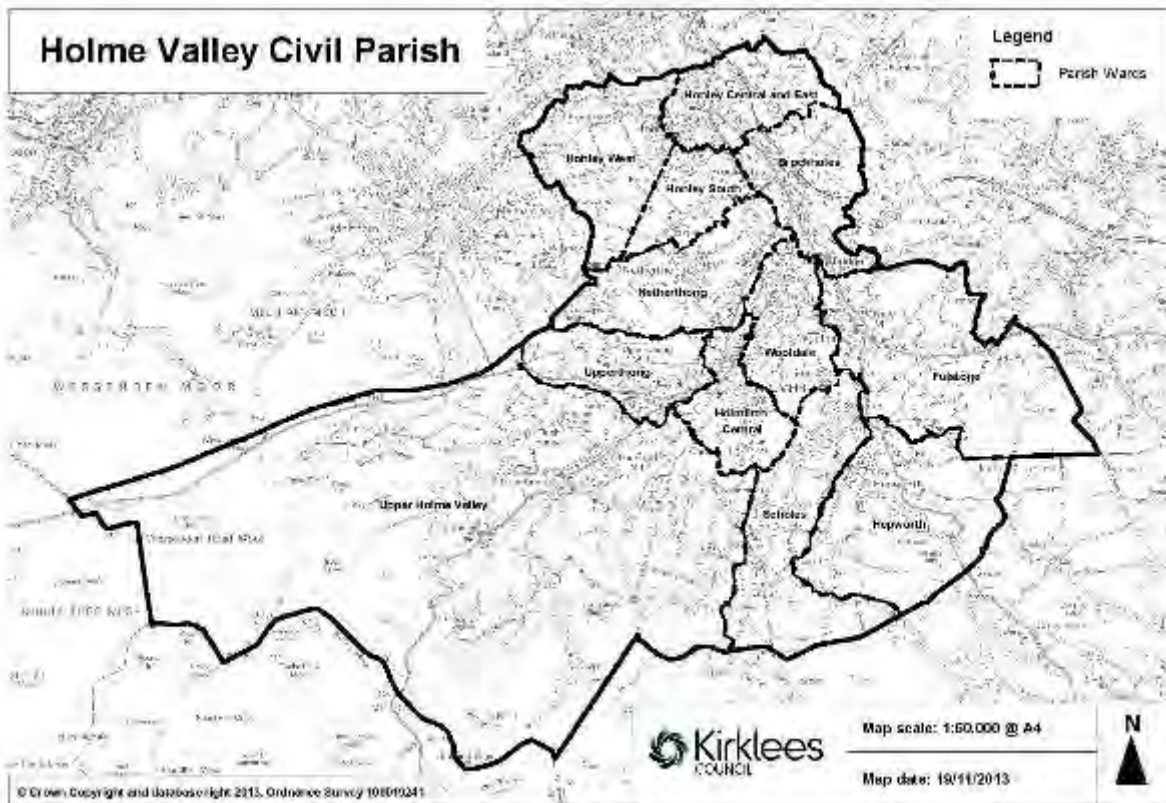
Neighbourhood Plans are required to have regard to national planning policies, and to be in general conformity with local planning policies.

This document summarises the national and local planning policies that will have to be taken in to account during the preparation of the proposed Holme Valley Neighbourhood Development Plan. It forms an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Holme Valley NDP process.

This document also includes extracts from various other technical and background documents which may be useful as part of the NDP evidence base and which may be referred to in the supporting text of the NDP as part of the justification for NDP Policies.

### Holme Valley Neighbourhood Plan Boundary



## 2.0 National Planning Policy

### 2.1 National Planning Policy Framework (NPPF)<sup>1</sup>

The NPPF sets out the government's planning policy for England. One of the basic conditions for neighbourhood plans is that they must have appropriate regard to national planning policy and guidance.

The main sections of the NPPF affecting neighbourhood plans are set out in this section of the PPA.

The NPPF does not change the status of the development plan, that includes “made” neighbourhood plans:

*“Para 2. Planning law requires that applications for planning permission be determined in accordance with the development plan<sup>2</sup>, unless material considerations indicate otherwise<sup>3</sup>.”*

Footnote 2:

This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities.

#### **There is a presumption in favour of sustainable development:**

*12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*

*13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.*

#### **Additional provisions apply where the provision of housing conflicts with a neighbourhood plan:**

*14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply<sup>8</sup>:*

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;*
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and*
- d) the local planning authority's housing delivery was at least 45% of that required<sup>9</sup> over the previous three years.*

---

<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

**Most neighbourhood plan policies are considered to deal with non-strategic matters and the NPPF sets out how these should be dealt with:**

*18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.*

*28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.*

*29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.*

*30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.*

**The issue of “prematurity” where a proposal comes forward for decision before a plan is completed is dealt with in paragraph 50:**

*50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.*

**Communities can also use special types of neighbourhood plan, “orders”, to grant planning permission:**

*52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.*

**The NPPF section on housing sets out the relationship between strategic planning policy and neighbourhood plans:**

*65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.*

*Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.*

66. *Where it is not possible to provide a requirement figure for a neighbourhood area<sup>31</sup>, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.*

*Footnote 31: Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.*

Specific guidance is offered neighbourhood planning groups in terms of allocating small sites:  
68. *Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

*a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*

*b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;*

*c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and*

*d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.*

69. *Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.*

## **Rural housing**

77. *In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.*

78. *To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.*

## **Supporting a prosperous rural economy**

83. *Planning policies and decisions should enable:*

*a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*

*b) the development and diversification of agricultural and other land-based rural businesses;*

*c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*

*d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

## **8. Promoting healthy and safe communities**

91. *Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.*

**The NPPF sets out the specific conditions when the Local Green Space designation can be used:**

99. *The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.*

100. *The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

101. *Policies for managing development within a Local Green Space should be consistent with those for Green Belts.*

**Neighbourhood plans should also consider setting local design policy:**

124. *The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

125. *Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*

**Where relevant, the revised NPPF, introduces the ability for neighbourhood plans under certain conditions to alter Green Belt boundaries:**

136. *Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.*



**Under a Community Right to Build Order development may not be inappropriate in the Green Belt.**

*146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*

*f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

**Guidance is provided on community-led renewable energy initiatives:**

*152. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.*

## 2.2 National Planning Practice Guidance (NPPG)<sup>2</sup>

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government policy. To view the NPPG please visit the dedicated website.

### *Contents*

1. What is neighbourhood planning?
2. Who leads neighbourhood planning in an area?
3. The role of the local planning authority in neighbourhood planning
4. Designating a neighbourhood area
5. Preparing a neighbourhood plan or Order
6. Consulting on, and publicising, a neighbourhood plan or Order
7. Submitting a neighbourhood plan or Order to a local planning authority
8. The independent examination
9. The neighbourhood planning referendum
10. A summary of the key stages in neighbourhood planning
11. The basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum
12. Updating a neighbourhood plan

### *What is neighbourhood planning?*

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Paragraph: 001 Reference ID: 41-001-20140306

Revision date: 06 03 2014

### *What can communities use neighbourhood planning for?*

Local communities can choose to:

- set planning policies through a neighbourhood plan that is used in determining planning applications.
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the Local Plan, or through other planning mechanisms such as Local

---

<sup>2</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

Development Orders and supplementary planning documents or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20140306

Revision date: 06 03 2014

Note also:

*Para 004* - A neighbourhood plan should support the strategic development needs set out in the [Local Plan](#) and plan positively to support local development. A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

*Para 009* - A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

*Para 065* - only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice;
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;
- d. the making of the neighbourhood plan contributes to the achievement of sustainable development;
- e. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

## 2.3 Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

### **Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014<sup>3</sup>**

This introduced a number of changes to the National Planning Practice Guidance (NPPG) with regard to Section 106 planning obligations, including the introduction of a threshold beneath which affordable housing contributions should not be sought.

The Ministerial statement indicated that:

- (a) For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.
- (b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.
- (c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.
- (d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

### **Written Statement to Parliament: Planning Update, 25 March 2015<sup>4</sup>**

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the [Code for Sustainable Homes](#) to be achieved by new development; the government has now withdrawn the code. The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the [National Planning Policy Framework and Planning Guidance](#). Neighbourhood plans should not be used to apply the new national technical standards.

### **Written Statement to Parliament: Wind Energy, 18 June 2015<sup>5</sup>**

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and

---

<sup>3</sup> <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

<sup>4</sup> <https://www.gov.uk/government/speeches/planning-update-march-2015>

<sup>5</sup> <http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>

- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

## 3.0 Local Planning Policy

### 3.1 Kirklees Strategic Planning Policy<sup>6</sup>

The Kirklees Local Plan was adopted on 27 February 2019. The Local Plan is now the statutory development plan for Kirklees and has superseded the Kirklees Unitary Development Plan. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Local Plan comprises the strategy and policies document, allocations and designations document and associated policies map showing the allocations and designations. Allocations and designations have been renumbered in the adopted Local Plan.

#### Strategy and policies

[Kirklees Local Plan strategy and policies - Adopted 27 February 2019](#)

[Kirklees Local Plan strategy and policies - Adopted 27 February 2019 \(HTML\)](#)

#### Allocations and designations

[Kirklees Local Plan allocations and designations - Adopted 27 February 2019](#)

[Kirklees Local Plan allocations and designations - Adopted 27 February 2019 \(HTML\)](#)

### 3.1.1 Kirklees Local Plan Strategy and Policies Adopted 27 February 2019

#### Purpose of the document

This document is the Kirklees Local Plan. The Local Plan is the statutory development plan and its purpose is to set out the policies necessary to achieve the strategy and how much new development there should be in the district and where it will go. The Local Plan covers the administrative area of Kirklees Council except for that part within the Peak District National Park. The Plan covers the period 2013 – 2031.

Relevant policies to the HVNDP include the following:

#### Policy LP1

#### Presumption in favour of sustainable development

When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

---

<sup>6</sup> <https://www.kirklees.gov.uk/beta/planning-policy/local-plan.aspx>

Proposals that accord with the policies in the Kirklees Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the proposal or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b. specific policies in that Framework indicate that development should be restricted.

## **Policy LP2**

### **Place shaping**

All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below:

#### **5.4 Kirklees Rural**

**5.10** In the towns and villages of the Colne and Dearne valleys, settlements are generally well separated by open countryside, although those within the Upper Holme Valley often join together. The Upper Holme and Colne valleys border the Peak District National Park, and these areas include habitats and species protected by European legislation. Generally, the Holme and Colne valleys are narrow, with steep sides which can limit development, whereas the Dearne Valley has more gently sloping valleys. Settlements are well connected to Huddersfield and there are good connections to the M1 from the east. The Colne Valley has good rail links to Manchester, Huddersfield and Leeds, and local rail links exist in part between the Holme Valley, Dearne Valley and Huddersfield. For many of the towns and villages, Huddersfield is the focus for where most people work, shop and undertake leisure activities.

#### **Statement Place Shaping - Kirklees Rural**

##### **Strengths/opportunities for growth**

- Generally high levels of income.
- Low unemployment.
- The Huddersfield Narrow Canal, through Slaithwaite and Marsden and to Standedge provides a tourism and recreation asset.
- Holmfirth town centre, rural diversification projects and proximity to the Peak District National Park can provide a tourism role for the Holme Valley.
- The Kirklees Light Railway, connections to the Transpennine Trail and Bretton Park / Yorkshire Sculpture Park are assets for the Dearne Valley.

- Rail links to Leeds, Huddersfield and Manchester from the Colne Valley with stations at Marsden and Slaithwaite.
- Rail links to Huddersfield and South Yorkshire, including Barnsley and Sheffield, on the Penistone line with stations at Honley, Brockholes, Stocksmoor, Shepley and Denby Dale.
- Dearne Valley has relatively good access to M1 and to South Yorkshire.
- Attractive townscape, particularly in Holmfirth, Slaithwaite, Honley and Marsden.
- Attractive landscape character including proximity to the Peak District National Park and Pennine foothills in the west and historic pre-industrial revolution villages outside of the valleys.
- Market strength suggests brownfield opportunities are more viable.
- Gentle slopes in the east provides opportunity to expand settlements.
- Holmfirth town centre and District centres at Denby Dale, Kirkburton, Marsden, Meltham, Milnsbridge, Skelmanthorpe and Slaithwaite provide for day-to-day shopping needs, with other local centres.
- Availability of local employment opportunities on existing employment sites, particularly in the Colne Valley, Meltham, Honley and Clayton West / Scissett.

### **Challenges to growth**

- Expansion of settlements in the upper Colne and Holme Valleys may be constrained by European protected habitats and species.
- Steep valley sides in the Colne Valley and Holme Valley.
- Generally high house prices create problems of affordability for local people.
- Limited opportunities for people to work and shop locally, more people in this part of Kirklees commute longer distances to work.
- Historic settlement patterns and topography often mean that the highway network can be constrained by narrow lanes and pinch-points.
- Relatively poor motorway access from the Colne Valley and Holme Valley. Limited frequency of rail service and bus services into the evening.
- Golcar, Holmfirth, Meltham, Skelmanthorpe, Scissett and Clayton West are other smaller settlements not served by the railway network.
- Few brownfield opportunities from industrial legacy.
- Loss of employment land to housing.
- Conserving the historic environment, particularly Holmfirth Conservation Area which is on the Heritage at Risk Register.





Figure 6 Kirklees Rural sub-area

## 6.1 Spatial development strategy

### Spatial Development Strategy

Policies and proposals in the Local Plan have been developed around a spatial development strategy which cuts across several themes. It has taken into account the spatial vision, strategic objectives and the place shaping agenda for Kirklees to provide a strategy which has combined them together.

Where appraisal of existing settlements indicates that there is a greater level of services/facilities, this has been given preference when considering development options, but a strategy which only indicates the existing capacity of each settlement would not be capable of delivering the identified objectively assessed needs for the district in full. To do this the council has considered a place based approach alongside considering the role and function of settlements to provide the flexibility needed to reflect the unique character of Kirklees. This allows most growth to be met in the main urban areas of Huddersfield and Dewsbury in accordance with the spatial vision and a more flexible approach elsewhere to achieve a sustainable pattern of development. It is an appropriate strategy for the district as it recognises the character of the district but also allows for the objectively assessed needs to be met in full.

It is important to note that the distribution of jobs and homes in the plan is guided by these place shaping principles and the strategy has not set distinct targets for sub-areas, settlements or wards.

The strategy has also considered the role and function of the green belt, the topography of the district, existing and planned levels of infrastructure, local need for development and recognition of open spaces in urban areas.

Sustainable economic growth is delivered in Kirklees during the plan period through the provision of:

- About 95 hectares of new employment land to achieve a 75% employment rate over the plan period.
- Recognising its role in terms of market demand, available land supply and access to the strategic road network, prime new employment development is located along the M62 corridor to the north of Kirklees where easier access can be achieved to the M1 through:
- Allocated sites at: Lindley Moor, Cooper Bridge, Slipper Lane, Whitechapel Road, the former North Bierley Waste Water Treatment Works and Chidswell.
- Meeting local employment needs in the main urban areas and smaller settlements, through a combination of smaller employment allocations and priority employment areas

The council will seek to achieve sustainable housing growth through:

- The delivery of a minimum of 31,140 new dwellings between 2013 and 2031 (1730 new dwellings per annum) through allocation sites and taking account of windfalls, committed housing figures and losses/demolitions.
- Recognising their role and function in the district and in the wider region, development in the district is concentrated in the urban areas of Huddersfield and Dewsbury through a combination of:
- Realising development opportunities within their urban areas; and
- Allocated strategic sites in north Huddersfield, south Dewsbury and Chidswell

Outside of Huddersfield and Dewsbury, identified housing needs across the district's settlements through a combination of housing and mixed use allocations as follows:

Approximate number of dwellings	Approximate number of dwellings	Approximate number of dwellings	Approximate number of dwellings
Armitage Bridge	0	Meltham	370
Batley	725	Mirfield	400
Birkenshaw	335	Netherthong	90
Birstall	375	Netherton	410
Clayton West/Scissett	370	New Mill	0
Cleckheaton	1295	Oakenshaw	0
Denby Dale	270	Outlane	30

Approximate number of dwellings	Approximate number of dwellings	Approximate number of dwellings	Approximate number of dwellings
East Bierley	60	Ravensthorpe	25
Emley	45	Roberttown	0
Farnley Tyas	25	Scapegoat Hill	0
Flockton	160	Scholes (Cleckheaton)	35
Gomersal	270	Scholes (Holmfirth)	65
Grange Moor	65	Shelley	0
Hade Edge	65	Shepley	120
Hartshead	15	Skelmanthorpe	390
Heckmondwike	340	Slaithwaite	95
Hepworth	75	Stocks Moor	40
Holmbridge	40	Thongsbridge	175
Holmfirth	195	Thornhill	60
Honley/Brockholes	350	Thurstonland	15
Kirkburton/Highburton	95	Upper Cumberworth	0
Kirkheaton	300	Upper Denby	0
Lepton	820	Upper Hopton	0
Linthwaite	230	Upperthong	25
Lower Cumberworth	0	Wellhouse	0
Marsden	95	Land at Storthes Hall (outside of identified settlements in the Local Plan)	505

Table 3 Housing capacity from allocations outside of Huddersfield and Dewsbury

Land is also allocated to meet identified needs for waste, minerals, travellers and safeguarded land.

The focus of new retail, leisure, office, cultural and tourist facilities development is in the district's identified centres and on identified mixed use allocations, taking advantage of existing services and high levels of accessibility.

## **Policy LP3**

### **Location of new development**

Development proposals will be required to reflect the Spatial Development Strategy, Policy LP1 Presumption in Favour of Sustainable Development and Policy LP2 Place Shaping. This means:

1) Development should reflect:

- a. the settlement's size and function; and
- b. place shaping strengths, opportunities and challenges for growth; and
- c. spatial priorities for urban renaissance and regeneration; and
- d. the need to provide for new homes and jobs;

2) Development will be permitted where it supports the delivery of housing and employment growth in a sustainable way, taking account of the following criteria:

- a. delivering the housing and job requirements set out in the Local Plan;
- b. the need to maintain a supply of specific deliverable sites, in accordance with national policy and enabling the delivery of allocations set out in the Local Plan or in Neighbourhood Plans;
- c. ensuring that opportunities for development on brownfield (previously developed) sites are realised early in the plan, subject to maintaining a five year supply of housing land and to delivering the overall housing and jobs requirements;
- d. ensuring delivery of housing and jobs in smaller settlements to meet local housing and employment needs;
- e. ensuring that proposals have regard to connecting links to existing green and blue infrastructure networks;
- f. co-ordinating housing and employment land delivery with the provision of new infrastructure.
- g. providing access to a range of transport choices and access to local services.

## **Policy LP4**

### **Providing infrastructure**

The council will work with partners to bring forward the necessary and proportionate essential and desirable infrastructure that is required in order to deliver the spatial strategy as set out in the Local Plan.

Essential infrastructure is defined as infrastructure that is required to make development acceptable in planning terms. Desirable infrastructure is described as infrastructure which would improve the capacity and deliver place making benefits.

Where new infrastructure is needed to support new development, the essential infrastructure must be operational no later than the appropriate phase of development for which it is needed.

Where new infrastructure is needed, the council will expect phasing plans to be submitted as part of planning applications and where appropriate, will link the construction and occupation of that development to infrastructure provision.

New development should contribute to the provision of infrastructure, taking account of local and strategic needs and financial viability. This may be achieved on-site or off-site through planning conditions or legal agreements and/or through contributions to the Community Infrastructure Levy (CIL).

## **Policy LP5**

### **Masterplanning sites**

Masterplans must involve all the relevant stakeholders, including the council, landowners, developers, the local community, service providers and other interested parties. Masterplans will be developed in consultation with the council prior to the submission of a planning application. Masterplans would only be sought where feasible and appropriate.

Masterplans will be expected to achieve the following (proportionate to the scale of development):

- a. an indicative development layout and phasing and implementation plan;
- b. high standards of design that respect the character of the landscape, heritage, adjacent and nearby settlements and built development, reflecting the urban to rural transition with appropriate boundary treatment;
- c. make effective use of the site through the application of appropriate densities in terms of scale, height and massing, and its relationship to adjoining buildings and landscape;
- d. create a strong sense of place, ensuring the proposed development makes a positive contribution to local character and distinctiveness;
- e. plan for integrated development, providing for a mix of housing that addresses the range of local housing needs, and encourages community cohesion;
- f. reduce the need for car use and encourage sustainable modes of travel, including provision for public transport, cycle routes, footpaths and bridleways and electric charging points;
- g. a network of permeable and interconnected streets and public spaces;
- h. measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks;
- i. timely delivery of physical infrastructure, including sewage connections and fibre optic broadband;
- j. appropriate employment provision and community facilities to serve the new development (e.g. local shops, community halls, schools and health facilities, community sport and fitness provision);
- k. accessible open space to meet identified local needs and/or increase accessibility to existing open spaces;
- l. a green infrastructure strategy, providing an integrated network of green spaces;

m. appropriate measures to mitigate flood risk and ensure that the development is resilient to the potential impacts of climate change;

n. assessment of the potential for energy efficient design including renewable energy schemes; and o. demonstration of a good understanding and respect for the natural environment, its heritage assets and their setting both within the site and in the wider locality, whether designated or not, and include details of how the natural environment and heritage assets will be conserved and enhanced.

A management plan must be produced as part of the master-planning process to demonstrate how infrastructure and community assets will be maintained and managed following completion of development.

## **Policy LP6**

### **Safeguarded land (land to be safeguarded for potential future development)**

Areas identified as safeguarded land will be protected from development other than that which is necessary in relation to the operation of existing uses, change of use to alternative open land uses or temporary uses. All proposals must not prejudice the possibility of long term development on safeguarded land sites.

The status of safeguarded land sites will only change through a review of the Local Plan.

## **Policy LP7**

### **Efficient and effective use of land and buildings**

To ensure the best use of land and buildings, proposals:

- a. should encourage the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value;
- b. should encourage the reuse or adaptation of vacant or underused properties;
- c. should give priority to despoiled, degraded, derelict and contaminated land provided that it is not of high environmental value;
- d. will allow for access to adjoining undeveloped land so it may subsequently be developed.

Housing density should ensure efficient use of land, in keeping with the character of the area and the design of the scheme:

- a. developments should achieve a net density of at least 35 dwellings per hectare, where appropriate;
- b. higher densities will be sought in principal town centres and in areas close to public transport interchanges
- c. lower densities will only be acceptable if it is demonstrated that this is necessary to ensure the development is compatible with its surroundings, development viability would be compromised, or to secure particular house types to meet local housing needs;
- d. more detailed density requirements may be set out in area actions plans, neighbourhood plans, supplementary planning documents and development briefs, where appropriate.

## **Policy LP8**

### **Safeguarding employment land and premises**

1. Proposals for development or re-development for employment generating uses (as defined in the Glossary) in Priority Employment Areas will be supported where there is no conflict with the established employment uses (as defined in the Glossary) in the area. In instances where the site is out of centre and the proposal includes main town centre uses then policy LP13 will need to be applied.
2. Within Priority Employment Areas, proposals for redevelopment resulting in a non-employment generating use, or for the conversion or change of use of sites and premises in use or last used for employment, will only be supported where:
  - a. it can be demonstrated that the site or premises are no longer capable of employment use; and
  - b. the proposed use is compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment.

## **Policy LP9**

### **Supporting skilled and flexible communities and workforce**

The council will work with partners to accelerate economic growth through the development of skilled and flexible communities and workforce in order to underpin future economic growth to deliver the Kirklees Economic Strategy.

Wherever possible, proposals for new development will be strongly encouraged to contribute to the creation of local employment opportunities within the district with the aim of increasing wage levels and to support growth in the overall proportion of the districts' residents in education or training.

Applicants should reach an agreement with the council about measures to achieve this, which could include: provision of specific training and apprenticeships that are related to the proposed development or support other agreed priorities for improving skills and education in Kirklees or the creation of conditions to support a higher performing workforce, increasing productivity and the in work progression of employees. The Council will therefore seek to secure an agreed training or apprenticeship programme with applicants where development meets the following thresholds:

3,500 sq.m. or more of business or industrial floorspace; or

Housing developments which would deliver 60 dwellings or more

In instances where the development does not trigger one of the above thresholds then wherever feasible the Council will seek to secure alternative education or training programmes with the applicant.

To contribute to skills development, the council will support development which relates to the operational needs of and/or expansion of all of the district's higher, further and specialist education establishments including the University of Huddersfield and Kirklees College.

Ancillary and related uses will also be supported providing it can be demonstrated that such uses are:

- a. genuinely linked to the education establishment and its operations;
- b. in locations where they are compatible with the surrounding land uses;
- c. in accessible locations which minimise the need to travel; and
- d. where it does not conflict with the plan's town centre policies or other relevant policies.

Where appropriate any new or proposed extensions to existing campuses should be guided by a comprehensive, up to date strategy and masterplan.

## **Policy LP10**

### **Supporting the rural economy**

1. The economic performance of the rural economy will be improved by:
  - a. supporting the rural digital economy;
  - b. supporting the needs of small and medium sized enterprises;
  - c. increasing local employment opportunities;
  - d. supporting and increasing tourism related development, including encouraging new facilities and accommodation for tourists;
  - e. supporting sustainable business clusters, business incubation, business start-up proposals and home working;
  - f. supporting farm diversification schemes, where the proposal would not adversely affect the management and viability of any farm holding, and in the case of farm shops, the goods to be sold are primarily those which are produced on the host farm or neighbouring farms.
2. In all cases where development is proposed in the Green Belt regard must be had to the relevant policies in this plan and relevant national planning policy.
3. Development proposals will not be supported where they would adversely impact on areas of particular environmental sensitivity, such as the Peak District National Park, and where proposals would lead to unsustainable development, contrary to other policies in the Local Plan.
4. Development proposals for main town centres uses that are above 150 square metres in non-urban areas\* and in out of centre locations will only be permitted where identified needs of the business cannot be met within existing centres or in edge of centre locations.

\*Non-urban areas are defined as areas or land located within the Green Belt.

## **Policy LP11**

### **Housing Mix and Affordable Housing**

All proposals for housing, including those affecting the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities in line with the latest evidence of housing need.

All proposals for housing must aim to provide a mix (size and tenure) of housing suitable for different household types which reflect changes in household composition in Kirklees in the types of dwelling they provide, taking into account the latest evidence of the need for



different types of housing. This includes consideration of provision for those with specialist needs. For schemes of more than 10 dwellings or those of 0.4ha or greater in size, the housing mix should reflect the proportions of households that require housing, achieving a mix of house size and tenure. The council encourages the inclusion of appropriate design elements that ensure buildings are suitable or can be adapted to meet the needs of people needing specialist accommodation at present and into later life. The council will encourage proposals for custom/self build homes where consistent with other policies in the Local Plan.

Taking into account the annual overall shortfall in affordable homes, the council will negotiate with developers for the inclusion of an element of affordable homes in planning applications for housing developments of more than 10 homes, including proposals involving self-contained residential units.

The proportion of affordable homes should be 20% of the total units on market housing sites. The proportion may be less where viability evidence demonstrates that there are development costs which would otherwise prejudice the implementation of the proposal. Achievement of a higher proportion of affordable housing on sites will be encouraged.

The affordable homes should be incorporated within the development but where justified, a financial contribution of at least equal value may be accepted to provide affordable homes elsewhere or to re-use or improve the existing housing stock.

The affordable housing provision should:

- a. cater for the type of affordable need identified in the latest housing evidence in terms type, tenure, size and suitability to meet the needs of specific groups;
- b. incorporate appropriate arrangements to retain the benefits of affordability for initial and subsequent occupiers or for the subsidy to be recycled for alternative affordable housing provision; and
- c. be indistinguishable from market housing in terms of achieving the same high quality of design.

Exceptionally, planning permission may be granted for affordable homes on land which would not normally be permitted for housing development, where there is otherwise little prospect of meeting robustly evidenced local needs particularly for housing to rent by people who work locally. Where appropriate, such schemes must include arrangements for the homes to remain affordable in perpetuity.

## **Policy LP12**

### **Accommodation for Travellers**

The Local Plan will seek to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople set out in table 6. The Local Plan will meet this by:

1. Land allocated specifically for these purposes in the Local Plan; and
2. Permitting development for sites, taking into account:
  - a. the existing level of local provision and need for sites;
  - b. the availability (or lack) of alternative accommodation for the applicants;
  - c. other personal circumstances of the applicant; and

3. Subject to proposals according with relevant planning policies set out in the Local Plan.

The council will ensure a five year supply of land for Gypsies and Travellers and Travelling Showpeople sites in accordance with national planning policy.

## Policy LP13

### Town centre uses

**A.** Within Kirklees, main town centre uses shall be located within defined centres (principal town centres, town centres, district centres, and local centres), as shown on the Policies and Town Centre Maps, and as detailed in the shopping centre hierarchy and then in accordance with the sequential test.

Main town centre uses which are appropriate in scale, help to retain an existing centre's market share, and enhance the experience of those visiting the centre and the businesses which operate in that centre will be supported. The scale and types of services expected within each centre are set out in Delivery of Services Table as shown below . Proposals that have a significant adverse impact on the vitality and viability of a centre, or compromise the role and function of a centre will not be supported.

Centres shall provide a mix of uses to serve the local community, businesses and visitors to the district.

The uses shall complement each another whilst retaining a strong retail core. Centres in Kirklees shall aim to provide a range of uses to support the daytime and evening economy.

The creation of new Local Centres in areas of significant residential growth or where there are deficiencies in the existing network of centres will be supported, where it can be demonstrated that existing centres cannot be expanded to deliver local services, and subject to the sequential test and impact assessment as set out in B and C below.

All proposals shall be inclusive for all users, and be attractive to pedestrians, cyclists, and public transport users. They shall also conserve and enhance the local character, heritage, green spaces and the public realm where appropriate.

Level	Defined Centres
<b>1. Principal Town Centre</b>	Huddersfield and Dewsbury
<b>2. Town Centre</b>	Batley, Cleckheaton, Holmfirth and Heckmondwike
<b>3. District Centre</b>	Almondbury, Birstall, Denby Dale, Honley, Kirkburton, Lindley, Marsden, Marsh, Meltham, Milnsbridge, Mirfield, Moldgreen, Ravensthorpe, Skelmanthorpe and Slaithwaite
<b>4. Local Centre</b>	There are 61 local centres as set out in the Local Plan - Allocations and Designations document.

Table 10 Shopping Centre Hierarchy

Level	Role and Function
<b>1. Principal Town Centre</b>	<ul style="list-style-type: none"> <li>• Provide for the shopping needs (particularly for non-food goods) of residents across Kirklees.</li> <li>• The main focus in Kirklees for the provision of financial and professional services; offices, entertainment; sport, leisure, arts, culture and tourism facilities; further and higher education; and health services.</li> </ul>
<b>2. Town Centre</b>	<ul style="list-style-type: none"> <li>• Provide for the shopping needs of residents across Kirklees mainly in the convenience (food) goods sector.</li> <li>• Be the focus for the local provision of financial services; offices; entertainment and leisure facilities; arts, culture and tourism facilities, further education; and health services.</li> </ul>
<b>3. District Centre</b>	<ul style="list-style-type: none"> <li>• Provide a range of shopping for everyday needs and serving specialist markets.</li> <li>• Be the local focus for basic financial services, food and drink, entertainment, leisure and tourist facilities, and health services.</li> </ul>
<b>4. Local Centre</b>	<ul style="list-style-type: none"> <li>• Provide for top-up shopping and local services particularly food and drink.</li> </ul>

Table 11 Delivery of Services – detailing, the sale and types of services expected within each centre

B. Sequential Test - Proposals which come forward for main town centre uses, which are located outside of the defined centre boundaries, will require the submission of a Sequential Test. For retail proposals the boundary shall form the Primary Shopping Area; for all other main town centre uses this shall be the extent of the centre boundary. Main town centre uses shall be first located in the defined centres, then edge of centre locations, and only if there are no suitable sites shall out of centre locations be considered. For offices and small scale proposals in non urban areas\*, the sequential approach will not be required for proposals of 150 square metres and under.

The scope and content of any Sequential Test shall be agreed with the council and shall be reflective of the scale, role and function of the proposal.

Proposals which fail to pass the sequential test will not be supported.

C. Impact Assessment - An Impact Assessment will be necessary for proposals (including the formation of mezzanine floors) for/or which include retail, leisure and office developments which are not located within a defined centre where:

- the proposal provides a floorspace greater than 500 sq.m gross; or
- the proposal is located within 800 metres of the boundary of a Town Centre or District Centre and is greater than 300 sq.m gross; or
- the proposal is located within 800 metres of the boundary of a Local Centre and is greater than 200 sq.m gross.

The scope and content of any Impact Assessment shall be agreed with the Council and shall be reflective of the scale, role and function of the proposal.

Proposals which would have an significant adverse impact on surrounding centres shall not be supported.

\*non urban areas are defined as areas or land located within the Green Belt

## Policy LP14

### Shopping frontages

Within Kirklees the hierarchy of centres and extent of these centres has been set out on the Policies Map, Town Centre Maps and in the Shopping Centre Hierarchy shown in the Town Centre Uses policy.

Within Principal and Town Centres, Primary Shopping Areas, Primary Shopping Frontages and Secondary Shopping Frontages have been defined to ensure a strong retail core to these centres, and focus main town centre uses within defined areas. The designations will be used for the following purpose:

**Primary Shopping Area** - the retail core individually defined for each town centre. For District

Centres this will be the full extent of the defined centre boundary, where retail uses and other main town centre uses are focused.

Uses within Primary Shopping Areas will be expected to maintain or provide active ground floor uses. Retail uses within the above areas will be supported.

**Primary Shopping Frontages** - frontages within the Primary Shopping Area in Principal and Town Centres that contain predominantly retail uses and where further retail uses will be focused.

Within the Primary Shopping Frontages as defined on the Town Centre Maps, at street level, proposals should seek to continue retail uses in order to retain vitality and viability within the Centre and the strong retail core. Retail will remain the predominant use on each primary shopping frontage. Other main town centre uses will be acceptable where the frontage remains predominately in retail use taking account of:

- a. the number, proximity, distribution of uses other than retail and the level of vacancy of ground floor units, and the duration of vacancy;
- b. the location and prominence of the unit within the primary shopping frontage;
- c. the nature of the proposed use, including the associated level of activity, hours of operation, whether a shop front would be incorporated and whether it would complement neighbouring uses; and
- d. in all cases proposals including changes of use shall seek to either retain, enhance or replace to improve shop front design and layout.

**Secondary Frontages** - frontages within and adjacent to the Primary Shopping Area in Principal and Town Centres that are not designated as Primary Shopping Frontages. These frontages are characterised by a mix of retail and other 'main town centre uses'.

Within the Secondary Shopping Frontages as defined on the Town Centre Maps, at street level, proposals for retail and other main town centre uses will be acceptable provided they meet criteria a, taking into account criteria b and c:

- a. whether the proposal would lead to a dominance of non-retail uses in a particular frontage

- which would undermine the retail core and function of the Primary Shopping Area;
- b. the nature of the proposed use, including the associated level of activity, hours of operation, whether a shop front would be incorporated and whether it would complement neighbouring uses; and
  - c. in all cases proposals and changes of use shall seek to either retain, enhance or replace to improve shop front design and layout.

## **Policy LP15**

### **Residential use in town centres**

Proposals for residential uses (including student accommodation) within the defined town centres as set out on the Policies Map will be supported subject to:

- a. the protection of primary shopping areas, primary and secondary shopping frontages, and space for other main town centre uses within the defined centre. Residential proposals in these areas shall normally only be permitted on upper floors, and shall not prejudice existing established uses;
- b. the protection of the character of the centre, and the local street scene. Proposals should retain and enhance the design and heritage features of buildings;
- c. the protection and retention of existing ground floor uses and active frontages both within and outside the primary shopping area,
- d. the protection of the amenity of existing residents and future occupiers of the proposed residential use in accordance with amenity and design policies within the plan, and will in particular consider matters such as privacy, noise and air quality;
- e. the provision of space for the storage of sustainable modes of transport such as bicycles, where appropriate charging points of electric vehicles, and access to public transport;
- f. the provision of space for vehicular parking which is appropriate to the scale of the proposal, particularly where it would otherwise cause highway and pedestrian safety concerns;
- g. provision of affordable housing in accordance with policies set out in the Local Plan; and
- h. the provision of refuse storage and collection

## **Policy LP16**

### **Food and drink uses and the evening economy**

Proposals for food and drink, licensed entertainment uses and associated proposals will be supported, provided they are located within a defined centre, and subject to: ensuring the concentration of food and drink and licensed entertainment uses are not located in a particular centre or part of a centre, where they would result in harm to the character, function, vitality and viability of the centre, either individually or cumulatively.

In order to assess the potential harm of food and drink and licensed entertainment proposals on a centre, the following criteria will be considered with a planning application:

- a. the number, distribution and proximity of other food and drink uses, including those with unimplemented planning permission in a particular centre;
- b. the impacts of noise, general disturbance, fumes, smells, litter and late night activity, including those impacts arising from the use of external areas;
- c. the potential for anti-social behaviour to arise from the development, having regard to the effectiveness of available measures to manage potential harm through the use of planning conditions and / or obligations;
- d. the availability of public transport, parking and servicing;
- e. highway safety;
- f. the provision of refuse storage and collection; and
- g. the appearance of any associated extensions, flues and installations.

Proposals for food and drink uses and licensed entertainment uses located outside of defined centres will be subject to criteria b to g set out above and also require the submission of a Sequential Test and Impact Assessment.

## **Policy LP19**

### **Strategic transport infrastructure**

The ability to move goods and people is particularly important given the district's strategic position on the national motorway and rail networks, its links with regional facilities such as airports/ports and its central position between the Leeds, Sheffield and Manchester City regions. This gives the district a distinct locational advantage. Efficient access for goods and services is also a key factor in supporting the vitality of urban areas. The aim is to achieve a balanced and integrated transport network which makes the most efficient and effective use of road, rail and public transport.

1. The Council is committed to ensuring that new developments have safe and convenient access to the West Yorkshire Key Route Network where possible, the main arterial routes and the West Yorkshire Core Bus Network that connect the region. Development will be strategically placed along core networks where available and the developing core cycle network, all of which will be improved and maintained where possible to reduce congestion and reliance on the private car;
2. Proposals will be encouraged where they assist to bring forward strategic transport infrastructure where possible, particularly where they would directly benefit from these schemes;
3. Proposals that may prejudice the future development of the following will not be permitted:
  - strategic transport infrastructure;
  - identified highway improvements;
  - traffic management schemes;
  - proposed public transport facilities, including the improvement of existing rail stations and rail

- corridors and walking and cycling infrastructure; and
- strategic cross boundary schemes.

4. National, regional and local transport schemes are identified on the Policies Map and listed below:

TS1 A62/A644 Huddersfield to M62 J25

TS2 New Motorway junction 24a on M62

TS3 Huddersfield Southern Gateways

TS4 A629 Halifax Road (Huddersfield to Halifax Corridor)

TS5 Mirfield to Dewsbury to Leeds and North Kirklees Growth Zone

TS6 Highway Network Efficiency Programme

TS7 Public Transport Improvement Schemes

TS8 Walking and Cycling Improvement Schemes

TS9 Strategic Road Network Improvements

2. The Council will safeguard land to ensure these schemes can be delivered. Detailed transport schemes that require planning permission will have regard to the constraints and considerations as set out in Local Plan such as impact on designated heritage assets and any other environmental impacts.

## **Policy LP20**

### **Sustainable travel**

New development will be located in accordance with the spatial development strategy to ensure the need to travel is reduced and that essential travel needs can be met by forms of sustainable transport other than the private car. The council will support development proposals that can be served by alternative modes of transport such as public transport, cycling and walking and in the case of new residential development is located close to local facilities or incorporates opportunities for day to day activities on site and will accept that variations in opportunity for this will vary between larger and smaller settlements in the area.

The council will support demand management measures which discourage single occupancy car travel within new development and encourage the use of low emission vehicles to improve areas with low levels of air quality. Proposals should include measures to encourage the use of sustainable travel options, including public transport, the promotion of personal journey planning, walking, cycling, car sharing, electronic communication and home working.

Travel plans will normally be required for all major planning applications in accordance with current guidance and should set targets and monitoring arrangements to ensure sustainable travel patterns are maintained. Travel plans should include agreed and defined outcomes related to a package of specified measures to be implemented including an approach to lower carbon emissions where applicable.

The requirement of a travel plan will also be considered on case by case basis where the proposed development falls below the major application category where it has the potential to generate significant transport movements and/or has insufficient off-street parking within the vicinity of a stressed part of the highway network

Proposals for new development shall be designed to encourage sustainable modes of travel and demonstrate how links have been utilised to encourage connectivity. Proposals will be required to facilitate the needs of the following user hierarchy:

- a. pedestrians
- b. cyclists
- c. public transport
- d. private vehicles

## **Policy LP21**

### **Highways and access**

Proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users.

New development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of development are not severe.

Proposals shall demonstrate adequate information and mitigation measures to avoid a detrimental impact on highway safety and the local highway network. Proposals shall also consider any impacts on the Strategic Road Network.

All proposals shall:

- a. ensure the safe and efficient flow of traffic within the development and on the surrounding highway network;
- b. where needed, provide new infrastructure or improvements on or off site to ensure safe access from the highway network for pedestrians, cyclists, public transport users and private vehicles;
- c. be accompanied by a supporting Transport Assessment or Transport Statement where the development would generate significant trip generation, providing detail as to the impact on highway safety, air quality, noise and light restrictions;
- d. take into account changes in site levels and topography to ensure the development can be accessed easily and safely by all sections of the community and by different modes of transport;
- e. take into account the features of surrounding roads and footpaths and provide adequate layout and visibility to allow the development to be accessed safely;
- f. take into account access for emergency, service and refuse collection vehicles;
- g. provide on-site safe, secure and convenient cycle parking/storage facilities to encourage sustainable travel modes.



## **Policy LP22**

### **Parking**

The provision of parking will be based on the following principles:

- a. in town, district and local centres, car parks close to the main shopping area will be for short-stay use and peripheral car parks for long stay use;
- b. long stay parking in town centres will be reduced progressively in conjunction with improvements to sustainable transport opportunities, where appropriate;
- c. provision of private non-residential parking in town centres will not be permitted unless it can be demonstrated that it is required for operational reasons. Where such provision is permitted appropriate arrangements will need to be put in place to provide management arrangements consistent with public parking in the centre;
- d. provision of residential parking schemes within town centres for private vehicles/motorcycles/and cycles will be permitted; where appropriate and where schemes can be shown to enhance residential developments in the town centre;
- e. car parking provision in new developments will be determined by the availability of public transport, the accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development;
- f. new developments will incorporate flexibly designed minimum parking spaces for private cars, considering a range of solutions, to provide the most efficient arrangement of safe, secure, convenient and visually unobtrusive car parking within the site including a mix of on and off street parking in accordance with current guidance;
- g. provision will be made to meet the needs of cyclists for cycling parking in new developments;
- h. provision will be made to accommodate the needs of disabled people for the parking of vehicles.

All proposals shall provide full details of the design and levels of proposed parking provision. They should demonstrate how the design and amount of parking proposed is the most efficient use of land within the development as part of encouraging sustainable travel.

## **Policy LP23**

### **Core walking and cycling network**

The core walking and cycling network as shown on the Policies Map will provide an integrated system of cycle routes, public footpaths and bridleways that provide opportunity for alternative sustainable means of travel throughout the district and provide efficient links to urban centres and sites allocated for development in the Local Plan.

The core cycling and walking network will be safeguarded and extended to provide opportunities to reduce the number of car journeys and to link settlements, employment sites and transport hubs. The safeguarding of the network will also provide further opportunities for leisure uses, cycling, walking and riding in the countryside by linking to existing bridleways and national trails where appropriate.

Disused railway lines and waterways throughout the district shall be protected from other forms of development to safeguard their potential to be reinstated to their former use for commercial or leisure purposes or to extend the cycling or footpath networks.

Proposals that may prejudice the function, continuity or implementation of the core walking and cycling network will not be permitted. Existing public rights of way that form part of the core walking and cycling network or elsewhere will be protected and enhanced.

Proposals shall seek to integrate into existing and proposed cycling and walking routes as identified in the core walking and cycling network by providing connecting links where appropriate; and regard shall also be had to linking to Strategic Green Infrastructure networks as identified on the Policies Map.

Where there is an identified need, extensions or enhancements to the existing network can be secured through scheme design, planning conditions and planning obligations if this does not prejudice the overall viability of the development.

## **Policy LP24**

### **Design**

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;
- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;
- d. high levels of sustainability, to a degree proportionate to the proposal, through:
  - i. The re-use and adaptation of existing buildings, where practicable;
  - ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;
  - iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;
  - iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;

- v. providing charging points to encourage the use of electric and low emission vehicles;
- vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;
- vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;
- viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.
- e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
- f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;
- g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;
- h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;
- i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and
- j. the provision of public art where appropriate.

## **Policy LP25**

### **Advertisements and shop fronts**

Shop fronts, signs and advertisements make a significant contribution to the character and local identity of the district's town centres.

1. The development of new or replacement shop front units and display of advertisements will only be permitted if they satisfy the following criteria:
  - a. the design is consistent with the character of the existing building in terms of scale, quality and use of materials;
  - b. proposals respect the character of the locality and any features of historic, architectural, cultural or other special interest;
  - c. the shop fascia is designed to be in scale, in its depth and width, with the façade and street scene of which it forms part.
2. Proposals for the alteration of existing shop fronts or installation of new shop fronts and display of advertisements on a Listed Building or within a Conservation Area should preserve or enhance the character and appearance of the building, the area in which it is located and any features of architectural or historical interest. Existing traditional shop fronts shall be retained and restored unless exceptional circumstances apply. Proposals for new

shop fronts and advertisements must be of a high standard of design and be appropriate in style, scale and materials to the building and its setting.

## **Policy LP26**

### **Renewable and low carbon energy**

Renewable and low carbon energy proposals (excluding wind) will be supported and planning permission granted where the following criteria are met:

- a. the proposal would not have an unacceptable impact on landscape character and visual appearance of the local area, including the urban environment;
- b. the proposal would not have either individually or cumulatively an unacceptable impact on protected species, designated sites of importance for biodiversity or heritage assets;
- c. the statutory protection of any area would not be compromised by the development;
- d. any noise, odour, traffic or other impact of development is mitigated so as not to cause unacceptable detriment to local amenity;
- e. any significant adverse effects of the proposal are mitigated by wider environmental, social and economic benefits.

Where the above criteria are met, the council encourages dialogue with local community groups promoting community renewable and low carbon energy schemes.

The creation of district heat networks is encouraged across Kirklees. Heat networks can be developed at different scales and all new developments should consider their potential. Proposals requiring a master plan should explore the potential of developing a heat network, or connecting to an existing network.

## **Policy LP27**

### **Flood risk**

Proposals for development which require a Sequential Test in accordance with national planning guidance will need to demonstrate that development has been directed to areas at the lowest probability of flooding, following a sequential risk based approach. The whole Kirklees district should be the starting point for the sequential test with applicants required to provide justification where a smaller area of search is proposed. If following application of the sequential test, there are no reasonably available sites which could accommodate the development in zones with a lower probability of flooding, it should also be demonstrated that a sequential approach has been applied within sites. This is to ensure that highly vulnerable and more vulnerable uses are directed towards the areas of lowest flood risk within the site. Proposals will also need to demonstrate that the exception test is passed, where applicable, as set out in national planning policy.

Proposals within flood zone 3ai will be assessed in accordance with national policies relating to flood zone 3a but with all of the following additional restrictions:

- a. no new highly vulnerable or more vulnerable uses will be permitted;

- b. less vulnerable uses may only be permitted provided that the sequential test has been passed and;
  - i. where extensions are linked operationally to an existing business or,
  - ii. where redevelopment of a site provides buildings with the same or a smaller footprint;
- c. all proposals will be expected to include flood mitigation measures such as compensatory storage which should be identified and considered through a site specific Flood Risk Assessment;
- d. development will not be permitted on any part of the site identified through a site specific Flood Risk Assessment as performing a functional floodplain role.

Proposals must be supported by an appropriate site specific Flood Risk Assessment in line with national planning policy. This must take account of all sources of flooding set out in the Strategic Flood Risk Assessment and demonstrate that the proposal will be safe throughout the lifetime of the development (taking account of climate change). The proposal must also not increase flood risk elsewhere and where possible should reduce flood risk. Mitigation measures, where necessary, should be proposed.

Proposals involving building over existing culverts or the culverting or canalisation of water courses will not be permitted unless it can be demonstrated to be in the interests of public safety or to provide essential infrastructure and that there will be no detrimental effect on flood risk and biodiversity. Where feasible, development proposals should incorporate re-opening of culverts, modification of canalised water courses and consideration of mitigation measures to achieve a more natural and maintainable state.

Proposals for natural management such as targeted vegetation planting in upper catchments and along river banks will be supported in appropriate locations where consistent with national and local plan policies and relevant water catchment management plans to reduce flood risk and improve water quality.

## **Policy LP28**

### **Drainage**

The presumption is that Sustainable Drainage Systems (SuDS) will be used to assist in achieving the following on each site:

- a. for proposals on greenfield sites, typical greenfield run-off rates should not be exceeded;
- b. for proposals on brownfield sites there should be a minimum 30% reduction in surface water run-off where previous positive surface water connections from the site can be proven. New connections will be subject to at least greenfield restrictions;
- c. No negative impact on local water quality and improvements in water quality where practicable;
- d. Consider whether proposed open spaces and green infrastructure within sites can contribute to the sustainable drainage of the site.

Local conditions including the existence of critical drainage areas may require a lower run-off rate to be agreed to reflect volume control, local surface water risks, water course capacity and flood risk further downstream.

There will be a general presumption against pumping surface water. It must also be demonstrated that the surface water management solution is designed to meet requirements over the lifetime of the development including evidence that management and maintenance arrangements have been secured to cover that period. This includes ensuring proposals to store water meet national standards and latest best practice.

Flow paths accommodating water from outside the site or due to an exceedance event should be designed to avoid buildings and curtilages.

Development will only be permitted if it can be demonstrated that the water supply and waste water infrastructure required is available or can be co-ordinated to meet the demand generated by the new development.

## **Policy LP29**

### **Management of water bodies**

Where it is proposed to develop a site already containing a water area, this should normally be retained as part of the proposal and include a future management plan for the maintenance of the water area to ensure the safety of residents for the lifetime of the development. This includes bodies of water associated with existing buildings, even where they are remote from the building, and also includes ancillary elements linked to the operation of the water body.

## **Policy LP30**

### **Biodiversity & Geodiversity**

The council will seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological sites, Habitats and Species of Principal Importance and the Kirklees Wildlife Habitat Network.

### **South Pennine Moors**

Proposals which may directly or indirectly compromise achieving the conservation objectives of a designated or candidate European protected site will not be permitted unless the proposal meets the conditions specified in Article 6 (3) - (4) of the Habitats Directive.

### **Statutory Designated Sites**

Statutory designated sites, including the South Pennine Moors Special Protection Area (SPA) and Special Area for Conservation (SAC) and Sites of Special Scientific Interest, are already highly protected through existing laws and legislation. In accordance with legislation, the Council will seek to ensure that harmful impacts to these areas as a result of development proposals are avoided.

Development proposed within or outside a designated Site of Special Scientific Interest, likely to have an adverse effect on the site's special nature conservation features, will not normally be permitted.

Exceptionally development will be allowed where the benefits of the development clearly outweigh the impacts on the site's special conservation features and measures are provided to mitigate harmful impacts.

### **The Dark Peak Nature Improvement Area**

Proposals that contribute to the aims and objectives of the Dark Peak Nature Improvement Area will in principle be supported, subject to other policies in this plan. Development likely to have an adverse impact on the aims and objectives of the NIA will not be permitted.

### **Local Designated Sites & Important Local Ecological Features**

Proposals having a direct or indirect adverse effect on a Local Wildlife Site or Local Geological Site, Ancient Woodland, Veteran Tree or other important tree, will not be permitted unless the benefits of the development can be clearly shown to outweigh the need to safeguard the local conservation value of the site or feature and there is no alternative means to deliver the proposal. In all cases, full compensatory measures would be required and secured in the long term.

### **Habitats and Species of Principal Importance**

Proposals will be required to protect Habitats and Species of Principal Importance unless the benefits of the development clearly outweigh the importance of the biodiversity interest, in which case long term compensatory measures will need to be secured.

### **Biodiversity and Development**

Development proposals will be required to:-

- (i) result in no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;
- (ii) minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;
- (iii) safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;
- (iv) establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and
- (iv) incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.

## **Policy LP31**

### **Strategic Green Infrastructure Network**

Within the Strategic Green Infrastructure Network identified on the Policies Map, priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide.

Development proposals within and adjacent to the Strategic Green Infrastructure Network should ensure:-

- (i) the function and connectivity of green infrastructure networks and assets are retained or replaced;
- (ii) new or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;
- (iii) the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;
- (iv) the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.

The council will support proposals for the creation of new or enhanced green infrastructure provided these do not conflict with other Local Plan policies.

### **Policy LP32**

#### **Landscape**

Proposals should be designed to take into account and seek to enhance the landscape character of the area considering in particular:

- a. the need to protect the setting and special qualities of the Peak District National park, views in and out of the park and views from surrounding viewpoints;
- b. the setting of settlements and buildings within the landscape;
- c. the patterns of woodland, trees and field boundaries;
- d. the appearance of rivers, canals, reservoirs and other water features within the landscape.

### **Policy LP33**

#### **Trees**

The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.

Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.

Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.

### **Policy LP34**

#### **Conserving and enhancing the water environment**

Proposals must:



1. Ensure no deterioration of water courses or water bodies (including groundwater) by conserving and, where practicable, enhancing:
  - a. the natural geomorphology of watercourses, including reinstating watercourses to their natural state through removal of modifications resulting from past industrial uses;
  - b. water quality; and
  - c. the ecological value of the water environment, including the functionality of habitat networks.
2. Ensure Source Protection Zones are protected from contamination as a result of the proposal in line with national guidance.
3. Dispose of surface water appropriately (in accordance with the Local Plan drainage policy) adhering to the following networks in order of preference:
  - a. to an infiltration based system wherever possible (such as soakaways);
  - b. discharge into a watercourse with the prior approval of the landowner, navigation authority or Environment Agency, where applicable. To comply with part 1 of this policy this must be following treatment where necessary or where no treatment is required to prevent pollution of the receiving watercourse;
  - c. discharge to a public sewer.

Proposals are encouraged to:

4. Make positive progress towards achieving 'good status or potential' under the Water Framework Directive in surface and groundwater bodies.
5. Manage water demand and improve water efficiency through appropriate water conservation techniques including rainwater harvesting and grey-water recycling as well as considering water availability from surface water and groundwater sources.
6. Improve water quality through the incorporation of appropriately constructed and maintained Sustainable Drainage Systems and surface water management techniques taking into account the sensitivity of groundwater.

## **Policy LP35**

### **Historic environment**

1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:
  - a. the nature of the heritage asset prevents all reasonable uses of the site;
  - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
  - c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

- d. the harm or loss is outweighed by the benefit of bringing the site back into use.
2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.
3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:
  - a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;
  - b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;
  - c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;
  - d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;
  - e. accommodate innovative design where this does not prejudice the significance of heritage assets;
  - f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted

## **Policy LP47**

### **Healthy, active and safe lifestyles**

The council will, with its partners, create an environment which supports healthy, active and safe communities and reduces inequality.

Healthy, active and safe lifestyles will be enabled by:

- a. facilitating access to a range of high quality, well maintained and accessible open spaces and play, sports, leisure and cultural facilities;
- b. increasing access to green spaces and green infrastructure to promote health and mental well-being;
- c. the protection and improvement of the stock of playing pitches;

- d. supporting initiatives which enable or improve access to healthy food. For example, land for local food growing or allotments;
- e. increasing opportunities for walking, cycling and encouraging more sustainable travel choices;
- f. supporting energy efficient design and location of development;
- g. ensuring that the current air quality in the district is monitored and maintained and, where required, appropriate mitigation measures included as part of new development proposals;
- h. creating high-quality and inclusive environments incorporating active design and the creation of safe, accessible and green environments which minimise and mitigate against potential harm from risks such as pollution and other environmental hazards;
- i. encouraging the co-location of facilities so that different types of open space and facilities for sport and recreation can be located next to each other and in close proximity to other community facilities for education and health;
- j. working with partners to manage the location of hot food take-aways particularly in areas of poor health;
- k. encouraging initiatives to promote energy efficiency within homes; and
- l. supporting appropriate initiatives which address poor health indicators and anti-social behaviour in the district.

Health Impact Assessments will be carried out for all proposals that are likely to have a significant impact on the health and well-being of the local communities, or particular groups within it, in order to identify measures to maximise the health benefits of the development and avoid any potential adverse impacts.

## **Policy LP48**

### **Community facilities and services**

Community facilities should be provided in accessible locations where they can minimise the need to travel or they can be made accessible by walking, cycling and public transport. This will normally be in town, district or local centres.

Proposals will be supported for development that protects, retains or enhances provision, quality or accessibility of existing community, education, leisure and cultural facilities that meets the needs of all members of the community.

Where community facilities are provided as an integral part of a development, they should wherever possible be within adaptable mixed-use buildings.

Proposals which involve the loss of valued community facilities such as shops, public houses and other facilities of value to the local community will only be permitted where it can be demonstrated that:

- a. there is no longer a need for the facility and all options including the scope for alternative community uses have been considered; or
- b. its current use is no longer viable; or

- c. there is adequate alternative provision in the locality to serve the local community which is in an equally accessible location; or
- d. an alternative facility of equivalent or better standard will be provided, either on-site or equally accessible; and
- e. any assets listed on a Community Asset Register have satisfied the requirements under the relevant legislation.

## **Policy LP49**

### **Educational and health care needs**

Where the scale of development proposed may impact on education and health provision, the council will actively work with applicants to resolve key planning issues in advance of a planning application being submitted.

The need for the provision of additional school places will be a material consideration when proposals for new housing development are considered. Developers should work with the council at the earliest opportunity to ensure the phasing of development and appropriate mitigation is identified in a timely manner to ensure education provision can be secured.

Proposals for new or enhanced education facilities will be permitted where:

- a. they will meet an identified deficiency in provision;
- b. the scale, range, quality and accessibility of education facilities are improved;
- c. they are well related to the catchment they are intended to serve to minimise the need to travel or they can be made accessible by walking, cycling and public transport.

Proposals for new or enhanced healthcare facilities will be permitted where:

- a. the scale and location is appropriate for the catchment;
- b. there is a need for a new healthcare facility, particularly in relation to the spatial development strategy;
- c. they are well related to the catchment they will serve to minimise the need to travel or they can be made accessible by walking, cycling and public transport.

## **Policy LP50**

### **Sport and physical activity**

The council will seek to protect, enhance and support new and existing open spaces, outdoor and indoor sport and leisure facilities where appropriate, encouraging everyone in Kirklees to be as physically active as possible and promoting a healthier lifestyle for all.

Sport and leisure facilities will be protected where they are needed to meet current and future demands.

The loss of open space, sport and leisure facilities will only be allowed where:-

- a. an assessment clearly shows that the site is no longer required to meet an identified need for open space, sport, or recreation use; or

b. equivalent or better replacement facilities in terms of quantity and quality are provided to compensate for those lost as a result of the development and these are within an easily accessible location for existing and potential new users; or

c. the proposal is for an alternative sport, leisure or open space use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing facility.

Any proposed loss of community sports facilities should be supported by a detailed needs assessment report.

The enhancement of outdoor sports facilities through improving the quality and management of sites as identified in the Playing Pitch Strategy will be supported.

The creation of new outdoor sport facilities will be supported which help address deficiencies in playing pitches identified in the Playing Pitch Strategy particularly proposals which help meet the significant shortfalls in football.

Support will be given to proposals which expand and enhance the range of indoor leisure facilities on offer in the district, provided this does not conflict with other Local Plan policies. Where these facilities are included within the definition of town centre uses, such as health and fitness facilities and sports centres, the Local Plan town centres policy will apply including the sequential test.

Support will be given to proposals that enable community use of school facilities, particularly where these help meet sport and leisure needs of the local community as identified in the Built Leisure & Sports Facilities Strategic Framework and the Playing Pitch Strategy. The renewal or redevelopment of secondary school sites will be encouraged to make provision for community use and where possible secured through the planning process.

## **Policy LP51**

### **Protection and improvement of local air quality**

1. Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air pollution which would have an unacceptable impact on the natural and built environment or to people.

2. Proposals that have the potential to increase local air pollution either individually or cumulatively must be accompanied by evidence to show that the impact of the development has been assessed in accordance with the relevant guidance. Development which has the potential to cause levels of local air pollution to increase must incorporate sustainable mitigation measures that reduce the level of this impact. If sustainable measures cannot be introduced the development will not be permitted.

3. Where the development introduces new receptors into Air Quality Management Areas or Areas of Concern or near other areas of relatively poor air quality, for example near roads or junctions, the development must incorporate sustainable mitigation measures that protect the new receptors from unacceptable levels of air pollution. Where sustainable mitigation measures cannot be introduced which prevent receptors from being exposed to unsafe levels of air pollution, development will not be permitted.

## **Policy LP52**

### **Protection and improvement of environmental quality**

Proposals which have the potential to increase pollution from noise, vibration, light, dust, odour, shadow flicker, chemicals and other forms of pollution or to increase pollution to soil or where environmentally sensitive development would be subject to significant levels of pollution, must be accompanied by evidence to show that the impacts have been evaluated and measures have been incorporated to prevent or reduce the pollution, so as to ensure it does not reduce the quality of life and well-being of people to an unacceptable level or have unacceptable impacts on the environment.

Such developments which cannot incorporate suitable and sustainable mitigation measures which reduce pollution levels to an acceptable level to protect the quality of life and well-being of people or protect the environment will not be permitted.

Where possible, all new development should improve the existing environment.

## **Policy LP53**

### **Contaminated and unstable land**

Development on land that is unstable, currently contaminated or suspected of being contaminated due to its previous history or geology, or that will potentially become contaminated as a result of the development, will require the submission of an appropriate contamination assessment and/or land instability risk assessment.

For developments identified as being at risk of instability, or where there is evidence of contamination, measures should be incorporated to remediate the land and/or incorporate other measures to ensure that the contamination/instability does not have the potential to cause harm to people or the environment. Such developments which cannot incorporate suitable and sustainable mitigation measures which protect the well-being of residents or protect the environment will not be permitted.

## **Policy LP54**

### **Buildings for agriculture and forestry**

Proposals for new buildings for agriculture and forestry will normally be acceptable, provided that;

- a. the building is genuinely required for the purposes of agriculture or forestry;
- b. the building can be sited in close association with other existing agricultural buildings, subject to the operational requirements of the holding it is intended to serve. Isolated new buildings will only be accepted exceptionally where there are clear and demonstrable reasons for an isolated location;
- c. there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason; and
- d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

## **Policy LP55**

### **Agricultural and forestry workers' dwellings**

1. Proposals for new dwellings associated with agriculture or forestry will normally be acceptable where;
  - a. there is both an essential and permanent need for the new dwelling based on the functional requirements of the enterprise it is intended to serve;
  - b. the new dwelling is suitably located for the purpose for which it is intended;
  - c. there is no other suitable accommodation available in nearby settlements, no available existing dwelling on the holding and no suitable existing building on the holding available for conversion to residential use that would meet the demonstrated need;
  - d. it can be clearly shown that residential accommodation is required to establish an agricultural or forestry business in the Green Belt.
2. Where there would be no other justification for such accommodation, consideration will be given only to the grant of planning permission for the siting of a mobile home or other suitable form of temporary accommodation for a maximum of three years. If at the end of this period viability cannot be demonstrated the temporary accommodation would be expected to be removed and the site restored, unless there is clear evidence that a permanent need will be established within a period to be agreed with the local authority;
3. A satisfactory mechanism will be put in place to secure the long term control of the dwelling by the business and of any other dwelling that meets the need of the business. Occupancy of the dwelling in question (and of any other dwelling that meets the need of the business) will be restricted to persons solely, mainly or last working in agriculture or in forestry.
4. Any proposals for a new dwelling deemed disproportionate in scale to the enterprise it is intended to serve or inappropriately sited or designed in terms of impact, including the treatment of land around it, will not be acceptable. Consideration will be given to the removal of permitted development rights for the extension of any dwelling so approved where it is felt that extension could risk rendering the dwelling disproportionate to the holding and so unlikely to remain available for future occupation by an agricultural worker.
5. In all cases the history of the enterprise will be scrutinised and where fragmentation has occurred to sever land from agricultural dwellings or from buildings that could have been converted to residential use a new dwelling will not normally be permitted.
6. Proposals for new dwellings for other workers who deem it necessary to be located at or near their place of work will be considered on a case by case basis, and will be subject to the relevant criteria in this policy.

## **Policy LP56**

### **Facilities for outdoor sport, outdoor recreation and cemeteries**

In the Green Belt proposals for appropriate facilities associated with outdoor sport, outdoor recreation or cemeteries will normally be acceptable as long as the openness of the Green Belt is preserved and there is no conflict with the purposes of including land within it. Proposals should ensure that;

- a. the scale of the facility is no more than is reasonably required for the proper functioning of the enterprise or the use of the land to which it is associated;
- b. the facility is unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas;
- c. in the case of all-weather riding arenas or other facilities for the exercising of horses, the degree of engineering operation required and the resultant re-grading of land, including any earth mounding and retaining structures, does not result in incongruous or discordant landform out of character with its setting that cannot be mitigated through the use of appropriate hard and soft landscape techniques.

### **Policy LP57**

#### **The extension, alteration or replacement of existing buildings**

Proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:

- a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;
- b. in the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;
- c. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access;  
and
- d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

### **Policy LP59**

#### **Brownfield sites in the Green Belt**

Proposals for infilling within existing brownfield sites or for their partial or complete redevelopment will normally be acceptable, provided that:

- a. in the case of infilling, the gap is small and is located between existing built form on a brownfield site;
  - b. in the case of partial or complete redevelopment the extent of the existing footprint is not exceeded;
- and
- c. redevelopment does not result in the loss of land that is of high environmental value which cannot be mitigated or compensated for.



Land at Storthes Hall has been designated in the Local Plan in order to recognise it as a major brownfield site in the Green Belt. Development proposals should be accompanied by a masterplan with special attention paid to the impact of any proposal on the openness of the Green Belt.

In all cases regard should be had to relevant design polices to ensure that the resultant development does not materially detract from its Green Belt setting.

## **Policy LP60**

### **The re-use and conversion of buildings**

Proposals for the conversion or re-use of buildings in the Green Belt will normally be acceptable where;

- a. the building to be re-used or converted is of a permanent and substantial construction;
- b. the resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape, including through the treatment of outside areas such as means of access and car parking, curtilages and other enclosures and ancillary or curtilage buildings;
- c. the design and materials to be used, including boundary and surface treatments are of a high quality and appropriate to their setting and the activity can be accommodated without detriment to landscape quality, residential amenity or highway safety.

## **Policy LP61**

### **Urban green space**

Development proposals which would result in the loss of urban green space (as identified on the Policies Map) will only be permitted where:

- a. an assessment shows the open space is clearly no longer required to meet local needs for open space, sport or recreational facilities and does not make an important contribution in terms of visual amenity, landscape or biodiversity value; or
- b. replacement open space, sport or recreation facilities which are equivalent or better in size and quality are provided elsewhere within an easily accessible location for existing and potential new users; or
- c. the proposal is for an alternative open space, sport or recreation use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing green space.

The protection set out in this policy also applies to smaller valuable green spaces not identified on the Policies Map.

## **Policy LP62**

### **Local green space**

The council will give special protection to sites designated as Local Green Space that are important to the local community.

Development proposed within a Local Green Space will be considered having regard to Green Belt policy.

### **Policy LP63**

#### **New open space**

The council will seek to secure well-designed new and improved open space, sport and recreation facilities in the district to encourage everyone in Kirklees to be as physically active as possible and promote a healthy lifestyle for all.

New housing developments will be required to provide or contribute towards new open space or the improvement of existing provision in the area, unless the developer clearly demonstrates that it is not financially viable for the development proposal. New open space should be provided in accordance with the council's local open space standards or national standards where relevant.

In determining the required open space provision, the council will have regard to the type of housing proposed and the availability, quality and accessibility of open space provision in the area assessed in accordance with the council's district wide open space standards. The provision of playing pitches will also be considered. This analysis will help determine the need for new on-site or off-site provision, enhancement of existing provision and/or a financial contribution.

In areas where existing open space provision is insufficient to meet local needs, provision of new open space on-site would be preferred to meet the needs of the development. Where this is not viable the expansion or improvement of existing open space provision in the area will be sought and the co-location of open space, sport and recreation facilities will be encouraged. Open space provided on-site should be designed to complement existing facilities in the area and to allow for informal children's play through good quality landscape design.

In areas where existing provision is sufficient to meet local needs, new open space can be provided on-site for amenity purposes and to achieve a well-designed scheme. New provision should complement existing facilities in the vicinity and enhance the natural landscape and environment.

The council will support proposals that provide a sustainable and community led approach to the management and maintenance of public open spaces to encourage local communities to take an active role in looking after public open spaces near where they live.

### **3.1.2 Kirklees Local Plan Allocations and Designations Adopted 27 February 2019<sup>7</sup>**

#### **Purpose of the document**

**1.1** This document is the Kirklees Local Plan. The Local Plan is the statutory development plan and its purpose is to set out the policies necessary to achieve the strategy and how much new development there should be in the district and where it will go. The Local Plan covers the administrative area of Kirklees Council except for that part within the Peak District National Park. The Plan covers the period 2013 – 2031.

**1.3** The Local Plan is set out in two parts; Part 1 'Strategy and Policies' which contains the spatial strategy and development management policies and Part 2 'Allocations and Designations' (this document) which sets out the allocations and designations included in the Local Plan.

#### **Policy LP64 Employment allocations**

The sites listed below are allocated for employment uses (as defined above) in the Local Plan. Planning permission will be expected to be granted if proposals accord with the development principles set out in the relevant site boxes, relevant development plan policies and as shown on the Policies Map.

Proposals for office use on these allocations, that are not considered as ancillary would need to comply with Policy LP13 of the Local Plan.

---

<sup>7</sup> <https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-allocations-and-designations.pdf>

Employment Allocations:

**2.4 Kirklees Rural**

<b>Site ES10</b>	
Local Plan ID	ES10
Site address	Former Brook Motors Playing Fields, New Mill Road, Brockholes, Holmfirth
Ownership	Private
Gross site area (Ha)	1.49
Net site area (Ha)	1.26 - 0.23ha 10m buffer from River Holme removed from developable area
Constraints	<ul style="list-style-type: none"> <li>• The provision of a pedestrian footway is required across the site frontage</li> <li>• All of the site is within Flood Zone 3</li> <li>• Potential for noise impact</li> <li>• Potential for odour impact</li> <li>• Site lies adjacent to a UK BAP Priority habitat</li> <li>• Former football pitch</li> </ul>
Allocation	Employment
Indicative capacity (sq.m)	4,410
Reports required	<ul style="list-style-type: none"> <li>• Transport Assessment</li> <li>• Flood Risk Assessment</li> <li>• Odour assessment</li> <li>• Noise assessment</li> <li>• Health Impact Assessment</li> </ul>
Other site specific considerations	<ul style="list-style-type: none"> <li>• Prevention and mitigation to reflect Water Framework Directive requirements</li> <li>• Compensatory flood storage to be considered</li> <li>• Enhancements to biodiversity to be considered</li> <li>• Replacement playing pitch provision or mitigation measures of equivalent or better quantity and quality will be required in a suitable location unless an assessment clearly shows the site to</li> </ul>
	<p>be surplus to requirements having regard to the most up-to-date evidence for sport and recreation needs</p> <ul style="list-style-type: none"> <li>• Residential amenity will need safeguarding through sensitive siting of buildings and landscape buffer areas</li> <li>• Site is adjacent to the Wildlife Habitat Network</li> </ul>

### Site ES11

Local Plan ID	ES11
Site address	Land at, Spinksmire Mill, Huddersfield Road, Meltham, Holmfirth
Ownership	Private
Gross Site area (Ha)	3.82
Net site area (Ha)	3.24 - area of BAP Priority habitat removed from developable area
Constraints	<ul style="list-style-type: none"> <li>● Public right of way crosses the site</li> <li>● Part of the site is within flood zone 3</li> <li>● Surface water issues</li> <li>● Potential for noise impact</li> <li>● Potential for odour impact</li> <li>● Air quality issues</li> <li>● Part of site lies within a UK BAP Priority habitat</li> </ul>
Allocation	Employment
Indicative capacity (sq.m)	11,340
Reports required	<ul style="list-style-type: none"> <li>● Transport Assessment</li> <li>● Travel Plan</li> <li>● Flood Risk Assessment</li> <li>● Surface water drainage report</li> <li>● Odour assessment</li> <li>● Noise assessment</li> <li>● Air Quality Impact Assessment</li> <li>● Assessment required for presence of habitats that are important for off-site foraging by South Pennine Moors SPA qualifying bird species (i.e. functionally connected land.) Avoidance and mitigation measures may be required to address any identified impacts in line with para 13.10 and Policy LP30.</li> </ul>
Other site specific considerations	<ul style="list-style-type: none"> <li>● Enhancements to biodiversity to be considered</li> <li>● De-culverting of the river to be considered</li> <li>● Prevention and mitigation to reflect Water Framework Directive requirements</li> <li>● Residential amenity will need safeguarding through sensitive siting of buildings and landscape buffer areas</li> <li>● Site is adjacent to the Wildlife Habitat Network</li> </ul>

### Site ES12

Local Plan ID	ES12
Site address	Land west of, Honley Business Centre, New Mill Road, Honley
Ownership	Private
Gross site area (Ha)	2.93
Net site area (Ha)	2.37 - 10m buffer from BAP Priority Habitat and planning permission 2014/92964 removed from the developable area.
Constraints	<ul style="list-style-type: none"> <li>• Part of site within flood zone 3</li> <li>• Watercourses crossing the site</li> <li>• Potential for noise impact</li> <li>• Potential for odour impact</li> <li>• Air quality issues</li> <li>• Site lies adjacent to UK BAP Priority Habitat</li> </ul>
Allocation	Employment
Indicative capacity (sq.m)	8,295
Reports required	<ul style="list-style-type: none"> <li>• Transport Assessment</li> <li>• Flood Risk Assessment</li> <li>• Odour assessment</li> <li>• Noise assessment</li> <li>• Air Quality Impact Assessment</li> <li>• Health Impact Assessment</li> </ul>
Other site specific considerations	<ul style="list-style-type: none"> <li>• Enhancements to biodiversity to be considered</li> <li>• Residential amenity will need safeguarding through sensitive siting of buildings and landscape buffer areas</li> <li>• Site is adjacent to the Wildlife Habitat Network</li> </ul>

### Site ES13

Local Plan ID	ES13
Site address	Land north-east of, Bottoms Mill, Woodhead Road, Holmfirth
Ownership	Private
Gross site area (Ha)	2.05
Net site area (Ha)	1.12 - flood zone 3b and Local Wildlife Site buffer removed from the developable area.
Constraints	<ul style="list-style-type: none"> <li>• Third party land required for access</li> </ul>

	<ul style="list-style-type: none"> <li>• Right turn lane may be required off Woodhead Road</li> <li>• Public right of way crosses the site</li> <li>• Part of the site falls within flood zone 3</li> <li>• Surface water issues</li> <li>• Potential for noise impact</li> <li>• Potential for odour impact</li> <li>• Air quality issues</li> <li>• Proximity to a Local Wildlife Site</li> </ul>
Allocation	Employment
Indicative capacity (sq.m)	3,920
Reports required	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Surface water drainage report</li> <li>• Odour assessment</li> <li>• Noise assessment</li> <li>• Air Quality Impact Assessment</li> <li>• Health Impact Assessment</li> <li>• Transport Assessment</li> </ul>
Other site specific considerations	<ul style="list-style-type: none"> <li>• Enhancements to biodiversity to be considered</li> <li>• Prevention and mitigation to reflect Water Framework Directive requirements</li> <li>• Residential amenity will need safeguarding through sensitive siting of buildings and landscape buffer areas</li> <li>• Site is adjacent to the Wildlife Habitat Network</li> </ul>

### 3 Priority Employment Areas

#### Kirklees Rural

Local Plan ID	Address	Size (ha)
PEA78	Meltham Mills, Meltham Mills Road, Meltham, Holmfirth	19.45
PEA79	Queens Square Business Park, Huddersfield Road, Honley, Holmfirth	5.20
PEA80	Bridge Works Business Park, Woodhead Road, Honley, Holmfirth	1.72
PEA81	Crossley Mills & Honley Business Centre, New Mill Road, Honley	2.58
PEA82	Hope Bank Works, New Mill Road, Honley, Holmfirth	6.73
PEA83	Thongs Bridge Mills & Pickwick Mills, Thongsbridge, Holmfirth	4.52
PEA84	Bottoms Mill, Woodhead Road, Burnlee, Holmfirth	5.18
PEA85	Albion Mills Business Centre, Miry Lane, Thongsbridge, Holmfirth	1.01
PEA86	Ribbledon Dye Works, Dunford Road, Holmfirth	0.60

## **4 Housing allocations**

### **Policy LP65**

#### **Housing allocations**

The sites listed below are allocated for housing in the Local Plan. Planning permission will be expected to be granted if proposals accord with the development principles set out in the relevant site boxes, relevant development plan policies and as shown on the Policies Map.

These include the following in the NDP area:

Local Plan ID HS159 Site address Travel Station Yard, Station Road, Honley, Holmfirth

Local Plan ID HS161 Site address Land to the East of, Woodhouse Road, Brockholes, Holmfirth

Local Plan ID HS162 Site address Land to the south of, Southwood Avenue, Honley, Holmfirth

Local Plan ID HS164 Site address Site of former Thirstin Mills, Thirstin Road, Honley, Holmfirth

Local Plan ID HS167 Site address Land south of, Gynn Lane, Honley, Holmfirth

Local Plan ID HS168 Site address Land to the north of, Scotgate Road, Honley, Holmfirth

Local Plan ID HS171 Site address Land to the north east of, Westcroft, Honley, Holmfirth

Local Plan ID HS173 Site address Land off, River Holme View, Brockholes

Local Plan ID HS174 Site address Land to the south of, Vicarage Meadows, Cinderhills, Holmfirth

Local Plan ID HS175 Site address Bridge Mills, New Road, Holmfirth

Local Plan ID HS176 Land to the west of, St Mary's Rise and St Mary's Way, Netherthong, Holmfirth

Local Plan ID HS177 Site address Land north-west of, New Mill Road, Thongsbridge, Holmfirth

Local Plan ID HS178 Land to the east of, Holme View Avenue and Pennine Close, Upperthong, Holmfirth

Local Plan ID HS179 Site address Land at, Dunford Road, Hade Edge, Holmfirth

Local Plan ID HS180 Site address Land to the east of, St Mary's Avenue, Netherthong, Holmfirth

Local Plan ID HS181 Site address Land to the east of Ryecroft Lane, Scholes, Holmfirth

Local Plan ID HS182 Site address Land to the west of, Scholes Moor Road, Scholes, Holmfirth

Local Plan ID HS183 Site address Land to the west of, Bankfield Drive, Holmbridge, Holmfirth



Local Plan ID HS184 Site address Land to the West of, Wesley Avenue, Netherthong, Holmfirth

Local Plan ID HS185 Site address Land to the West of, Miry Lane, Thongsbridge, Holmfirth

Local Plan ID HS186 Site address Land to the West of, Stoney Bank Lane, Thongsbridge, Holmfirth

Local Plan ID HS187 Site address Land at, Tenter Hill Road, New Mill, Holmfirth

Local Plan ID HS188 Site address Land to the West of, Royds Avenue, New Mill, Holmfirth

Local Plan ID HS189 Land to the South of, Former Midlothian Garage, New Mill Road, Holmfirth

Local Plan ID HS191 Site address Former Midlothian Garage, New Mill Road, Holmfirth

### **Policy LP67**

#### **Mixed use allocations**

The sites listed below are allocated for mixed use development in the Local Plan. Planning permission will be expected to be granted if proposals accord with the development principles set out in the relevant site boxes, relevant development plan policies and as shown on the Policies Map.

Local Plan ID MXS12 Site address Dobroyd Mills, Hepworth Road, Hepworth, Holmfirth

## **6 Town Centre Proposals**

**6.2** On the Policies Map, the town centres are represented by the following symbols:

**Principal Town Centre** - Blue Hexagon

**Town Centre** - Blue Square

**District Centre** - Blue Diamond

**Local Centre** - Blue Circle

### **6.5 Holmfirth Town Centre**

**6.33** Holmfirth is a town centre in the south of the district, and plays an important role in serving the town and its surrounding areas. There are also district and local centres within the area providing local provision of goods and services.

**6.34** Holmfirth Town Centre is identified on the Policies Map and shown on the Holmfirth Town Centre Map (TCB5) which includes the following designations:

Town Centre Boundary

Primary Shopping Area

Primary Shopping Frontages

## Secondary Shopping Frontages

**6.35** The designations are required to meet the requirements of the following policies within the Local Plan:

Town Centre Uses

Shopping Frontages

### Town Centre Boundary

**6.36** The Holmfirth Town Centre boundary forms the defined extent of the town centre and includes the primary shopping area, primary and secondary shopping frontages. It is to be used to implement Policy LP13. Proposals for main town centre uses outside this boundary would require a sequential test as set out in the Town Centre Uses policy.

Local Plan ID	Boundary
TCB5	Holmfirth Town Centre Boundary

### Primary Shopping Area

**6.37** The Holmfirth Primary Shopping Area forms the retail core of the town centre and includes all primary shopping frontages and the majority of the secondary shopping frontages. It is to be used to implement Policy LP14.

Local Plan ID	Primary Shopping Area
PSA5	Holmfirth Primary Shopping Area

### Primary Shopping Frontages

**6.38** The following frontages, as shown on the Holmfirth Town Centre Map, are designated as the Holmfirth Primary Shopping Frontages (PSF) within Town Centre. These frontages are located within the Holmfirth Primary Shopping Area where there is the highest concentration of A1 retail uses within the town centre. The designations relate to the Shopping Frontages Policy which sets out the level of protection afforded to Primary Shopping Frontages, and the considerations which would apply to change of use proposals within these frontages. These frontages should be used to implement Policy LP14.

Local Plan ID	Holmfirth Primary Shopping Frontages
PSF35	54 - 56 Huddersfield Road to 84 - 88 Huddersfield Road
PSF36	11 Victoria Street to 27 Victoria Street

Table 23 Holmfirth Primary Shopping Frontages

### Secondary Shopping Frontages

**6.39** The following frontages, as shown on the Holmfirth Town Centre Map, are designated as Holmfirth Secondary Shopping Frontages (SSF) within the Town Centre. These represent frontages within and adjacent to the Primary Shopping Area which are not designated as Primary Shopping Frontages, but provide a high proportion of A1 retail and other main town uses. The designations relate to the Shopping Frontages Policy which sets out the level of

protection afforded to Secondary Shopping Frontages, and the considerations which would apply to change of use proposals within these frontages. These frontages should be used to implement Policy LP14.

Local Plan ID	Holmfirth Secondary Shopping Frontages
SSF70	The Riverside Shopping Centre to Stable Court
SSF71	54 Huddersfield Road to 15 Norridge Bottom
SSF72	8 The Terrace, Huddersfield Road to 51 Huddersfield Road
SSF73	20 Victoria Street to 36 Victoria Street
SSF74	4 Market Walk to Old Bridge Barbers Market Walk
SSF75	4 Station Road to 2 Town Gate
SSF76	20 Dunford Road to 1 Rotcher Road
SSF77	1A Hollowgate to Elephant and Castle Inn, Hollowgate
SSF78	2 Hollowgate to 6 - 8 Hollowgate
SSF79	Holmfirth Market and Holmfirth Mills
SSF80	Holmfirth Market to Holmfirth Mills, Huddersfield Road
SSF81	52 Huddersfield Road to 23A Victoria Street
SSF82	14 Huddersfield Road to 34 Huddersfield Road
SSF83	5 Huddersfield Road to 15 Huddersfield Road

Table 24 Holmfirth Secondary Shopping Frontages

## 6.7 District Centres

**6.47** Within Kirklees fifteen district centres have been identified which serve the local area, as well as local centres providing local provision of goods and services. These should be used to implement Policy LP13.

**6.48** District Centres are identified on the Policies Map and each of the District Centres also have a separate District Centre Map (DCB1 - DCB15) which includes the following designations:

Town Centre Boundary

Primary Shopping Area

**6.49** The Primary Shopping Area is defined as the extent of the Town Centre. The designations are required to meet the requirements of the following policies within the Local Plan:

Town Centre Uses

Shopping Frontages

### District Centres

Local Plan ID	District Centres
---------------	------------------

DCB4	Honley District Centre
------	------------------------

## 6.8 Local Centres

**6.50** The following 61 Local Centres have been identified for Kirklees. The centres vary in scale but have been classified in accordance the Delivery of Services table set out in the Town Centre Uses Policy. These should be used to implement Policy LP13.

**6.51** Local Centres are identified on the Policies Map, and each of the Local Centres also has a separate Local Centre Map (LCB1 - LCB61). A list of the Local Centres can be seen below:

Local Plan ID	Name
LCB9	Brockholes, Holmfirth
LCB37	New Mill

## 7 Transport

### Site TS3

#### Huddersfield Southern Gateways

Junction improvements at key strategic locations on roads approaching Huddersfield Town Centre and in South Kirklees with complimentary route-based traffic management.

**Impact for Kirklees:** Accommodates the impact of new development in South Kirklees at key strategic junctions, reduces congestion and improves connectivity to Huddersfield and destinations beyond.

**Scheme Detail:** Improvements at the following locations:

A635/A6024 (Holmfirth)

### Site TS7

#### Public Transport Improvement Schemes

##### Highway Efficiency and Bus Priority Programme (HEBP)

A comprehensive and substantial upgrade of all core routes across West Yorkshire to reduce congestion, improve reliability and speed up journey times. Route-by-route, a mix of measures will be applied to tackle congestion hotspots, improve junctions and better manage parking whilst improving conditions for pedestrians, cyclists and local businesses and communities. The bus element is targeted at reducing operating costs by speeding up journey times, converting the fleet to operate on lower carbon alternative fuels and improving passenger information.

For Kirklees this includes the following corridors:

Huddersfield Southern Gateways including key junctions identified through the transport modelling on the A616 and A62 and in Holmfirth town centre

## Environmental designations

8.1 The following section sets out international and national designations, local geological sites and local wildlife sites. These designations are referred to specifically in the following policies within the Local Plan (Part 1):

Biodiversity & Geodiversity

### 8.1 International and National Designated Sites

8.2 The following sites, as shown on the Policies Map, are international and nationally designated sites, under Policy LP30.

#### Kirklees Rural

Local Plan ID	Site Name	Site Area (Ha)	Reason for designation	Other Designations
INDS1	South Pennine Moors Special Protection Area	4,819	Protection of birds	SAC, SSSI
INDS2	South Pennine Moors Special Area of Conservation	4,819	Habitat protection	SPA, SSSI

Table 31 International and National Designated Sites

Local Plan ID	Site Name	Site Area (Ha)	Reason for designation
NDS1	Park Clough, Marsden Site of Special Scientific Interest	0.60	Geology
NDS2	Honley Station Cutting Site of Special Scientific Interest	0.91	Geology
NDS3	Rake Dike Site of Special Scientific Interest (small part in Kirklees)	0.9	Geology
NDS4	Standedge Road Cutting Site of Special Scientific Interest (small part in Kirklees)	0.96	Geology

Table 32 National Designated Sites

### 8.2 Local Geological Sites

8.3 The following sites, as shown on the Policies Map, are designated as Local Geological Sites under Policy LP30. These are defined areas identified and selected locally for their geological value.

#### Kirklees Rural

Local Plan ID	Address	Site Area (Ha)
---------------	---------	----------------

LGS12	Brockholes & Round Wood LGS, Brockholes	0.45
LGS14	Digley Quarries LGS, Holmbridge	3.40

### 8.3 Local Wildlife Sites

8.4 The following sites, as shown on the Policies Map, are designated as Local Wildlife Sites under Policy LP30. These are defined areas identified and selected locally for the nature conservation value.

#### Kirklees Rural

Local Plan ID	Address	Area (Ha)
LWS53	Cliff Wood, Brockholes	6.64
LWS56	Honley Wood, Honley	66.74
LWS57	Round Wood, Brockholes	2.79
LWS58	Spring Wood, Honley	14
LWS59	Hagg Wood, Honley	19.77
LWS60	Carr Green Meadows, Holmbridge	2.22
LWS61	Digley Reservoir & Marsden Clough, Holmbridge	12.81
LWS62	Holme House Grasslands, New Mill	0.68
LWS63	Holme House Wood, New Mill	3.67
LWS64	Holmroyd Wood, Netherthong	1.56
LWS65	Malkin House Wood, Holmfirth	5.93
LWS66	Morton Wood, Hepworth	12.67
LWS67	New Laith Fields, Holmbridge	10.77
LWS68	Rakes Wood, Hepworth	3.14
LWS69	Wild Boar Clough, Hade Edge	2.53
LWS70	Yateholme Reservoirs & Plantations, Holme	30.84

### 9 Historic designations

9.1 Certain heritage assets, including ancient monuments, Conservation Areas, historic battlefields, historic parks and gardens and archaeological sites are shown on the Policies Map under policy LP35. Please note that the Local Plan Policies Map does not show all designated and non-designated heritage assets in the district, such as listed buildings. Applicants are advised to consult with the local planning authority and/or Historic England to determine whether development proposals might affect a heritage asset.

#### 9.1 Ancient Monuments

##### Kirklees Rural

Local Plan ID	Site Name
SM31505	Prehistoric Cairns And Earthworks In Honley Old Wood, Honley
SM31506	Cairnfield In Slate Pits Wood 170m North West Of Oak Cottage
SM31504	Prehistoric Earth Works In Hagg Wood, Honley

## 9.2 Conservation Areas

### Kirklees Rural

Local Plan ID	Site Name
CA5	Marsden
CA23	Slaithwaite Town Centre
CA39	Marsden (Tunnel End)
CA50	Wellhouse
CA58	Linthwaite
CA35	High Flatts
CA44	Skelmanthorpe
CA48	Upper Cumberworth
CA49	Upper Denby
CA2	Golcar
CA38	Longwood Edge
CA59	Milnsbridge
CA4	Honley
CA7	Helme
CA10	Oldfield
CA25	Wilshaw

Local Plan ID	Site Name
CA40	Meltham
CA3	Holmfirth
CA8	Hepworth
CA9	Netherthong/Deanhouse
CA11	Upperthong
CA20	Fulstone
CA21	Hinchliffe Mill
CA24	Underbank
CA26	Wooldale
CA28	Butterley
CA47	Totties
CA51	Holme
CA22	Kirkburton
CA31	Farnley Tyas
CA34	Highburton
CA43	Shepley
CA46	Thurstonland
CA55	Thunderbridge
CA56	Hope Pit

Table 47 Kirklees Rural Conservation Areas

## 9.5 Archaeological Sites

### Kirklees Rural

Local Plan ID	Ward
AS10375/2	Holme Valley North
AS10376/2	Holme Valley North
AS10377/2	Holme Valley North
AS10378/2	Holme Valley North
AS1150/2	Holme Valley North
AS1159/2	Holme Valley North
AS12168/2	Holme Valley North
AS1148/2	Holme Valley South
AS9343/2	Holme Valley South
AS9344/2	Holme Valley South



### **13 Safeguarded Land**

**13.1** The following chapter provides details of the sites designated as safeguarded land in the Local Plan which will potentially accommodate development beyond the end of the plan period under Policy LP6.

The identification of safeguarded land will ensure that green belt boundaries will last beyond the end of the Local Plan period.

#### **13.4 Kirklees Rural**

##### **Site SLS15**

Local Plan ID SLS15 Site address East of Kilnhouse Bank Farm, Dobb Top Road, Holmbridge, Holmfirth

##### **Site SLS16**

Local Plan ID SLS16 Site address South East of Dobb Lane, Hinchliffe Mill, Holmfirth

##### **Site SLS17**

Local Plan ID SLS17 Site address Dunford Road, Hade Edge, Holmfirth

Local Plan ID SLS18 Site address Dunford Road, Hade Edge, Holmfirth

Local Plan ID SLS19 North of Holme Valley Memorial Hospital, Huddersfield Road, Thongsbridge, Holmfirth

Local Plan ID SLS20 Site address Cliff Lane, Holmfirth

Local Plan ID SLS21 Site address Land to the east of Ryecroft Lane, Scholes, Holmfirth

### **14 Urban Green Space**

**14.1** The following sites, as shown on the Policies Map, are designated as Urban Green Space under Policy LP61. These are areas of green space within or adjoining towns and villages identified as being valuable for sport, recreation, amenity or wildlife. The Urban Green Space policy sets out the protection of these sites from development and local exceptions where development may be permitted.

**Kirklees Rural**

Local Plan ID	Address	Street	Locality	Town	Size (ha)
UG437	Honley Park, Jagger Lane Recreation Ground & Honley Junior School	Jagger Lane	Honley	Holmfirth	6.73
UG438	Honley High School Playing Fields	New Mill Road	Honley	Holmfirth	4.26
UG439	Brockholes Junior & Infant School	Brockholes Lane	Brockholes	Holmfirth	1.15
UG440	Brockholes Recreation Ground	Brockholes Lane	Brockholes	Holmfirth	0.56
UG441	Scar Wood, Oakes Avenue Recreation Ground & Oakes Avenue Allotments	New Mill Road	Brockholes	Holmfirth	1.51
UG442	Meltham Moor Primary School	Birmingham Lane	Meltham	Holmfirth	1.19
UG443	All Saint's Church	Town Gate	Netherthong	Holmfirth	0.61

Local Plan ID	Address	Street	Locality	Town	Size (ha)
UG444	Christ Church	Sude Hill	New Mill	Holmfirth	0.42
UG445	St John's Church	Upperthong Lane		Holmfirth	0.62
UG446	Land rear of Shawfield Avenue	Shawfield Avenue		Holmfirth	0.89
UG447	Land rear of Paris Road	Paris Road	Scholes	Holmfirth	1.34
UG448	Dean Brook Woodland	St Marys Road	Netherthong	Holmfirth	1.27
UG449	Holy Trinity Church	Butt Lane	Hepworth	Holmfirth	0.44
UG450	Mill Pond	Wickleden Gate	Scholes	Holmfirth	0.58
UG451	Land east of Springwood Road	Springwood Road	Thongsbridge	Holmfirth	3.82
UG452	Holmfirth Parish Church Tennis Club	New Mill Road	Wooldale	Holmfirth	0.96
UG453	Netherthong Primary School	School Street	Netherthong	Holmfirth	1
UG454	The Oval Playing Field	New Road	Netherthong	Holmfirth	0.48
UG455	Sands Recreation Ground	Huddersfield Road		Holmfirth	11.11
UG456	Sycamore Recreation Ground & Holmfirth High School	New Mill Road	Thongsbridge	Holmfirth	8.28
UG457	Holmfirth High School Playing Fields	Stoney Bank Lane	Thongsbridge	Holmfirth	3.43
UG458	Land between	Stoney Bank Lane & Holmfirth Road	Thongsbridge	Holmfirth	3.52
UG459	Kirkroyds Infants & Lydgate Schools	Kirkroyds Lane	New Mill	Holmfirth	2.34
UG460	Land at junction of	Pell Lane and Little Lane	Wooldale	Holmfirth	0.67
UG461	Wooldale Recreation Ground	Little Lane	Wooldale	Holmfirth	0.4
UG462	Wooldale Junior School	Royds Avenue	New Mill	Holmfirth	1.97
UG463	New Mill Recreation Ground	Holmfirth Road	New Mill	Holmfirth	1.03
UG464	Victoria Park	Cooper Lane		Holmfirth	1.93
UG465	Upperthong Junior & Infant School	Burnlee Road	Upperthong	Holmfirth	1.19
UG466	Cinderhills Recreation Ground	Field Road	Holmfirth	Holmfirth	0.41

Local Plan ID	Address	Street	Locality	Town	Size (ha)
UG467	Scholes Junior & Infant School	Wadman Road	Scholes	Holmfirth	0.87
UG468	Holmbridge Cricket Club Ground	Woodhead Road	Holmbridge	Holmfirth	0.68
UG469	Holmbridge Recreation Ground & St Davids Church	Woodhead Road	Holmbridge	Holmfirth	4.53
UG470	Hade Edge Junior & Infant School & Hade Edge Recreation Ground	Greave Road	Hade Edge	Holmfirth	1.72

For the Local Plan Policies Map please see:

<https://www.kirklees.gov.uk/beta/planning-policy/local-plan.aspx>

## 3.2 Peak District Strategic Planning Policy

### 3.2.1 Peak District National Park Core Strategy, adopted October 2011<sup>8</sup>

The Core Strategy 2011 sets out the vision, objectives and spatial strategy for the national park, and core policies to guide development and change in the National Park to 2026. The following policies may be of relevance to that part of the neighbourhood plan area which is located within the Peak District National Park (Dark Peak and Moorland Fringes Area):

#### Core Strategy Key Diagram



#### Policy GSP1: Securing national park purposes and sustainable development

- A. All policies must be read in combination.
- B. All development shall be consistent with the National Park's legal purposes and duty.
- C. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation and enhancement of the National Park will be given priority.
- D. Where national park purposes can be secured, opportunities must be taken to contribute to the sustainable development of the area
- E. In securing national park purposes major development should not take place within the Peak District National Park other than in exceptional circumstances. Major development will only be permitted following rigorous consideration of the criteria in national policy.

<sup>8</sup> [http://www.peakdistrict.gov.uk/\\_data/assets/pdf\\_file/0014/141215/LDF-CoreStrategyFinal.pdf](http://www.peakdistrict.gov.uk/_data/assets/pdf_file/0014/141215/LDF-CoreStrategyFinal.pdf)

- F. Where a proposal for major development can demonstrate a significant net benefit to the National Park, every effort to mitigate potential localised harm and compensate for any residual harm to the area's valued characteristics would be expected to be secured.

**Policy GSP2: Enhancing the National Park**

- A. Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon.
- B. Proposals intended to enhance the National Park will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area. They should not undermine the achievement of other Core Policies.
- C. When development is permitted, a design will be sought that respects the character of the area, and where appropriate, landscaping and planting schemes will be sought that are consistent with local landscape characteristics and their setting, complementing the locality and helping to achieve biodiversity objectives.
- D. Opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings. Work must be undertaken in a manner which conserves the valued characteristics of the site and its surroundings.
- E. Development in settlements necessary for the treatment, removal or relocation of non-conforming uses to an acceptable site, or which would enhance the valued characteristics of the National Park will be permitted. In such cases a site brief may be necessary to achieve the best mix of uses to secure the conservation and enhancement of the National Park and the most sustainable outcome for the community.

**Policy GSP3: Development management principles**

All development must conform to the following principles: Development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal. Particular attention will be paid to:

- A. impact on the character and setting of buildings
- B. scale of development appropriate to the character and appearance of the National Park
- C. siting, landscaping and building materials
- D. design in accordance with the National Park Authority Design Guide
- E. form and intensity of proposed use or activity
- F. impact on living conditions of communities
- G. impact on access and traffic levels
- H. use of sustainable modes of transport
- I. use of sustainable building techniques
- J. ground conditions including any land instability from former mining, quarrying or industrial uses
- K. adapting to and mitigating the impact of climate change, particularly in respect of carbon emissions, energy and water demand

**Policy DS1: Development strategy (extract)**

- A. To promote a sustainable distribution and level of growth and support the effective conservation and enhancement of the National Park, the following principles will be applied to determine proposals for new development. These principles must be considered in relation to the specific core policies in this plan and the subsequent Development Management Policies DPD.
- B. The majority of new development (including about 80 to 90% of new homes) will be directed into Bakewell and named settlements, with the remainder occurring in other settlements and the rest of the countryside.
- C. In all settlements and in the countryside outside the Natural Zone the following forms of development will be acceptable in principle (where permission is required):

- agriculture, forestry, and other rural enterprises requiring a rural location, including farm diversification;
  - extensions to existing buildings;
  - recreation and tourism;
  - mineral working;
  - conversion or change of use for housing, community facilities and business uses including visitor accommodation, preferably by re-use of traditional buildings;
  - renewable energy infrastructure;
  - utilities infrastructure;
  - other development and alternative uses needed to secure effective conservation and enhancement.
- D. In Bakewell and the following named settlements there is additional scope to maintain and improve the sustainability and vitality of communities across the National Park. In or on the edge of these settlements new build development will be acceptable for affordable housing, community facilities and small-scale retail and business premises. Other than in Bakewell, no development boundaries will be drawn. (*extract*)
- Holme
- E. Where there is pressure for development and the National Park Authority is uncertain about the capacity for this in a named settlement, an assessment of site alternatives will be required to demonstrate the extent of development which may be permitted. This process should involve the Parish Council or Parish Meeting and demonstrate that the proposed development complements:
- the settlement's overall pattern of development;
  - the character and setting of nearby buildings and structures; and
  - the character of the landscape in which the settlement sits.

**Policy L1: Landscape character and valued characteristics**

- A. Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.
- B. Other than in exceptional circumstances, proposals for development in the Natural Zone will not be permitted.

**Policy L2: Sites of biodiversity or geodiversity importance**

- A. Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
- B. Other than in exceptional circumstances development will not be permitted where it is likely to have an adverse impact on any sites, features or species of biodiversity importance or their setting that have statutory designation or are of international or national importance for their biodiversity.
- C. Development must conserve and enhance any sites or features of geodiversity importance and where appropriate their setting.
- D. Other than in exceptional circumstances, development will not be permitted where it is likely to have an adverse impact on any sites or features of geodiversity importance or their setting that have statutory designation or are of international or national importance for their geodiversity.

**Policy L3: Cultural heritage assets of archaeological, architectural, artistic or historic significance**

- A. Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest;

- B. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest;
- C. Proposals for development will be expected to meet the objectives of any strategy, wholly or partly covering the National Park, that has, as an objective, the conservation and where possible the enhancement of cultural heritage assets. This includes, but is not exclusive to, the Cultural Heritage Strategy for the Peak District National Park and any successor strategy.

**Policy RT1: Recreation, environmental education and interpretation**

Proposals for recreation, environmental education and interpretation must conform to the following principles:

- A. The National Park Authority will support facilities which enable recreation, environmental education and interpretation, which encourage understanding and enjoyment of the National Park, and are appropriate to the National Park's valued characteristics. Opportunities for access by sustainable means will be encouraged.
- B. New provision must justify its location in relation to environmental capacity, scale and intensity of use or activity, and be informed by the Landscape Strategy. Where appropriate, development should be focused in or on the edge of settlements. In the open countryside, clear demonstration of need for such a location will be necessary.
- C. Wherever possible, development must reuse existing traditional buildings of historic or vernacular merit, and should enhance any appropriate existing facilities. Where this is not possible, the construction of new buildings may be acceptable. D. Development must not on its own, or cumulatively with other development and uses, prejudice or disadvantage peoples' enjoyment of other existing and appropriate recreation, environmental education or interpretation activities, including the informal quiet enjoyment of the National Park.

**Policy RT2: Hotels, bed and breakfast and self-catering accommodation**

Proposals for hotels, bed and breakfast and self-catering accommodation must conform to the following principles:

- A. The change of use of a traditional building of historic or vernacular merit to serviced or self-catering holiday accommodation will be permitted, except where it would create unacceptable landscape impact in open countryside. The change of use of entire farmsteads to holiday accommodation will not be permitted.
- B. Appropriate minor developments which extend or make quality improvements to existing holiday accommodation will be permitted.
- C. New build holiday accommodation will not be permitted, except for a new hotel in Bakewell.

**Policy RT3: Caravans and camping**

Proposals for caravan and camping sites must conform to the following principles:

- A. Small touring camping and caravan sites and backpack camping sites will be permitted, particularly in areas where there are few existing sites, provided that they are well screened, have appropriate access to the road network, and do not adversely affect living conditions.
- B. Static caravans, chalets or lodges will not be permitted.
- C. Provision of improved facilities on existing caravan and camping sites, including shops and recreation opportunities, must be of a scale appropriate to the site itself.
- D. Development that would improve the quality of existing sites, including improvements to upgrade facilities, access, landscaping, or the appearance of existing static caravans, will be encouraged.



### **Policy CC1: Climate change mitigation and adaptation**

In order to build in resilience to and mitigate the causes of climate change all development must:

- A. Make the most efficient and sustainable use of land, buildings and natural resources.
- B. Take account of the energy hierarchy by:
  - I. reducing the need for energy;
  - II. using energy more efficiently;
  - III. supplying energy efficiently; and
  - IV. using low carbon and renewable energy.
- C. Be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.
- D. Achieve the highest possible standards of carbon reductions.
- E. Achieve the highest possible standards of water efficiency.

In all new and replacement housing, other than affordable housing of less than 3 units, a minimum sustainability standard, equivalent to that required by the government of affordable housing, shall be achieved unless the applicant provides evidence to demonstrate that it is not viable for a particular development.

Non-residential major development above 1000m<sup>2</sup> floorspace must achieve a Buildings Emissions Rate at least 10% less than the Target Emissions Rate.

### **Policy CC2: Low carbon and renewable energy development**

- A. Proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting landscape character, cultural heritage assets, other valued characteristics, or other established uses of the area;
- B. Cumulative impacts of low carbon and renewable energy development within the National Park and visible beyond its boundary must be taken into account;
- C. Where proposals do not compromise the valued characteristics of the National Park the Authority will also take into account the economic, social and wider environmental benefits of renewable and low carbon development.

**Policy CC4: On-farm anaerobic digestion of agricultural manure and slurry** Proposals for the management of agricultural manure and slurry generated within the National Park must follow the following principles:

- A. Applications for single on-farm anaerobic digester units, and any associated development for management of waste or renewable energy generation, must only use agricultural manure and slurry arising on the planning unit and crops grown for the purpose on the unit.
- B. Centralised on-farm anaerobic digestion facilities will only be permitted where they:
  - I. serve a number of farms mainly within the National Park in close proximity to each other; and
  - II. deal only with agricultural manure and slurry arising on the farms involved and crops grown for the purpose on those farms; and
  - III. are justified by a comparative analysis of alternative single on-farm proposals in terms of economic and functional viability, taking into consideration effects on the environment.

### **Policy CC5: Flood risk and water conservation**

- A. Development proposals which may have a harmful impact upon the functionality of floodwater storage, or surface water conveyance corridors, or which would otherwise unacceptably increase flood risk, will not be permitted unless net benefits can be

secured for increased floodwater storage and surface water management from compensatory measures.

- B. Where flood management schemes are proposed to reduce the risk of flooding to established material assets, they should wherever possible secure wider benefits for the natural environment, such as habitat creation or landscape enhancement.
- C. Development which increases roof and hard surface area must include adequate measures such as Sustainable Drainage Systems to deal with the run-off of surface water. Such measures must not increase the risk of a local water course flooding.
- D. New development must allow an appropriate set-back distance for adequate maintenance of watercourses.

### **Policy HC1: New housing**

Provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan. Exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where:

- A. It addresses eligible local needs:
  - I. for homes that remain affordable with occupation restricted to local people in perpetuity; or
  - II. for aged persons' assisted accommodation including residential institutions offering care, where adequate care or assistance cannot be provided within the existing housing stock. In such cases, sufficient flexibility will be allowed in determining the local residential qualification to take into account their short term business needs whilst maintaining local residency restrictions for the long term.
- B. It provides for key workers in agriculture, forestry or other rural enterprises in accordance with core policy HC2.
- C. In accordance with core policies GSP1 and GSP2:
  - I. it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings; or
  - II. it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1. Any scheme proposed under CI or CII that is able to accommodate more than one dwelling unit, must also address identified eligible local need and be affordable with occupation restricted to local people in perpetuity, unless:
    - III. it is not financially viable, although the intention will still be to maximise the proportion of affordable homes within viability constraints; or
    - IV. it would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future: in which case (also subject to viability considerations), a financial contribution<sup>102</sup> will be required towards affordable housing needed elsewhere in the National Park.

### **Policy HC2: Housing for key workers in agriculture, forestry or other rural enterprises**

- A. New housing for key workers in agriculture, forestry or other rural enterprises must be justified by functional and financial tests.
- B. Wherever possible it must be provided by re-using traditional buildings that are no longer required for their previous use.
- C. It will be tied to the land holding or rural enterprise for which it is declared to be needed.

### **Policy HC3: Sites for gypsies, travellers or travelling showpeople**

Gypsy, traveller or travelling showpeople's caravan or mobile home sites may be permitted only where there are exceptional circumstances of proven need for a small site that can be met without compromising national park purposes.

**Policy HC4: Provision and retention of community services and facilities**

- A. The provision or improvement of community facilities and services will be encouraged within settlements listed in core policy DS1, or on their edges if no suitable site is available within. Proposals must demonstrate evidence of community need. Preference will be given to the change of use of an existing traditional building, but a replacement building may be acceptable if enhancement can be achieved in accordance with policy GSP2. Shared or mixed use with other uses and community facilities will be encouraged.
- B. Elsewhere, proposals to provide community facilities and services involving a change of use of traditional buildings or a replacement building which achieves enhancement, will be encouraged.
- C. Proposals to change the use of buildings or sites which provide community services and facilities including shops and financial and professional services to non-community uses must demonstrate that the service or facility is:
  - I. no longer needed; or
  - II. available elsewhere in the settlement; or
  - III. can no longer be viable.Wherever possible, the new use must either meet another community need or offer alternative community benefit such as social housing. Evidence of reasonable attempts to secure such a use must be provided before any other use is permitted.
- D. The redevelopment of a community recreation site or sports facility for other uses will not be permitted until a satisfactory replacement site or facility has been provided, or it can be demonstrated that the facility is no longer required.

**Policy HC5: Shops, professional services and related activities In towns and villages:**

- A. Shops, professional services and related activities must:
  - I. be located within the Bakewell Central Shopping Area, or in or on the edge of named settlements listed in policy DS1; and
  - II. be of appropriate scale to serve the needs of the local community and the settlement's visitor capacity.
- B. Significant out of centre retail developments will not be permitted.
- C. Related activities such as professional services, and premises for the sale and consumption of food and drink, will be permitted provided that there is no harm to living conditions or to the role or character of the area, including its vitality and viability.

In the countryside:

- D. Farm shops may be acceptable provided that they principally sell goods grown, produced or processed on the farm.
- E. Other retail use in the countryside will only be acceptable where proposals are small scale, and it must:
  - I. be ancillary to a business acceptable under policy E2; or
  - II. relate directly to and be ancillary to recreation and tourism facilities; and
  - III. take account of impact on local centres.

**Policy E1: Business development in towns and villages**

Proposals for business development in Bakewell and settlements named in policy DS1 must take account of the following principles:

- A. New sites and buildings for business development will be permitted within or on the edge of the named settlements in policy DS1. Proposals must be of a scale that is consistent with the needs of the local population. Wherever possible, proposals must re-use existing traditional buildings of historic or vernacular merit or previously developed sites, and take up opportunities for enhancement. Where this is not possible, new buildings may be permitted.

- B. Appropriate improvements to make existing employment sites more attractive to businesses will be welcomed.
- C. Home working will be encouraged provided that it is at an appropriate scale.
- D. The National Park Authority will safeguard existing business land or buildings, particularly those which are of high quality and in a suitable location. Where the location, premises, activities or operations of an employment site are considered by the Authority to no longer be appropriate, opportunities for enhancement will be sought, which may include redevelopment to provide affordable housing or community uses.

**Policy E2: Businesses in the countryside**

Proposals for business development in the countryside outside the Natural Zone and the named settlements in policy DS1, must take account of the following principles:

- A. Businesses should be located in existing traditional buildings of historic or vernacular merit in smaller settlements, on farmsteads, and in groups of buildings in sustainable locations. However where no suitable traditional building exists, the reuse of modern buildings may be acceptable provided that there is no scope for further enhancement through a more appropriate replacement building.
- B. On farmsteads, or groups of estate buildings, small scale business development will be permitted provided that it supports an existing agricultural or other primary business responsible for estate or land management. The primary business must retain ownership and control of the site and building, to ensure that income will be returned to appropriate management of the landscape.
- C. Business use in an isolated existing or new building in the open countryside will not be permitted.
- D. Proposals to accommodate growth and intensification of existing businesses will be considered carefully in terms of their impact on the appearance and character of landscapes.
- E. Ancillary retail operations must be small scale and principally offering for sale goods which are produced at the premises (see also policy HC5). Beyond this policy and policies RT1, RT2 and RT3, there is no scope for setting up new businesses in the countryside.

**Policy T1: Reducing the general need to travel and encouraging sustainable transport**

- A. Conserving and enhancing the National Park's valued characteristics will be the primary criterion in the planning and design of transport and its management.
- B. Cross-Park traffic will be deterred.
- C. Modal shift to sustainable transport will be encouraged.
- D. Improved connectivity between sustainable modes of travel will be sought.
- E. Impacts of traffic within environmentally sensitive locations will be minimised.
- F. Sustainable access for the quiet enjoyment of the National Park, that does not cause harm to the valued characteristics, will be promoted.
- G. Demand management and low carbon initiatives will be sought where appropriate.

**Policy T3: Design of transport infrastructure**

- A. Transport infrastructure, including roads, bridges, lighting, signing, other street furniture and public transport infrastructure, will be carefully designed and maintained to take full account of the valued characteristics of the National Park.
- B. Particular attention will be given to using the minimum infrastructure necessary and also to make transport interchanges welcoming and safe.
- C. Mitigation measures will be provided where transport infrastructure severs wildlife routes.

**Policy T6: Routes for walking, cycling and horse riding, and waterways**

- A. The Rights of Way network will be safeguarded from development, and wherever appropriate enhanced to improve connectivity, accessibility and access to transport interchanges. This may include facilitating attractive safe pedestrian and cycle routes between new residential or industrial developments and the centre of settlements. Where a development proposal affects a Right of Way, every effort will be made to accommodate the definitive route or provide an equally good or better alternative.
- B. The Manifold, Tissington and High Peak Trails, and other long distance routes, will be protected from development that conflicts with their purpose. The continuity of the Trans Pennine Trail and the Monsal Trail will be retained, irrespective of any future rail use, by realignment if required.
- C. Wherever appropriate, disused railway lines will be used for walking, cycling and equestrian use until such time as a railway scheme is granted.
- D. The Huddersfield Narrow Canal will be protected as an inland waterway.

**Policy T7: Minimising the adverse impact of motor vehicles and managing the demand for car and coach parks**

- A. Existing traffic management schemes will be reviewed in partnership with the relevant Highway Authorities, to ensure that they accord with policy T1, encouraging a modal shift away from motor vehicles. Within environmentally sensitive locations, additional traffic management schemes will be undertaken where there is a demonstrable need.
- B. Residential parking and operational parking for service and delivery vehicles will be the minimum required for operational purposes, taking into account environmental constraints and future requirements.
- C. Non-residential parking will be restricted in order to discourage car use, and will be managed to ensure that the location and nature of car and coach parking does not exceed environmental capacity. New non-operational parking will normally be matched by a reduction of related parking spaces elsewhere, and wherever possible it will be made available for public use.
- D. Park and ride schemes will be encouraged to the main visitor areas, where they can be accommodated without harm to the valued characteristics of the area and will provide a net environmental benefit to the National Park.

### 3.2.2 Peak District National Park Local Plan, 2001 ‘Saved’ Policies<sup>9</sup>

The following ‘saved’ policies are also of relevance to the Holme Valley Neighbourhood Plan:

#### **Policy LC3 Local Plan settlement limits**

- (a) to determine whether proposed development is in or on the edge of a Local Plan settlement, regard will be had to its relationship to nearby buildings and structures and to the settlement’s overall pattern of development, which should be complemented and not harmed
- (b) development will not be permitted where it is separated from the existing settlement to such a degree that it no longer forms part of the whole or is likely to result in pressure to infill an intervening gap

#### **Policy LC4 Design, layout and landscaping**

- (a) where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, conserves and where possible it enhances the landscape, built environment and other valued characteristics of the area
- (b) particular attention will be paid to:
  - (i) scale, form, mass and orientation in relation to existing buildings, settlement form and character, landscape features and the wider landscape setting; and
  - (ii) the degree to which design details, materials and finishes reflect or complement the style and traditions of local buildings; and
  - (iii) the use and maintenance of landscaping to enhance new development, and the degree to which this makes use of local features and an appropriate mix of species suited to both the landscape and wildlife interests of the locality; and
  - (iv) the amenity, privacy and security of the development and of nearby properties; and
  - (v) any nuisance, or harm to the rural character of the area, caused by lighting schemes

#### **Policy LC5 Conservation Areas**

- (a) applications for development in a Conservation Area, or for development that affects its setting or important views into or out of the area, should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced. Outline applications for development will not be considered. The following matters should be taken into account:
  - (i) form and layout of the area including views into or out of it and open spaces
  - (ii) scale, height, form and massing of the development and existing buildings to which it relates;
  - (iii) locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis;
  - (iv) the nature and quality of materials
- (b) proposals for or involving demolition of existing buildings, walls or other structures which make a positive contribution to the character or appearance or historic interest of the Conservation Area will not be permitted unless there is clear and convincing evidence that:
  - (i) the condition of the building (provided that this is not a result of deliberate neglect) and the cost of repairing and maintaining it in relation to its

---

<sup>9</sup> <http://www.peakdistrict.gov.uk/publications/local-plan-2001>

- importance and to the value derived from its continued use, is such that repair is not practical; and
- (ii) all possible efforts have been made to continue the present use or find compatible alternative uses for the building, including putting the building on the market and seeking advice from relevant authorities and agencies; or
- (iii) the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building
- (c) where such demolition is acceptable, a record of the current building or structure may be required. Plans for re-use of an area where demolition is proposed must be agreed and a contract for redevelopment signed before the demolition is carried out.
- (d) where appropriate, felling, lopping or topping of trees will not be permitted without prior agreement, which may require their replacement.

#### **Policy LC6 Listed Buildings**

- (a) planning applications for development affecting a listed building and/or its setting should clearly demonstrate:
  - (i) how these will be preserved and where possible enhanced; and
  - (ii) why the proposed development and related works are desirable or necessary
- (b) development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on features of architectural or historic interest. Information should include appropriate floor plans, elevations, sections, notes of the specification of materials, and (where external work is involved) plans and elevations showing the listed building's relationship to its curtilage and to neighbouring structures
- (c) development will not be permitted if it would:
  - (i) adversely affect the character, scale, proportion, design, detailing of, or materials used in the listed building; or
  - (ii) result in the loss of or irreversible change to original feature or other features of importance or interest
- (d) in particular, development will not be permitted if it would directly, indirectly or cumulatively lead to:
  - (i) changes to plan form which involve removal of original walls, stairs, or entrances, or sub-division of large interior spaces; or
  - (ii) removal, alteration or unnecessary replacement of structural elements including roof structures, beams and floors; or
  - (iii) the removal, alteration or unnecessary replacement of features such as windows, doors, shutters, fire surrounds and plasterwork; or
  - (iv) the loss of curtilage features which complement the character and appearance of the listed building (e.g. boundary walls, railings or gates; or
  - (v) the replacement of original features other than with original materials and with appropriate techniques; or
  - (vi) repairs or alterations involving materials, techniques and detailing inappropriate to the listed building; or
  - (vii) extensions to the front of listed buildings; or
  - (viii) extensions of more than one storey to the rear of listed small houses or terraced properties
- (e) conversion of a listed building to a use other than that for which it was designed will not be permitted unless it can accommodate the new use without enlargement and does not require major rebuilding. The new use must not involve or lead to changes to the listed building or its curtilage and/or setting that would adversely affect its architectural or historic interest and integrity
- (f) where change to a listed building is acceptable, and before the work is carried out, an adequate record of the changes made will be required

**Policy LC7 Demolition of Listed Buildings**

- (a) proposals for or involving demolition of a listed building will not be permitted unless there is clear and convincing evidence that:
  - (i) the conditions of the listed building (provided that this is not and the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use is such that repair is not practical; and
  - (ii) all possible efforts have been made to continue the present use or find compatible alternative uses for the listed building, including putting it on the market, seeking advice from relevant authorities and agencies, and exploring opportunities for charitable or community ownership that preserve the listed building for its own sake; and
  - (iii) the alternative proposals for the site are satisfactory; or
  - (iv) the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building.
- (b) where proposals for involving demolition of a listed building are acceptable, development will be permitted provided that:
  - (i) demolition shall not take place until detailed plans have been approved for proposed replacement buildings and a contract signed for the redevelopment; and
  - (ii) specified features or materials are salvaged and stored or re-used; and
  - (iii) the appearance, plan and particular features of the building are satisfactorily measured and recorded; and
  - (iv) provision is made for archaeological investigation and excavation of the site where appropriate

**Policy LC8 Conversion of buildings of historic or vernacular merit**

- (a) conversion of a building of historic or vernacular merit to a use other than that for which it was designed will be permitted provided that:
  - (i) it can accommodate the new use without changes that would adversely affect its character (such changes include significant enlargement or other alteration to form and mass, inappropriate new window spacings or doorways, and major rebuilding); and
  - (ii) the new use does not lead to changes to the building's curtilage or require new access or services that would adversely affect its character or have an adverse impact on its surroundings

**Policy LC14 Farm diversification**

- (a) diversification of economic activity on a farm will be restricted to the specific use or range of uses for which permission is given rather than a use class
- (b) new buildings will not be permitted if the diversified use can be appropriately located in existing vernacular buildings or in a non-vernacular building which would remain appropriate to the area despite its removal from agriculture
- (c) the location and size of an existing non-vernacular building and its relationship to other buildings and features will be important when judging whether it is appropriate for a new use. Where a new use is acceptable, the development should include any improvements to the building and its setting that are needed to ensure that its impact on the landscape and on the character and appearance of the farm is not more harmful than if a new building had been permitted
- (d) development will not be permitted unless there is sufficient certainty of long-term benefit to the farm business as an agricultural operation

**Policy LC15 Historic and cultural heritage sites and features**

- (a) when considering development proposals that could affect historic and cultural heritage sites and features, the following will be taken into account:



- (i) their national and local significance by reference to the Schedule of ancient Monuments and to the County Sites and Monuments Records and other relevant information; and
  - (ii) the protection, enhancement and preservation of the sites or features and their settings; and
  - (iii) the need for the development to be on the site in question
- (b) where development affecting such a site or feature is acceptable, the preservation of any features of special interest in its original position, and appropriate opportunities for public access and examination will be required wherever practicable, taking into account the importance of the site or feature

**Policy LC16 Archaeological sites and features**

- (a) when considering development proposals that could affect archaeological sites or features, the following will be taken into account:
- (i) their national and local significance by reference to the Schedule of Ancient Monuments and to the County Sites and Monuments Records and other relevant information; and
  - (ii) the protection, enhancement and preservation of the sites or features and their settings; and
  - (iii) the need for the development to be on the site in question; and
  - (iv) the need for an appropriate archaeological assessment of the nature and importance of the remains;
- (b) where development affecting such a site or feature is acceptable, the following will be required:
- (i) the implementation of an appropriate scheme for archaeological investigation prior to and during development; and
  - (ii) wherever practicable, the preservation of any feature of special interest in its original position, and appropriate opportunities for future access and examination taking into account the importance of the site or feature

**Policy LC17 Sites, features or species of wildlife, geological or geomorphological importance**

- (a) for statutorily designated sites, features or species of international, national or regional importance
- (i) development applications in the vicinity of designated sites will be carefully considered to assess the likelihood of adverse effects; and
  - (ii) development considered likely to have an adverse effect will be treated as if that effect is established; and
  - (iii) in particular, development having a significant effect on the ecological objectives or integrity of a Special Protection Area or Special Area of Conservation will not be permitted unless there is no alternative site or better practical approach available, and it must be carried out for imperative reasons of overriding public interest. Where a site hosts a priority habitat or species, development will not be permitted unless there is no alternative and it is required for reasons that relate to human health, public safety, or beneficial consequences of primary importance to the environment, or for other imperative reasons of overriding public interest determined by the European Commission
- (b) development that would detrimentally affect the value to wildlife stepping stones and corridors will not be permitted
- (c) development will not be permitted unless adequate information is provided about its likely impact on the special interests of a site. In particular, if development is likely to affect a designated site or species, information should include:
- (i) an assessment of the nature conservation importance of the site including a habitat/vegetation map and description (with identification of plant

- communities and species), and a description of fauna and geological/geomorphological features; and
- (ii) an assessment of the direct or indirect effects of the development including pollution, changes in hydrology, associated visitor pressure, and changes to the ease of management of habitats; and
- (iii) details of any mitigating measures

**Policy LC20 Protecting trees, woodlands or other landscape features put at risk by development**

- (a) Planning applications should provide sufficient information to enable their impact on trees, woodlands and other landscape features to be properly considered
- (b) where development that involves risk of damage to trees, woodlands or other landscape features is acceptable, adequate space must be left for their replacement with appropriate species of trees and shrubs or local materials. Appropriate maintenance that respects wildlife interests will be required.

**Policy LC21 Pollution and disturbance**

Development that presents a risk of pollution or disturbance that could adversely affect:

- (i) the amenity, ecology, or other valued characteristics of the area; or
- (ii) existing recreation activities; or
- (iii) extensive land uses such as forestry and agriculture; or
- (iv) water supply, groundwater resources and the water environment; or
- (v) established businesses; or
- (vi) potential future uses of the land

will not be permitted unless adequate measures to control emissions within acceptable limits are put in place and (when the permitted use finishes) appropriate removal of any pollutants from the site is assured.

**Policy LH1 Meeting local needs for affordable housing**

Exceptionally residential development will be permitted either as a newly built dwelling in or on the edge of Local Plan Settlements (Policy LC2) or as the conversion of an existing building of traditional design and materials in the countryside provided that:

- (i) there is a proven need for the dwelling(s). In the case of proposals for more than one dwelling, this will be judged by reference to an up to date housing needs survey prepared by or in consultation with the district council as housing authority. In the case of individual dwellings, need will be judged by reference to the circumstances of the applicant including his or her present accommodation and
- (ii) the need cannot be met within the existing housing stock. Individuals may be asked to provide evidence of a search for suitable property which they can afford to purchase within both their own and adjoining parishes; and
- (iii) the intended occupants meet the requirements of the National Park Authority's local occupancy criteria (policy LH2). In the case of proposals for more than one dwelling, where the intended occupants are not specified, a satisfactory mechanism to ensure compliance with the local occupancy restriction will be required - normally a planning obligation; and
- (vi) the dwelling(s) will be affordable by size and type to local people on low or moderate incomes and will remain so in perpetuity; and
- (v) the requirements of Policy LC4 are complied with

**Policy LH4 Extensions and alterations to dwellings**

Extensions and alterations to dwellings will be permitted provided that the proposal does not:

- (i) detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings; or

- (ii) dominate the original dwelling where it is of architectural, historic or vernacular merit; or
- (iii) amount to the creation of a separate dwelling or an annexe that could be used as a separate dwelling

Proposals for house extensions involving the conversion of adjoining buildings must also satisfy Policy LH6

**Policy LH5 Replacement dwellings**

- (a) The replacement of unlisted dwellings will be permitted provided that:
  - (i) the replacement dwelling contributes to the character or appearance of the area; and
  - (ii) it is not preferable to repair the existing dwelling; and
  - (iii) the proposed dwelling is of a similar size to the dwelling it will replace; and
  - (iv) it will not have an adverse effect on neighbouring properties; and
  - (v) it will not be more intrusive in the landscape, either through increased building mass or the greater activity created
- (b) the existing structure must be removed from the site prior to the completion of the development or within 3 months of the occupation of the new dwelling where the existing dwelling is a family house

**Policy LH6 Conversion of outbuildings within the curtilages of existing dwellings to ancillary residential uses**

The conversion of an outbuilding within the curtilages of an existing dwelling to ancillary residential use will be permitted provided that:

- (i) it would not harm the character of the building, the dwelling and the surrounding area; and
- (ii) it would not result in an over-intensive use of the property, an inadequate standard of accommodation or amenity space, or the need to replace outbuildings at a later date; and
- (iii) the site is large enough to meet the parking and access requirements of the proposed development; and
- (iv) the new accommodation provided would remain under the control of the occupier of the main dwelling

**Policy LS1 Retailing and services in Local Plan Settlements**

- (a) retail development (use class A1) within Local Plan Settlements will be permitted provided that:
  - (i) its scale is appropriate to local shopping needs or acceptable levels of visitor orientated outlets; and
  - (ii) there are adequate facilities and access for the storage and disposal of goods, waste and delivery of stock; and
  - (iii) in newly built shops (and in those conversions that involve substantial change to an existing building) provision is made for access allowing separate use of upper floors. This should be from an entrance on to the front of the building wherever possible; and
  - (iv) access is provided for people with a mobility difficulty, except where it would harm the character of an existing building
- (b) development to provide professional or financial service outlets (use class A2) or for the sale and consumption of food or drink (use class A3) will be permitted provided that it does not erode the primary retail (use class A1) role of the area or harm its character, viability and vitality
- (c) where the development of a take-away food shop is proposed, particular care must be taken to protect the amenity of nearby property (for example by restricting opening times) and to ensure local traffic safety

**Policy LS3 Retail development outside Local Plan Settlements**

- (a) retail development outside Local Plan Settlements will not be permitted unless it is closely associated with farm diversification, tourist or recreational development, or is part of on-site sales from an existing factory unit or petrol station. In all cases, the retail element should be ancillary to the main land use of the site
- (b) where retail development is associated with an industrial or business unit, sales will be wholly or mainly restricted to goods produced on site. Where they are part of a farm diversification scheme, sales will be wholly, or mainly, restricted to agricultural or forestry produce from the locality. Sales of seasonally available farm products from outside the unit will be acceptable provided that they are at a scale where they do not become the predominant goods available throughout the year
- (c) at petrol stations, retail activity must remain ancillary to fuel sales. New petrol stations will not be permitted outside Local Plan Settlements
- (d) New garden centres in the open countryside will not be permitted. New development within existing garden centres or nurseries will not be permitted unless it is related to the primary function of the site and would not damage the valued characteristics of the area
- (e) retail development will not be permitted if it would lead to inappropriate types or volumes of traffic on country roads and lanes, or is of a scale or nature that threatens the retail vitality, viability or potential of nearby settlements

**Policy LS4 Community facilities**

- (a) new or improved community facilities of a scale suited to local need will be permitted:
  - (i) in Local Plan Settlements or on their edges if no suitable internal site is available; and
  - (ii) in smaller settlements, provided that the scale of the proposed development is modest
- (b) change of use of an existing community facility will not be permitted if it would result in the loss of a service to the local community, unless it can be shown the facility is no longer required, is available elsewhere in the settlement, or is no longer viable. Wherever possible, a new use should meet another community need (including that for affordable housing for local people or for economic activity). Evidence of reasonable attempts to secure such a use will be required before alternatives are permitted

**Policy LE2 Exceptional permission for Class B1 employment uses**

- (a) Provided that there is sufficient benefit to the conservation and enhancement of the National Park, planning permission will be given for a B1 employment use in a building that would not otherwise be judged suitable, but only if there are adequate safeguards to minimise any adverse impact on the building, and on the valued characteristics and amenity of the area.
- (b) Permission will be restricted to the specific activity for which it is being sought, and particular attention will be paid to the following so as to minimise any adverse impact:
  - (i) the scale, intensity and type of activity, including vehicular movements and hours of operation; and
  - (ii) the arrangement of parking and/or storage of vehicles, equipment and materials.
- (c) where necessary and appropriate:
  - (i) permitted development rights (particularly for further buildings or structures) will be excluded; and
  - (ii) permission will initially be restricted to a period of (usually) 2 years and/or for the personal benefit of the occupant of the building. If the arrangements for minimising the development's impact prove to be unacceptable in practice, further permission will not be granted

### **Policy LE3 Home working**

Planning permission for home working will be restricted to a specified activity within use class B1. Planning permission and/or obligations will be used as necessary and appropriate to control any aspects of the business activity likely to affect the valued characteristics residential character or amenity of the area including:

- (i) the exclusion of permitted development rights for further buildings or structures; and
- (ii) the scale, intensity and type of activity, including vehicular movements and hours of operations; and
- (iii) the arrangement of parking and/or storing of vehicles, equipment and materials.

### **Policy LR3 Touring camping and caravan sites**

- (a) The development of a new touring camping and caravan site or small extension to an existing site will not be permitted unless its scale, location setting and impact upon neighbouring uses are acceptable, and it does not dominate its surroundings.
- (b) shopping, catering or sport and leisure facilities at camping and caravan sites will be permitted provided that there is no significant adverse effect on the vitality and viability of existing facilities in surrounding communities and the development is of a scale and nature suited to the needs of the site itself
- (c) permanent dwellings for site warden's accommodation at camping and caravan sites will not be permitted

### **Policy LR7 Facilities for keeping and riding horses**

Facilities for keeping and riding horses will be permitted provided that the development:

- (i) Does not detract from the landscape or valued characteristics of the area, either individually or cumulatively; and
- (ii) is located adjacent to existing buildings or groups of buildings; and
- (iii) is not likely to cause road safety problems; and
- (iv) in the case of commercial stables/riding centres, has good access from the strategic and secondary route networks and to an adequate bridleway network that can accommodate the increased activity without harming the valued characteristics of the area or their enjoyment by others; and
- (v) does not constitute a nuisance to local residents, landowners or farmers by noise, small or other adverse impact

### **Policy LU4 Renewable energy generation**

- (a) the development of a renewable energy source will be permitted provided that the development and all ancillary works including transmission lines can be accommodated without harm to the valued characteristics or other established uses of the area;
- (b) transmission lines should always be placed underground
- (c) wind farms will not be permitted

### **Policy LU5 Telecommunications infrastructure**

- (a) telecommunications infrastructure will be permitted provided that:
  - (i) the landscape, built heritage or other valued characteristics of the National Park are not harmed; and
  - (ii) it is not feasible to locate the development outside the National Park where it would have less impact; and
  - (iii) the least obtrusive or damaging, technically practicable location, size, design and colouring of the structure and any ancillary equipment, together with appropriate landscaping, can be secured
- (b) wherever possible, and where a reduction in the overall impact on the National Park can be achieved, telecommunications equipment should be mounted on existing masts, buildings and structures. Telecommunications equipment that extends above

- the roofline of a building on which it is mounted will only be allowed where it is the least damaging alternative
- (c) substantial new development such as a mast or building for the remote operation and monitoring of equipment or plant not part of the code-system operators network will not be permitted

**Policy LT7 Public transport and the pattern of development**

Housing, retail, industrial and recreational development should be located in areas served by good public transport

**Policy LT10 Private non-residential (PNR) parking**

- (a) In new development, or where planning permission is required for an expansion or alteration of a business, parking must be of a very limited nature or accompanied by on-street waiting restrictions, especially in areas served by good public transport
- (b) where PNR parking cannot be provided on site, or is considered undesirable on site, planning permission will only be granted where the developer agrees to finance:
  - (i) the provision of the required parking at a nearby location; or
  - (ii) the provision of alternative public transport facilities
- (c) new and existing PNR parking will be brought into public use wherever possible

**Policy LT11 Residential parking**

The design and number of parking spaces associated with residential development, including any communal residential parking, must respect the valued characteristics of the area, particularly in Conservation Areas

**Policy LT17 Cycle parking**

The provision of secure cycle parking will be encouraged in villages, at railway stations and at recreational attraction. New development will also be required to provide secure cycle parking

## 4.0 Local Plan Evidence Base <sup>10</sup>

As the Draft HVNDP was being prepared, various background and evidence base documents supporting the Kirklees Local Plan were referred to and considered to support the NDP policies and proposals.

These include the following:

### 4.1 Housing

#### **Kirklees Strategic Housing Market Assessment (SHMA) – Final Report, October 2015**

The SHMA is an important piece of evidence in informing the content of the Development Plan. It is intended to provide an assessment of both housing need and demand, develop understanding of current housing need and housing market conditions and consider what level and mix of housing – both market and affordable – is required to meet population and household growth to 2031, and to meet the needs of different groups within the local community.

For Kirklees, the SHMA notes that:

- population is expected to increase by 11.1% to 475,800 by 2031
- over the Plan period, 1630 dwellings per annum will be required. This is based on population increase and the need to support economic growth.
- there will be a marked increase in the proportion of resident aged 65 and over which is expected to increase by 43.8% between 2013 and 2031.
- the range of housing options available to older people needs to be diversified, for instance through the development of open market housing designed at older people and the development of sheltered accommodation, extra care housing and co-housing for rent or sale.
- there is an annual net imbalance of 1049 affordable dwellings
- a tenure split of 55.1% affordable rent and 44.9% intermediate tenure based on household preferences is suggested.

The following table considers the potential distribution of dwelling requirements by sub-area based on the 2013-31 objectively assessed housing need range. It is based on the current distribution of households by sub-area. This table also considers how the overall dwelling requirement can be split between a 'natural change' component i.e. how much of the requirement relates to the existing population, and a 'jobs-led' component i.e. how much of the requirement relates to dwellings to support jobs-growth.

The Holme Valley falls within the Kirklees Rural – West sub area.

---

<sup>10</sup> <https://www.kirklees.gov.uk/beta/planning-policy/local-plan-examination-library-2017.aspx>

Sub-area	Total dwellings 2015	% Distribution of dwellings	OAN based on dwelling distribution	Natural change component	Jobs-led component
Batley and Spen	45875	25.1	410	345	65
Dewsbury and Mirfield	31102	17.0	278	234	44
Huddersfield North	25810	14.1	231	194	36
Huddersfield South	33736	18.5	301	254	48
Kirklees Rural - East	13748	7.5	123	103	19
Kirklees Rural - West	32178	17.6	287	242	45
<b>Total</b>	<b>182449</b>	<b>100.0</b>	<b>1630</b>	<b>1373</b>	<b>257</b>

- The key drivers in determining the tenure and type of future development include:
- The need to continue development to satisfy household aspirations, in particular the development of detached and semi-detached houses and a range of property sizes to offset identified market imbalances;
  - Developing an increasing range of housing and support products for older people;
  - Delivering additional affordable housing to help offset the identified net shortfalls; and diversifying the range of affordable options by developing intermediate tenure dwellings and products; and
  - The economic viability of delivering affordable housing on sites across Kirklees.

#### Kirklees Strategic Housing Land Availability Assessment, 2014

The Strategic Housing Land Availability Assessment (SHLAA) is a technical site assessment of potential housing sites. It is not a plan for development, but simply a part of the technical evidence base required to inform the plan making process.

The purpose of the Assessment is to identify where and how many new housing sites could be developed over a 5, 10 and 15 year period. It is a key element of the evidence base for the Development Plan so that policy makers can assess the available land against all the other policy considerations which have to be taken into account. However, it does not in itself determine whether a site should be allocated for housing development.

The SHLAA looked at the suitability of sites in the Holme Valley (Holme Valley South ward<sup>11</sup> and part of Holme Valley North) to accommodate future housing development. The broad findings for SHLAA sites in the Holme Valley (excluding those with planning permission) are set out in the following table:

Site Ref	Location	Site Area ha	Comments
<b>HOLME VALLEY NORTH WARD (PART)</b>			
5	Clitheroe Farm, Scotgate Road, Honley	3.82	Green Belt Engineering operations are required to form an acceptable access
6	Land at junction of Station Road and New Mill Road, Honley	0.40	Green Belt Constraints associated with protected trees and flooding
122	K Line Travel Station Yard, Station Road, Honley	0.32	Green Belt Brownfield



Site Ref	Location	Site Area ha	Comments
			Constraints associated with contamination and surface water flooding
211	Mytholmbridge Farm, Off New Mill Road, Thongsbridge	1.10	Green Belt Topological constraint to achieve satisfactory access
227	Hall Ing, Hall Ing Lane, Brockholes	1.05	Green Belt Constraints relate to its setting adjacent listed buildings and achieving satisfactory access.
297	Land south west of River Holme Woodhead Road, Brockholes		Unsuitable - Flooding, access and topography constraints.
386	Land between Hassocks Lane and Meltham Road, Honley	10.33	Green Belt No obvious constraints
416	Junction of Chandler Lane Meltham Road, Honley	0.40	Green Belt Level site with no obvious constraints on development.
440	Woodhead Road, Brockholes	8.75	Constrained by protected trees and topography
550	South of Long Lane, Honley	0.32	Green Belt Significant access constraint. Third party land required
554	Land west of Chandler Lane, Honley	0.71	Green Belt Access constraint
556	Land south of Hassocks Lane, Honley	4.20	Green Belt Upgrading of access required
559	Land west of Clitheroe Farm Scotgate Road, Honley	0.34	Green Belt Visibility for site access may be an issue
632	Former allotments, Oakes Avenue, Brockholes	0.23	No obvious constraints
732	Land south of Gynn Lane, Honley	2.51	Green Belt Access affected by an area of protected trees
755	Park Riding, Northgate, Honley	4.11	Green Belt Constraints associated with achieving access
792	Land off Southwood Avenue, Honley	0.60	Green Belt No adverse constraints
795	Land off Woodhead Road, Honley	4.54	Green Belt Protected trees along site frontage may impact on access. Steep site
807	Land off River Holme View, Brockholes	0.29	Urban Greenspace No obvious constraints
871	Housing allocation H3.32 Westcroft, Honley	0.51	No obvious constraints

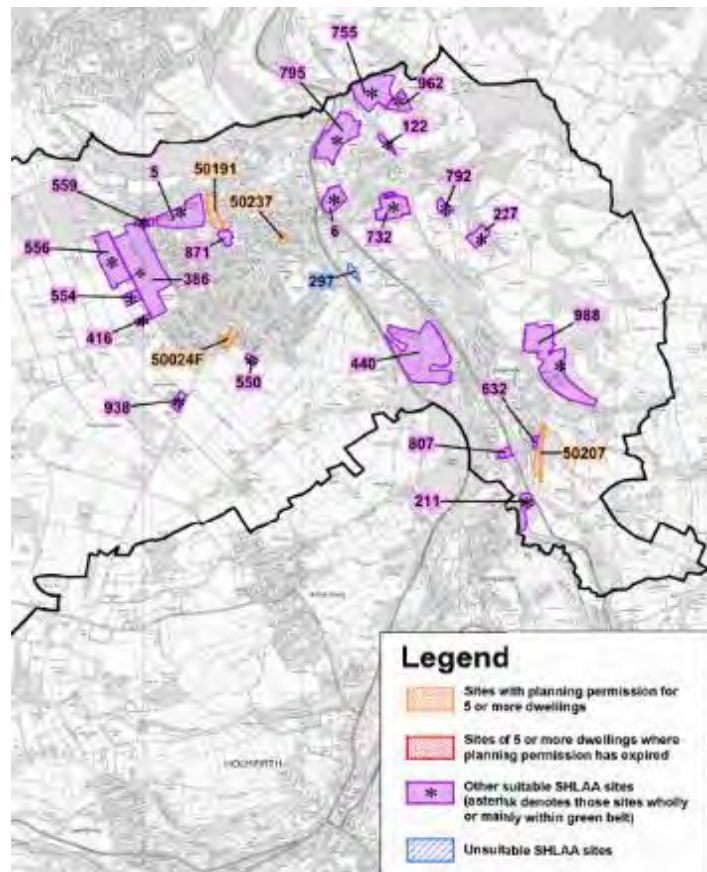
Site Ref	Location	Site Area ha	Comments
938	Middlefield House, Bradshaw Road, Honley	0.67	Green Belt No obvious constraints
962	Land to the North of Northgate, Honley	0.94	Green Belt Constrained by protected trees and topography.
988	Wood Farm and land to the East of Brockholes Lane, Brockholes	0.87	Green Belt Some environmental and topographical constraints. Land may be affected by stability issues. Access issues from Brockholes Lane.
<b>HOLME VALLEY SOUTH WARD</b>			
11	Land to the south of 38 Penistone Road, New Mill		Green Belt Unsuitable - Steeply sloping site with mature tree coverage. Subject to surface water flooding
13	Downshutts St George's Road. Scholes	2.39	Green Belt No obvious constraints
17	Land between Holt Lane Green Lane and Hightown Lane, Holmfirth	2.93	Green Belt Steep slope and inadequate access roads
24	Land south of Cross Lane, Scholes	0.75	Green Belt Level site, access achievable
42	Land south of Grange Cote Sheffield Road, Jackson Bridge	0.34	Green Belt Sloping site with significant change in levels. Frontage development only. Access achievable.
62	Land north of Moor Lane, Netherthong	0.63	Green Belt No obvious constraints.
63	Pen Lee Holmfirth Road, New Mill	0.29	No obvious constraints
74	Land west and south of Leas Avenue, Netherthong	12.57	Green Belt No obvious constraints
80	Land between New Road and Thong Lane, Netherthong	8.80	Green Belt Sloping agricultural land with protected trees
82	Land west of Hollin Brigg Lane, Holmebridge	0.20	Green Belt The site forms steep valley sides to Dobb Dike
84	Land between Dunford Road and Dover Lane, Cartworth	1.11	Green Belt Costs associated with achieving access
99	Moorlands Wood Turning Co Luke Lane, Thongsbridge	0.66	Green Belt Protected trees, flood and contamination issues
108	Ryecroft Lane, Scholes	6.56	No obvious constraints

Site Ref	Location	Site Area ha	Comments
109	Land south of Roaine Drive, Underbank	1.54	No obvious constraints
116	Cold Hill Lane, New Mill	0.52	Topography may be a constraint
120	Vicarage Meadows, Carr Lane, Underbank	0.98	No obvious constraints
123	Miry Lane, Thongsbridge	1.28	Constraints associated with topography, contamination and potential access issue
128	Victoria Yard Sheffield Road, Hepworth	2.38	Green Belt No obvious constraints. Remediation of small area of contamination required.
144	Land east of St Mary's Crescent, Netherthong	1.54	Green Belt Access constraint can be overcome. Topographical constraint
151	Dobb Top Road, Holmebridge	1.89	No obvious constraints
154	Robert Lane, Bill Lane, Wooldale	0.42	Constraints relate to setting of listed building
171	Land west of Butt Lane, Hepworth	0.30	Green Belt Significant flooding constraint
187	Dunford Road, Hade Edge	5.79	No obvious constraints
199	Kirkbridge Coal Yard Kirkbridge Lane, New Mill	0.62	Green Belt Constraints associated with fluvial and surface water flood risk and contamination
219	St Marys Avenue, Netherthong	1.18	Possible topographical constraint
232	Land at junction of Paris and Sandy Gate, Scholes	1.08	Green Belt No obvious constraints
235	Land between Scholes Moor Road and Oak Scar Lane, Scholes	4.33	Access constraint
249	Broad Lane, Upperrthong	1.75	Constraints associated with listed buildings and slope
293	303 Woodhead Road, Holme	0.78	Green Belt Constraints around site access and location of site within an environmentally sensitive area
322	Land north of Hill Crest, Dobb Lane, Holmebridge		Unsuitable - Constrained by flooding, protected trees and extensive area of contaminated land associated with the former mill pond.
382	Laithe Avenue, Holmebridge	0.78	Constraints associated with contamination and engineering works
383	Royds Avenue, Wooldale	2.08	No obvious major constraints
441	Miry Lane, Netherthong	0.36	Slope and access constraints
443	Wesley Avenue, Netherthong	1.24	Possible access constraints

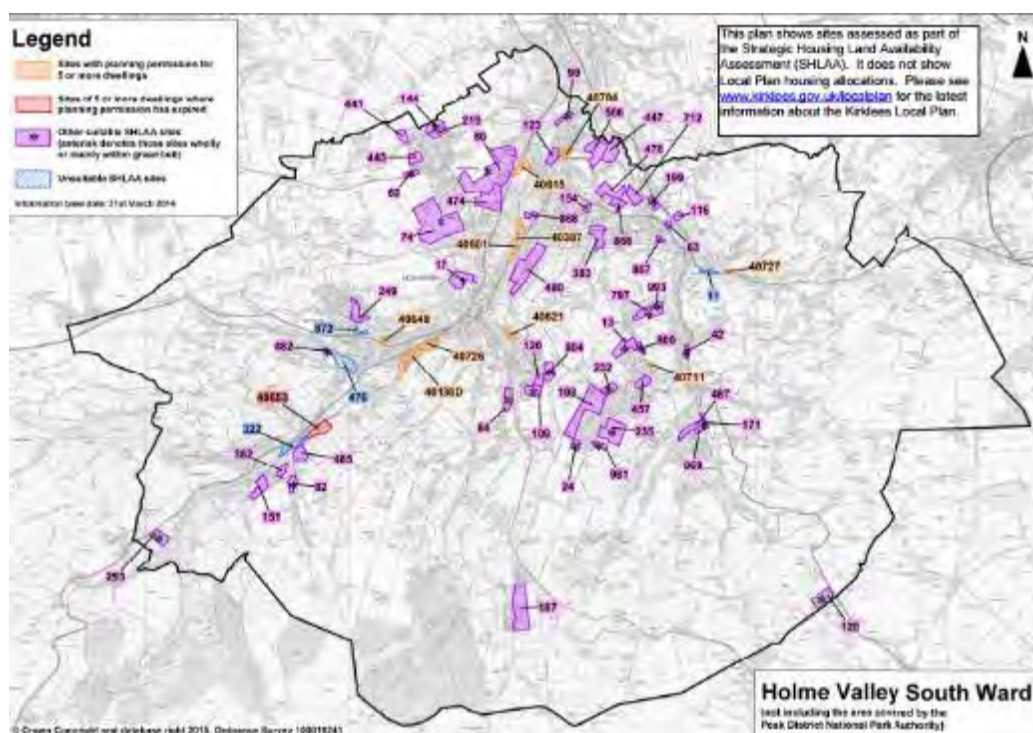
Site Ref	Location	Site Area ha	Comments
447	Stoney Bank Lane, Thongsbridge	2.10	No obvious constraints
457	Land off Wickleden Gate, Scholes	0.94	Site constrained by slope and watercourse
474	Huddersfield Road, Holmfirth	2.21	Sloping land with multiple land uses, access and other constraints
476	Land to the north of 20 Shawfield Avenue, Burnlee		Green Belt Unsuitable - Very steeply sloping valley sides with extensive coverage by protected trees and subject to surface water
478	Tenter Hill Road, Wooldale	2.64	Access achievable through the adjacent allocation
480	Cliff Lane, Holmfirth	5.26	Slope and local highway network
482	Former Chemical Works, Liphill Bank Road, Burnlee	0.24	Green Belt Brownfield Constraints associated with contamination, landfill gas and flooding.
485	Dobb Lane, Holmebridge	1.61	No obvious constraints
487	Off Butt Lane, Hepworth	1.33	Severe access constraint
566	Land east of Springwood Road, Thongsbridge	3.04	Access would affect protected trees.
712	Land south of Stoney Bank Lane, New Mill	1.59	Constrained by steep topography. Dissected by public right of way
797	Land off Greenhill Bank Road, Scholes	2.16	Green Belt No obvious constraints
800	Land east of St George's Road, Scholes	0.35	Green Belt Access may require third party land and impact on protected trees
804	Land east of Carr Lane, Underbank	1.62	Green Belt No obvious constraints
866	Housing allocation H3.12 New Mill Road, Wooldale	1.00	Access constraint
867	Housing allocation H3.13 Royds Avenue, New Mill	0.30	No obvious constraints
868	Land to the north and west of Pentlands/Wynnccliffe, Housing allocation H3.15 New Mill Road, Wooldale	0.57	Topographical constraint
869	Housing allocation H3.26, Butt Lane, Hepworth	0.39	Severe access constraint
872	Housing allocation H3.33, Broad		Unsuitable - Severe access and configuration constraint

Site Ref	Location	Site Area ha	Comments
	Lane/Ash Grove Road, Upperthong		
981	Land to the east of Scholes Moor Road, Scholes	0.60	Green Belt Third party land may be required to gain access
993	Oakwood House Greenhill Bank Road, Totties	0.51	Green Belt No obvious constraints

**SHLAA Sites Holme Valley North Ward (part)**



## SHLAA Sites Holme Valley South Ward



## 4.2 Settlements and Green Belt Review

### 4.2.1 Settlements

#### Kirklees Draft Local Plan Technical Paper: Settlement Appraisal, November 2015

This Paper defines the extent of settlements within Kirklees, to be used for Local Plan purposes. The settlements have been assessed individually and have been arranged by the four sub areas defined as:

- Huddersfield
- Dewsbury and Mirfield
- Batley and Spennings
- Kirklees Rural

The Holme Valley is located within the Kirklees Rural Sub Area.

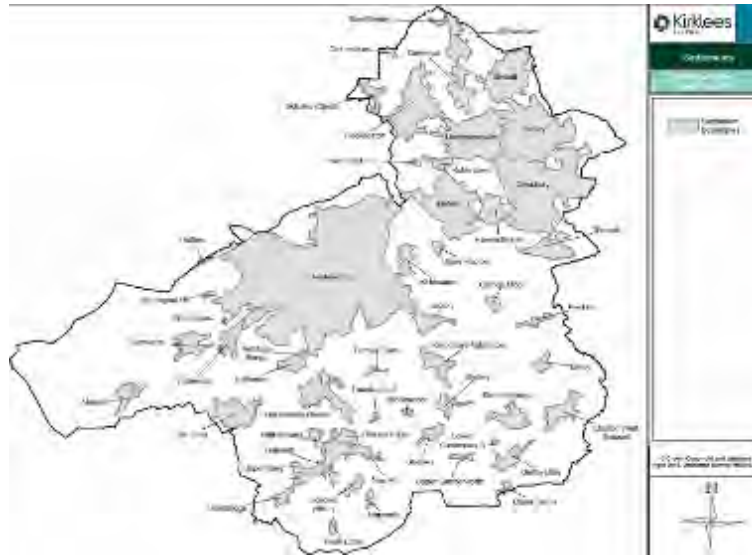
The upper Holme valley borders the Peak District National Park, and includes habitats and species protected by European legislation. Generally, the Holme valley is narrow, with steep sides which can limit development,

Settlements are well connected to Huddersfield and there are good connections to the M1 from the east. Local rail links exist in part between the Holme Valley, Dearne Valley and Huddersfield. For many of the towns and villages, Huddersfield is the focus for where most people work, shop and undertake leisure activities.

The following settlements in the Holme Valley are identified;

Hade Edge  
 Hepworth  
 Holmbridge  
 Holmfirth

Honley/Brockholes  
Netherthong  
New Mill  
Scholes (Hfirth)  
Thongsbridge  
Upperthong



#### Key Issues for Kirklees Rural Sub Area

##### *Strengths/opportunities for growth*

- Generally high levels of income.
- Low unemployment.
- Canal and centres such as Holmfirth attract tourism.
- Rail links to Leeds, Huddersfield and Manchester from the Colne Valley and potential to improve frequency of services in parts of the Holme Valley and Dearne Valley.
- Attractive landscape character.
- Market strength suggests brownfield opportunities are more viable.

##### *Challenges to growth*

- Expansion of settlements in the upper Colne and Holme Valleys may be constrained by European protected habitats and species.
- Steep valley sides in the Colne Valley and Holme Valley.
- Generally high house prices create problems of affordability for local people.
- Limited opportunities for people to work and shop locally.
- Relatively poor motorway access from the Colne Valley and Holme Valley
- Limited frequency of rail service.
- Few brownfield opportunities from industrial legacy.
- Loss of employment land to housing.

#### Role, Character and Function

Kirklees Rural is the largest of the Sub four district committee areas. Many of the towns grew as part of the cloth industry, but still remain individual with expanses of Green Belt separating them.

Kirklees Rural is characterised by narrow steep valleys in the Holme and Colne valley and the Dearne Valley has gentler sloping valleys more akin to agriculture. Flat, accessible land within

this area is a rarity which is reflective of the high market demand for housing in this area and limitations to investment in new employment generating sites coming forward.

Environmental constraints to development opportunities are also apparent as the area has a large proportion of Green Belt edges accustomed to not only topographical constraints but to EU habitat legislations especially around the Holme and Colne Valley. Work has been done surrounding the Green Belt edge (Green Belt Review and Outcomes document) relating to these specific constraints for this area.

The opportunities for expansion in the Holme and Colne valleys that are constrained by these unique features are therefore limited.

Kirklees Rural consists of 32 settlements dating from the mid-18th and 19th centuries. The ancient past of the valleys can be seen in the open expanses of the landscape, the traditional built form within these villages see residential and industrial units within close proximity to each other.

The villages have mixed functions, some of which are predominantly residential with limited available services with others being agricultural based. Historically the towns had different functions, some of which were mill towns and others market towns such as Holmfirth, these elements all contribute to the local distinctiveness of the area.

Much of the industry is based in out-dated accommodation which does not generally have a wider appeal beyond the settlements within which they serve. In addition, the lack of flat accessible land makes the opportunities for existing businesses to re-locate within the Kirklees Rural area very limited.

The settlements within Kirklees Rural have low levels of workplace population compared to other areas to the north of Kirklees reflecting the lack of local employment opportunities within this rural area and the tendency of residents to commute further to work.

Kirklees Rural is well connected with a number of A roads providing direct routes to Huddersfield within the Colne and Holme valley. Roads to the south of this area also provide direct access to the M1 motorway along the A636 and A637.

The Penistone line serves Honley, Brockholes, Stocksmoor, Shepley and Denby Dale with an hourly rail service to Huddersfield, Barnsley and Sheffield. Some larger settlements in this area such as Holmfirth are not on the rail network but are served by a frequent bus service. Bus services are also concentrated on the Penistone Road and Manchester Road corridors. Other settlements, further from Huddersfield, tend to have poorer bus links to Huddersfield. Links to towns and cities outside of the district tend to be less frequent.

Generally, accessibility to local services and facilities are lower in Kirklees Rural compared to the other District Committee areas. This reflects more dispersed pattern of development the area and the large Green Belt separation between individual settlements.

Kirklees Rural has a high demand for market housing as it offers an attractive landscape and access to the M1 from the south east of the District Area. The Holme Valley South, Denby Dale and Kirkburton areas form the strongest housing market areas in the district with average sales prices above the district average. The household income levels for this area are typically well above £40,000 per annum with a highest household income levels located in Hepworth and Hade Edge in the Holme Valley at over £50,000 per annum, compared to the district average of £33,251. The area has the highest levels of economically active 16-74 year olds in Kirklees as a whole and has the lowest levels of unemployment in the District.



In recognition of the limited land supply and constraints for employment use in this area, the Local Plan seeks to protect existing employment generating uses. It is recognised that in Kirklees Rural area, supply is limited and to prevent the loss of employment use, the Local Plan has designated Priority Employment Areas (PEAs) that protect land occupied by existing businesses throughout the area. These are in the Colne and Holme valley bottoms where historically much of the older business premises exist. This will ensure land is kept available for local businesses and in turn provide a level of local jobs in the area. It is recognised that the housing market in Kirklees Rural is buoyant compared to the rest of Kirklees, therefore the threat of change of use is higher from perspective developers.

Settlements in the west of this area where the landscape consists of steep valleys, are constrained by landform and unable to grow further. The historic pattern of development means that the river corridors remain important today and tend to be the most sustainable places for development, but this needs to be balanced against constraints arising from topography and landform. The unique landscape character in Kirklees Rural area means that opportunities for further Green Belt release has been limited compared to the other Sub areas. Just 6 settlements in Kirklees Rural sub area have been assessed as appropriate for comparatively small releases of Green Belt land. This is in stark comparison to the other sub areas to the north of Kirklees where topographical and landscape features are not as prevalent.

Within each of the settlements defined, a settlement appraisal has taken place to assess the relative sustainability of each of the settlements.

#### **4.2.2 Peak District National Park Settlement Summaries**

Holme is located within the Peak District National Park. This report summaries Holme as a small settlement of around 120 people in the Parish of Holme Valley in Kirklees Council area about 3 miles from Holmfirth. It has good access to the A628 cross Park route. The majority of the settlement is concentrated around the open area at the bottom of Meal Hill Road and whilst it has a Conservation Area no areas are identified as important open space. Courtyards are an important feature and a number of footpaths run through them however many of these are private.

Its planning history is characterised by conversions to holiday lets and dwellings. It has a church, primary school, community hall, good public transport, a pub, a post box, playground and playing field but there is no up to date picture of housing need, it is not a priority for housing authority investment and the SHLAA reveals no capacity for new build. However, there are no other settlements in this area that have the range of services that support the local community and enable good access to them so on balance Holme is still considered suitable for very limited new development to meet its own needs.

## **4.3 Employment**

### **Draft Kirklees Local Plan Technical Paper: Priority Employment Areas**

The purpose of this study was to assess the suitability of existing employment areas across Kirklees for continued business and industrial use. The assessment was used to determine how much of the existing employment stock is appropriate (in quantitative, qualitative and location terms) to meet the needs of modern business operations. Sites meeting specific criteria have been identified as Priority Employment Areas (PEAs).

Having taken into account national policy and local considerations, the following site assessment criteria was established for the purpose of evaluating potential employment sites:

- site suitability/deliverability: for modern business operations;
- flooding: identification of problems with flood risk; and
- accessibility: particularly to the major road network, motorway junctions and public transport.

In the south of the district, the existing stock, although less attractive at a district wide, regional and national level, still has a strong local significance. In view of this, the site assessment scores have been of less significance in determining sites as Priority Employment Areas. The main focus in the south is based on the size of the site and the need to support the local economy in areas where employment land is scarce, and the threat of change of use is greatest. Many of these employment sites are also closely linked to the proposed new employment land identified in the Local Plan.

## 4.4 Built and Natural Environment

### 4.4.1 Landscape

#### Natural England National Character Areas<sup>12</sup>

Natural England has produced profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. The parish of the Holme Valley lies within NCA 37: Yorkshire Southern Pennine Fringe and NCA 51: Dark Peak.

#### NCA 37: Yorkshire Southern Pennine Fringe



This NCA is described as a transitional landscape from the upland areas of the Southern Pennines NCA in the west through to the low-lying land of the Nottinghamshire, Derbyshire and Yorkshire Coalfield NCA to the east. The most striking aspect of the landscape is the mingling of predominantly 'gritstone' industrial towns and villages with the strong valley forms and pastoral agriculture of the Pennine foothills. The gritstone industrial buildings and settlements bring a sense of visual unity to the landscape. The landscape is dominated by industrial buildings and structures such as factories, chimneys, railways and canals. Travellers crossing the NCA from west to east experience a change from pastoral treeless hill tops, where drystone walls are the predominant field boundary, to wooded valleys, where large urban settlements such as Bradford, Huddersfield and Sheffield are focused in the valleys and were built up around the former industries such as coal mining, steelmaking and the woollen industry. The World Heritage Site of Saltaire stands as an example model town built with the wealth produced by the industries prevalent in this area. In the east,

<sup>12</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

settlements are separated by areas of arable farming with hedgerows and lowland meadows.

The NCA is characterised by steep slopes that are cut through by narrow rivers, notably the Don, the Calder, the Hebble Brook and the Colne in the north and the Sheaf, the Rivelin and the Loxley in the south near Sheffield, which open up into valleys on lower land. The river corridors provide links through the NCA from the uplands into the towns and cities in the valleys, supplying not only water for the large population in these areas but also opportunities for people to access and enjoy the natural environment and for species movement through the landscape.

Its key characteristics are:

- a transitional landscape dissected by steep-sided valleys, dropping from the high gritstone hills in the west to lower land in the east, and thus creating an important backdrop to the many industrial towns and villages within and beyond the NCA.
- sandstones and gritstone beds of Millstone Grit (Namurian) age underlying smooth hills and plateaux in the west. These are overlain in the east by beds of sandstone, siltstone and mudstone of Coal Measures age.
- rivers creating a deeply dissected landscape, with high plateaux cut by steep-sided valleys, and fanning out in 'fingers' across valleys of the NCA.
- treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west, but with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape, especially to the north and west of Sheffield.
- predominantly pastoral farming, especially in western areas, with a shift to more arable land in the drier eastern areas.
- boundary features that change from distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east.
- close conjunction between rural landscapes and the rich industrial heritage of the urban areas, including settlements associated with the textile industry, with large mills and tall chimneys, and large factories and forges associated with the iron, steel and manufacturing industries.
- urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform.
- industrial wealth revealed in magnificent civil architecture in town centres, notably Bradford, Halifax, Huddersfield and Sheffield, and several stately homes with designed parklands.
- evidence of bronze-age and Roman habitation still present on uplands, and old pack-horse routes that once joined settlements across the Pennines still in place, or now forming modern major road routes.
- extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas.
- several reservoirs contained within narrow valleys contributing a distinct character as well as providing popular places to visit.
- small patches of fragmented priority habitats providing important refuges locally for wildlife. Grassland mosaics are particularly important in supporting waders and the twite that breeds on adjacent moorland areas; lowland woodland is also an important feature.
- in places a dense network of roads and urban development, with many road, rail and canal routes crossing the NCA, and a high density of footpaths throughout.

### Recent changes and trends

#### *Trees and woodland*

- There has been a significant increase in woodland cover and management with extensive uptake of management agreements, covering 20 per cent of the wooded area in 2003. Of these, many were on ancient woodland sites where the proportion covered by a Woodland Grant Scheme increased from 5 per cent in 1999 to 24 per cent in 2003.

#### *Boundary features*

- Boundary features are generally felt to be neglected throughout this NCA with limited uptake of agri-environment funding to support their management and restoration. The greatest uptake of environmental stewardship options is seen in the west of the NCA with 388,710 m of drystone walls included in agreements (representing 80 per cent of the total length of boundary in agreement).

#### *Agriculture*

- Agricultural character has remained fairly constant throughout recent years and farm size remains relatively small. The largest changes have been seen in a move to increased grazing in less favourable areas alongside a decline in dairying and lowland livestock grazing between 2000 and 2009.

#### *Settlement and development*

- Although about half of the NCA is within a Green Belt, the rate of development outside urban and fringe areas has been moderately high, including a large number of barn conversions. There is continued pressure for housing and employment in areas outside of the urban city centres which has put pressure on the more rural satellite towns around Bradford and Sheffield in particular.
- The pressure for further conversions remains, combined with a perception of widespread use of non-traditional materials, and the desire for out-of-town residential development.

#### *Semi-natural habitat*

- There has been some enhancement of semi-natural habitats through the uptake of agri-environment grants for lowland pasture and upland in-bye pasture.
- Projects focusing on river systems – notably the Calder and the Don – are restoring wetland habitats along the river corridors.

#### *Historic features*

- A large number of the historic farm buildings remain structurally intact (82 per cent) and roughly 52 per cent of historic farm buildings remain unconverted, although pressure is increasing for domestic conversions and small business developments. Many industrial buildings have been converted with factories and mills being used for residential or employment developments or to provide community services, for example, the mill building in Saltaire World Heritage Site now houses an art gallery and range of small, local shops and cafes.
- There is less unity being used in building materials that reduces the visual impact of historic developments.
- The Heritage at Risk register indicates that there are currently 42 designated monuments at risk in this NCA.

#### *Coast and rivers*

- The ecological river quality across the NCA is generally considered to be moderate with greatest variation seen on stretches of the River Colne and its tributaries with some stretches with bad status east of Huddersfield and good status in the western end of the NCA.

- The chemical river quality is generally good status where assessment is currently required.

#### *Minerals*

- Active quarries are still fairly common within this NCA, mainly for sandstones that are used for building material. Sites vary in size from small to very large and as work at these sites is completed the restoration has provided opportunities to create new areas of semi-natural habitat and provide access for people and interpretation of geological features at these sites. Restoration plans are increasingly seeking to provide these benefits for local people rather than previous plans that mainly focused on agricultural and industrial end uses.

#### Drivers, future challenges and opportunities

##### *Climate change*

- Increased frequency and intensity of rainfall causing flooding in river valleys, notably the River the Don, the Calder, Hebble Brook and the Colne in the north and the Sheaf, the Rivelin and the Loxley in the south near Sheffield and increased 'flashiness' of their flows.
- Increased flooding risk associated with climate change will also lead to a likely increase in new flood defence schemes. Settlements, key trans-Pennine transport routes and many structures and buildings of historic interest are also particularly vulnerable to flooding. Riverside paths and pack-horse and clapper bridges will be very susceptible to flashy-style flooding.
- Increased incidences of summer droughts leading to increase in water demand in the urban areas and in agricultural areas, particularly for crop growth and to alleviate drought stress.
- Lower water flow rates and increased water temperatures may have negative impacts on water quality, fish and invertebrates and could cause greater incidents of algal bloom.
- Drought stress on areas of semi-natural habitat could also increase loss of areas of these habitats, restricting species movement and increasing local extinction rates.
- Warmer winters leading to increased tree growth could provide both opportunities for further woodland creation but also impact on other semi-natural habitats that are susceptible to scrub invasion.
- Longer growing season potentially leading to double cropping in arable areas and a possible transition of rough pasture into pasture (improved grassland), as warmer temperatures enable grass to thrive at higher altitudes.
- A warmer climate could lead to new crops in arable areas and heat stress affecting cattle and sheep with more housing needed for cattle as a result and change in breeds.
- Changes in temperature and rainfall pattern could affect habitable ranges for a number of species and reduce species migration through loss of small or isolated habitats. This may be particularly marked in the fringe area where habitat is squeezed between pressure from development below and habitat management for specific habitats above. is likely to result in periods of heavy rain that may cause more frequent flood events, increased flooding of settlements and transport infrastructure within the vales.

##### *Other key drivers*

- Sheffield, Bradford, Huddersfield, Halifax, Holmfirth, Stocksbridge and Penistone will all be the focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region. These development pressures, plus the housing renewal programme in Sheffield will all provide opportunities for

incorporating green infrastructure, but will also extend urban fringe influence further.

- Planned increase in woodland cover under the Carbon Transition Plan, with new woodland planting associated in particular with the South Yorkshire Community Forest.
- Continuing pressure to increase renewable energy generation could result in a demand for onshore wind turbines and for biomass growth (Defra's maps show mostly medium potential yield for miscanthus and short rotation coppice throughout the area) and may have impacts on the landscape within the NCA and neighbouring NCAs such as the Dark Peak to the west.
- The increased need to use renewable energy is creating opportunities for the improved management of existing woodlands to provide wood fuel.
- Soils within southern parts of the NCA north of Sheffield are identified as having a 'very high' or 'extreme' vulnerability to soil poaching, and this is exacerbated by a perceived increase in 'horsiculture' through much of the area.
- The current poor performance of the region in terms of recycling and recovery means there is likely to be an increasing need for waste management facilities.
- Continued demand for sandstone as a building material
- Pressure for increased food production (and possible conversion of pasture to arable) associated with a drive for greater self-sufficiency.
- High level of urbanisation, with populations of mixed ethnic origin, some presenting a challenge to encourage engagement with the natural environment, but also opportunities exist for recreation and educational access, as urban greenspace, the countryside and the Peak District National Park are very accessible.

#### *Landscape opportunities*

- Manage existing sites and plan for expansion sites to improve upland pastures to create mosaics of species-rich pastures and rushy pastures, to increase biodiversity (plants and insects in particular) and provide feeding and breeding opportunities for birds (especially waders, twite).
- Plan to increase areas of woodland, particularly on steep slopes and areas where they can help hold back floodwaters and provide flood attenuation services.
- Encourage increased access to and understanding of the natural environment, using existing networks of paths, creating links where appropriate, and in particular to address the needs of people living in densely populated urban areas.
- Plan to create and link wetland habitats in river valleys along the rivers Calder and Don, to strengthen landscape character and to improve connectivity for species and enhance biodiversity, and strengthen links between towns and surrounding urban areas. Manage existing wetland habitats so that they contribute to landscape character and biodiversity.
- Encourage any new developments to retain the distinctive character of each settlement and to incorporate green infrastructure that will contribute to biodiversity and provide opportunities for enjoyment of the natural environment.
- Plan interpretation of the rich cultural heritage, especially of the 18th and 19th centuries, to enable more people to understand and appreciate their cultural heritage or different histories.
- Protect pastoral character of western areas, with their mosaics of pastures under varying intensity of management, rough grasslands, meadows and strong patterns of drystone walls.
- Manage and restore drystone walls in the upland pasture land in the west of the NCA and hedgerows in the lower-lying land to the east of the NCA as the dominant field boundary features.

- Protect evidence of heritage from the industrial era, retaining key and iconic buildings.
- Protect the strong visual unity created by widespread use of local stone from walls and traditional farm buildings to civic architecture and town centres and the individual character of the different towns and clear patterns of settlement.
- Protect archaeology and ground features, such as late iron-age/Romano-British period cropmarks and earthworks of enclosed and unenclosed farmsteads with round houses, rectilinear field systems and strip lynchets.
- Protect historic features such as pack-horse routes and traditional farm buildings.
- Protect visible evidence of underlying geology, both by preventing the obscuring of landform and by keeping key views of landform and features open, including rock exposures in quarries. Liaise with quarry owners and land owners to provide access and interpretation of these features where possible.
- Manage conversion of vernacular buildings to ensure retention of key features and use of traditional materials, to retain visual quality and historic integrity.
- Manage development so that evidence of different periods of history, including the early industrial sites, is retained and conserved, and its significance interpreted.
- Manage existing woodlands to enhance production of biomass, retain historic features of interest and the importance of historic woodlands as features of the landscape.
- Manage arable areas so that they protect and maintain watercourses, historic ground features, hedges, hedgerow trees, riparian trees and other habitats

### NCA 51: Dark Peak





The Dark Peak NCA is described as a landscape of large-scale sweeping moorlands, in-by-e pastures enclosed by drystone walls, and gritstone settlements, within the Pennine chain. It falls almost entirely within, and forms a large part of, the Peak District National Park. Approximately 57 per cent of the area has been designated as a Special Protection Area and Special Area of Conservation, both being the highest forms of environmental protection afforded by European Law. Some 46 per cent of the National Character Area (NCA) has also been designated as Sites of Special Scientific Interest (SSSI) and the range of different SSSI, from the Eastern Peak District Moors to Chatsworth Old Park and clough woodlands to geological formations, demonstrates the variation of important characteristics and landscapes within the NCA.

The area supports internationally important mosaics of habitats including blanket bog, upland heathland, upland oak woodland and hay meadows, and these in turn support a number of rare species including birds such as merlin, short-eared owl, twite and golden plover. It also includes nationally and internationally important historic landscapes and heritage assets. The predominantly peat soils also provide other significant benefits, when in good condition, by storing significant volumes of carbon and water. With its high rainfall and impervious rocks, it is an important area for water supply, with many reservoirs supplying water to nearby conurbations. The Dark Peak, with a strong association with the right to roam and the access movement, is also important for recreation owing to the extensive open access areas and footpaths, and the sense of escapism that they offer, along with the ease of access from adjacent cities and large towns.

Its key characteristics are:

- Sharply defined, elevated and vast plateau with gritstone ridges and edges and long, uninterrupted views.
- Wild and remote semi-natural character created by blanket bog, dwarf shrub heath and heather moorland which support internationally important habitats and assemblages of upland birds and breeding waders.
- Contrasting valley heads created by a combination of sheltered, deeply incised cloughs with fast-flowing streams around the plateau margins, with their greater diversity of vegetation, including semi-natural broadleaved woodland.
- Pastoral character of margins created by in-by-e land with dispersed farmsteads, gritstone wall boundaries (hedgerows in valley bottoms) and the small scale of enclosure.
- Major valleys, some of which are dominated by coniferous woodland and reservoirs; these supply drinking water to distant urban conurbations including Derby and Nottingham. The wider valleys also provide habitats for wintering and breeding birds and other important species such as fungi, as well as high-quality recreational experiences for visitors.
- Durable and stocky architectural style to dispersed buildings and settlements constructed from local gritstone with typical blackened appearance.
- Extensive prehistoric field systems and settlement behind the gritstone edges, with early post-glacial occupation beneath the higher, deeper peats.
- Historic routes traverse the moorland as well as more modern trails such as the Pennine Bridleway and Pennine Way. More recent road and rail routes are located along valley bottoms.

#### Drivers, future challenges and opportunities

##### *Climate change*

- Extreme weather events are likely to occur more frequently, resulting in increased periods of heavy rain that may cause soil/peat erosion and sedimentation and discolouration of watercourses (and flooding) downstream. In addition, increased flows

could cause rivers to change course, and may reactivate landslides and create new ones.

- There is the increased risk of prolonged periods of drought which is likely to have a negative impact on the peatland habitats, making them more prone to soil erosion and damage from wildfire.
- Climate change is likely to result in species migration and a loss of diversity associated with small or isolated habitats. In addition, modelling suggests that the Dark Peak may lie well south of the climatic envelope for many of the characteristic moorland birds such as merlin, golden plover, ring ouzel and red grouse by 2080, whilst others such as lapwing, snipe, curlew, short-eared owl and pied flycatcher may be at the climatic limits of their range.
- Climate change may play a role in the spread of significant plant pathogens such as *Phytophthora*, with potentially very significant consequences for trees and moorland dwarf-shrubs in particular.
- There is likely to be an increased demand for renewable energy installations, both small-scale for individual settlements/communities and larger scale wind farms on the moorland plateau. Also possible increased demand for pico-hydro (small-scale hydro) on the water courses around the fringe of the moorland.

#### *Other key drivers*

- There is likely to be increased pressure for housing within the NCA and this will bring opportunities to incorporate green infrastructure, accessible green space, sustainable drainage systems and new habitats into developments. There are also significant opportunities to form or enhance corridors linking urban areas with the open countryside beyond.
- Agri-environment schemes are to be reviewed in 2013 as part of CAP reform. The need for flexibility in land management, to address movement of species and changing habitats, will need to be addressed. There may be opportunities for improvements in the condition of habitats and historic buildings. There is likely to be a continuing high level of interest in agri-environment schemes particularly if there was a move to payment for ecosystem services, as they provide important support for small farms on marginal land, but the trend towards 'hobby farming' and diversification is expected to continue.
- The negotiation of appropriate moorland management regimes, to achieve good condition of the vegetation and water quality, including the restoration of bare peat and degraded blanket bog, between the various interests, including game production, livestock and water supply, will remain a key issue.
- The increased focus on ecosystem service delivery of carbon regulation, water quality, water provision and soil erosion should increase resources to manage these key areas from water management and carbon markets.

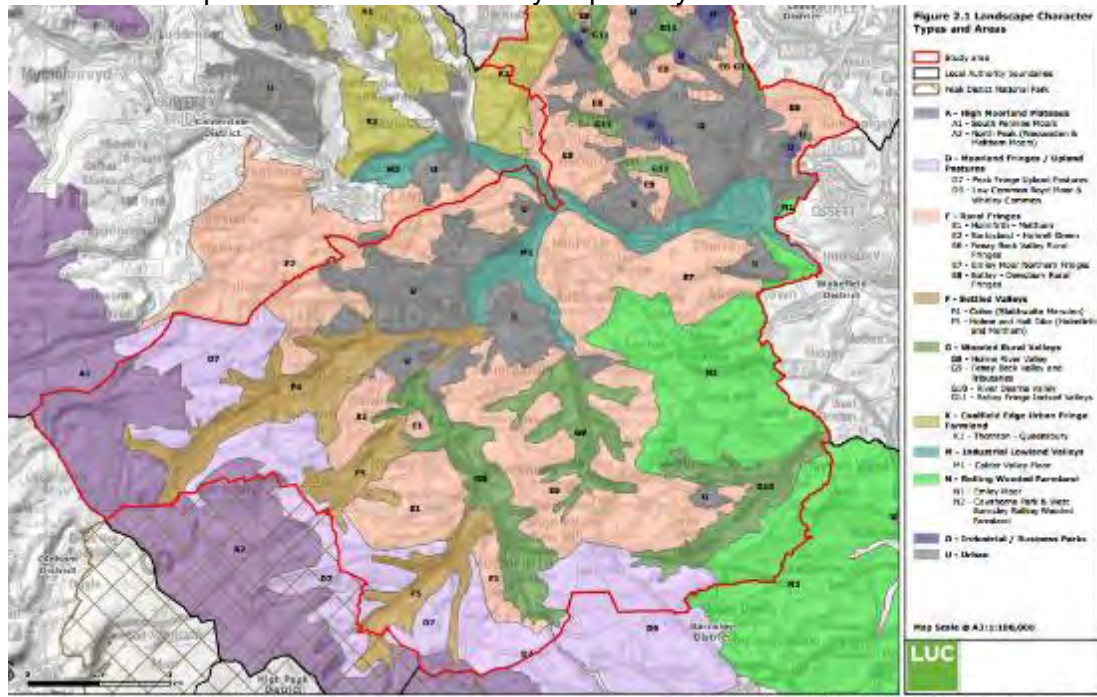
#### *Landscape opportunities*

- Conserve the open moorland plateau with its extensive views and its sense of tranquillity and remoteness, whilst maintaining accessibility from adjacent urban areas and the sense of ownership felt by local people.
- Manage the contrasts between enclosed lowland pasture, wooded valleys, upland enclosed pasture and the open moorland.
- Manage and promote the clear links between the land use and the underlying geology.
- Protect and conserve the archaeological evidence and historic features including burial barrows and other heritage assets, vernacular architecture and drystone walls and field patterns and seek a strong network of public rights of ways, linking key landscape features.

- Plan for the restoration of traditional buildings and drystone walls and ensure the unity of building materials and styles and traditional building techniques, especially in areas of new development.
- Conserve the mosaics of moorland habitats and areas of blanket bog in good condition and ensure water resources and water quality is maintained through appropriate management of habitats.
- Manage the visual impact of infrastructure such as overhead power lines, telecommunications and transport routes.
- Restore traditional buildings and drystone walls.
- Protect and expand as appropriate the existing broadleaved woodland, especially clough woodland.
- Manage the moorland habitats, including dwarf shrub heath, blanket bog, gritstone edges and boulder slopes, to enhance biodiversity and protect peat soils; and manage the important habitats away from the moorland plateau including, broadleaved woodland, upland meadows, flushes and other wetland habitats.
- Manage access, to allow people to enjoy the remoteness, tranquillity and general accessibility of the NCA whilst also ensuring the most sensitive sites and habitats improve their condition.
- Promote interpretation of the landscape and the surviving historic evidence from all periods and manage the extensive archaeological evidence and historic sites, especially where soil erosion and scrub and bracken threaten to damage or destroy the site.
- Restore blanket bog and eroded peat on the moorland plateau to enhance biodiversity, maintain and enhance carbon storage and improve water quality and safeguard the archaeological resource.
- Enhance and expand semi-natural woodland habitats and associated species where appropriate such as in cloughs, suitable areas of upland pasture, riparian zones and bracken beds.
- Increase area of in-bye pasture and lowland grassland under low intensity management to enhance breeding habitat for wading birds and restore traditional hay meadows and other species-rich grassland.
- Improve access by ensuring that paths are maintained and well signposted, and that some surfaced paths are provided for use by all levels of ability and interest at key locations.
- Maintain the diversity and integrity of geological and geomorphological features within the NCA and enhance their value for interpretation, education and visual amenity.

## Kirklees District Landscape Character Assessment, July 2015

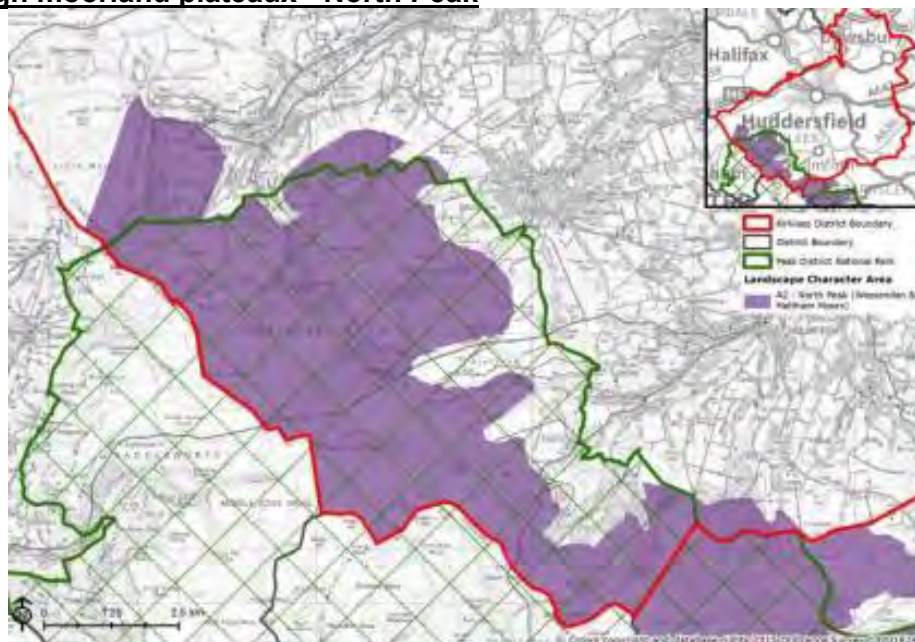
This assessment identifies a total of eight Landscape Character Types within Kirklees, and a total of 19 Landscape Character Areas wholly or partially within the District.



The following landscape character types/areas cover the Holme Valley:

- A2 High moorland plateaux - North Peak
- D7 Moorland fringes/upland pastures - Peak Fringe Upland Pastures
- E1 Rural fringes - Holmfirth – Meltham
- F5 Settled valleys - Holme & Hall Dike (Holmfirth, Meltham)
- G8 Wooded rural valleys - Holme River Valley

### **A2 High moorland plateaux - North Peak**



This exposed, remote, upland moorland plateau is located to the far south-west of Kirklees District. This Landscape Character Area (LCA) covers a large area and extends into the neighbouring Peak District National Park and Barnsley District to the south.

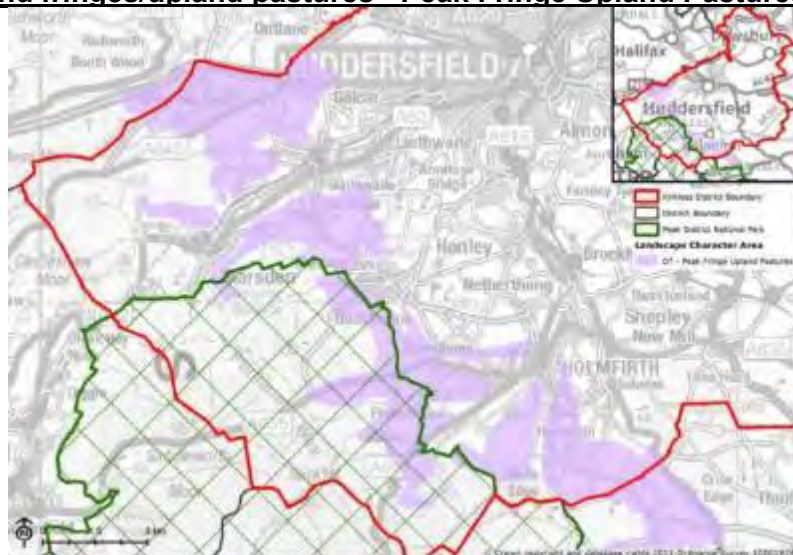
This is one of the most tranquil LCAs in the district as a result of its remote moorland character and close proximity to the Peak District National Park, with local levels of tranquillity diminishing slightly on the fringes of Marsden. Noise from traffic on the main A62 can break the overriding sense of isolation and wildness. This is also interrupted by noise from firing exercises from the Deer Moss Danger Area.

It forms a dramatic upland backdrop to settlements in the valleys to the east including Marsden and Netherley.

Nearly all of the LCA is Open Access Land and/or Registered Common Land. A number of bridleways and the Pennine Way, Kirklees Way and Standedge Trail long distance path also cross this area. The presence of the Deer Hill Moss Danger Area has associated access restrictions during periods of live firing.

The LCA is a continuation of the wider moorland expanses of the Peak District National Park immediately adjacent to the south and west, contributing to the flow of landscape character beyond the National Park boundary (which is recognised as one of the National Park's 'special qualities').

#### **D7 Moorland fringes/upland pastures - Peak Fringe Upland Pastures**



This LCA consists of a broad pastoral terrace which flanks the eastern fringes of the South Pennine, Wessenden and Meltham Moors. It occurs in four areas focused to the west and south-west of Kirklees with two areas extending into the Calderdale District to the north and Barnsley District to the south. It also forms an immediate fringe to the Peak District National Park.

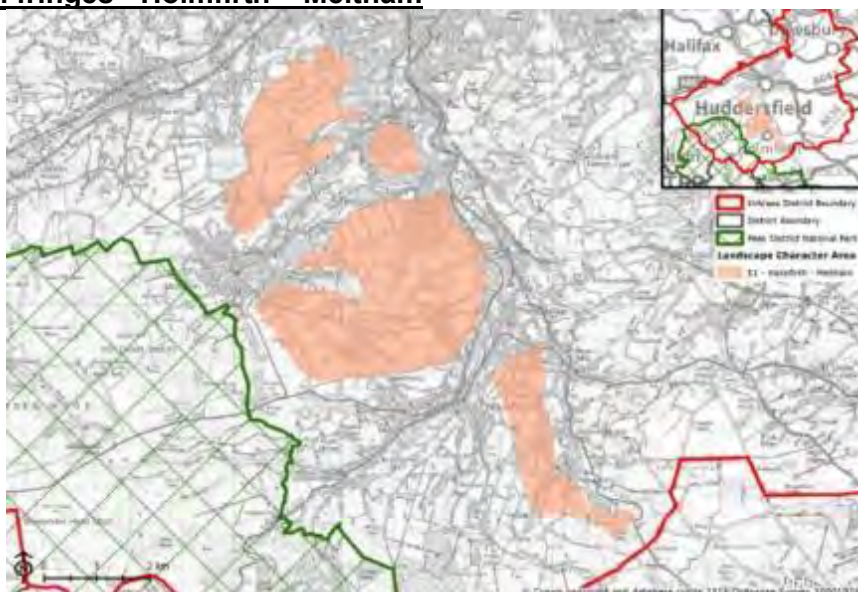
The LCA is defined by a strongly rural, traditional agricultural character – with close associations with the adjoining more remote moorland landscapes. Perceptions of tranquillity reduce along the eastern fringes with Huddersfield. On the edges of Barnsley District, views to several wind farm developments – including Spicer Hill – introduce prominent moving structures into the open landscape.

It forms a close rising rural backdrop to valley settlements including Holmfirth, Meltham, Slaithwaite and Linthwaite – as well as a more distant setting to Huddersfield. The landscape is also visible from the M62 in the north.

A strong rights of way network crosses the landscape, including lengths of the Kirklees Way, Holme Valley Circular Walk, Pennine Cycleway, West Yorkshire Cycle Route and Meltham Way. Pockets of Open Access Land extend into the LCA from the National Park, including at Netherley Brow.

This LCA provides an immediate setting to the Peak District National Park, including the Meltham, Wessenden and Thurstone Moors. It contributes to the flow of landscape character beyond the National Park boundary (which is recognised as one of the protected landscape's 'special qualities'). The LCA forms a valued transitional landscape between the developed valleys below and the nationally designated moorlands rising immediately above

### **E1 Rural fringes - Holmfirth – Meltham**



This LCA consists of four areas of rural fringe land located to the south-west of Huddersfield. All four areas fall wholly within the district

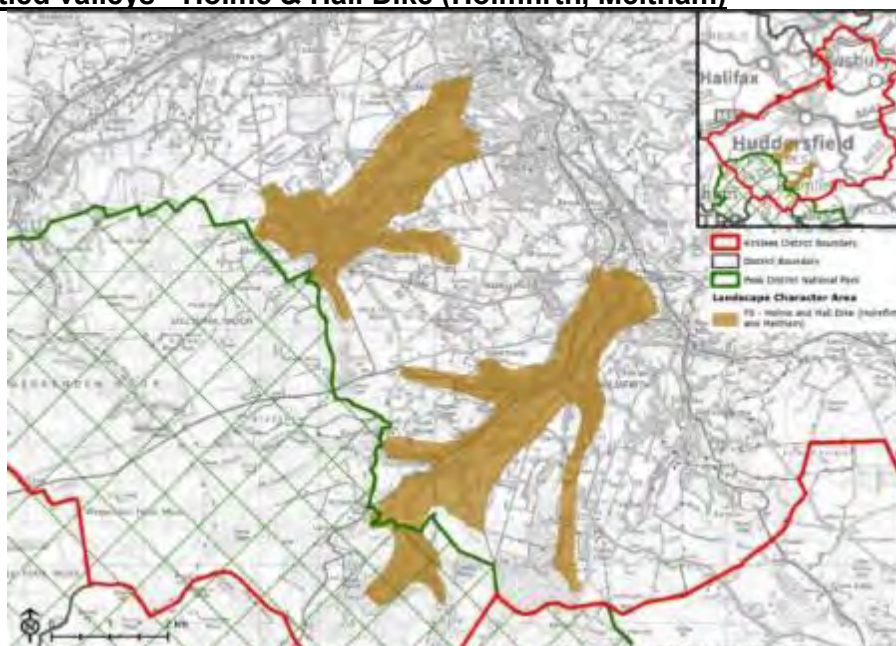
A strongly rural landscape with pockets of relative tranquillity away from the main settlements and busy B-roads. This is enhanced in the west due to the proximity and intervisibility with the Peak District National Park. The frequent presence of traditional stone-built buildings and walls creates a strong historic sense of place and unified underlying identity.

The LCA provides an immediate backdrop to adjacent settlements including Scholes, Netherthong, Honley and Netherton, as well as the south-western suburbs of Huddersfield. Its elevated nature creates a valued rural setting to the developed valleys below, including Holmfirth, Thongsbridge and Meltham.

A strong network of footpaths and green lanes is supplemented by lengths of the Holme Valley Circular Walk and National Cycle Route 68. Meltham Golf Course is integrated into a woodland setting to the west of the LCA.

Although not adjacent to the protected landscape of the Peak District National Park, there is a strong visual relationship with the moorlands of the National Park from the south-western fringes of the landscape

## **F5 Settled valleys - Holme & Hall Dike (Holmfirth, Meltham)**



This LCA comprises the two discrete settled valleys associated with Meltham and Holmfirth, located in the southwest of Kirkstall. The heads of the valleys originate on Wessenden Moor – within the Peak District National Park – and meet the main Holme Valley to the east.

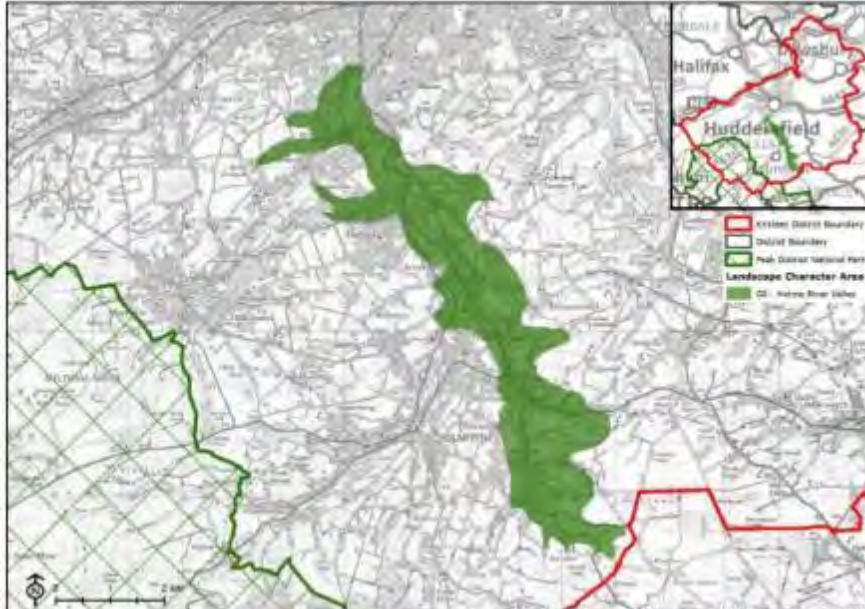
There are contrasting levels of tranquillity experienced throughout the LCA, influenced by proximity to development and roads. Perceptions of tranquillity and remoteness are greatest on the fringes of the National Park, where the influence of development diminishes and an upland character prevails.

The LCA valleys form an immediate setting to the settlements of Holmfirth, Meltham and Thongsbridge.

It contains sections of the Holme Valley Circular walk and the Meltham Way. National Cycle Route 68 also crosses through the LCA at Holmfirth and Meltham. There is a network of other footpaths providing access to the woodland. There are some small pockets of open access land north of Bank Wood. The LCA's reservoirs are also popular recreational destinations.

This LCA is adjacent to Peak District National Park and thus provides a contribution to the setting of the National Park. The flow of landscape character across the National Park boundary is particularly evident around Holmbridge (one of the 'special qualities' of the National Park).

## **G8** **Wooded rural valleys - Holme River Valley**



This LCA comprises the settled valley of the River Holme located to the south of Huddersfield. The valley runs in a south-east to north-west direction.

In the main valley, the landscape has a busy feel as a result of the development and main roads running along the valley floor. Tranquillity levels increase up the valley slopes away from development and major transport routes.

The LCA provides a direct setting to numerous settlements including Jackson Bridge, New Mill, Brockholes and Newtown. It also contributes to the setting of the nearby settlements of Honley (LCA E1) and Thongsbridge (LCA F5).

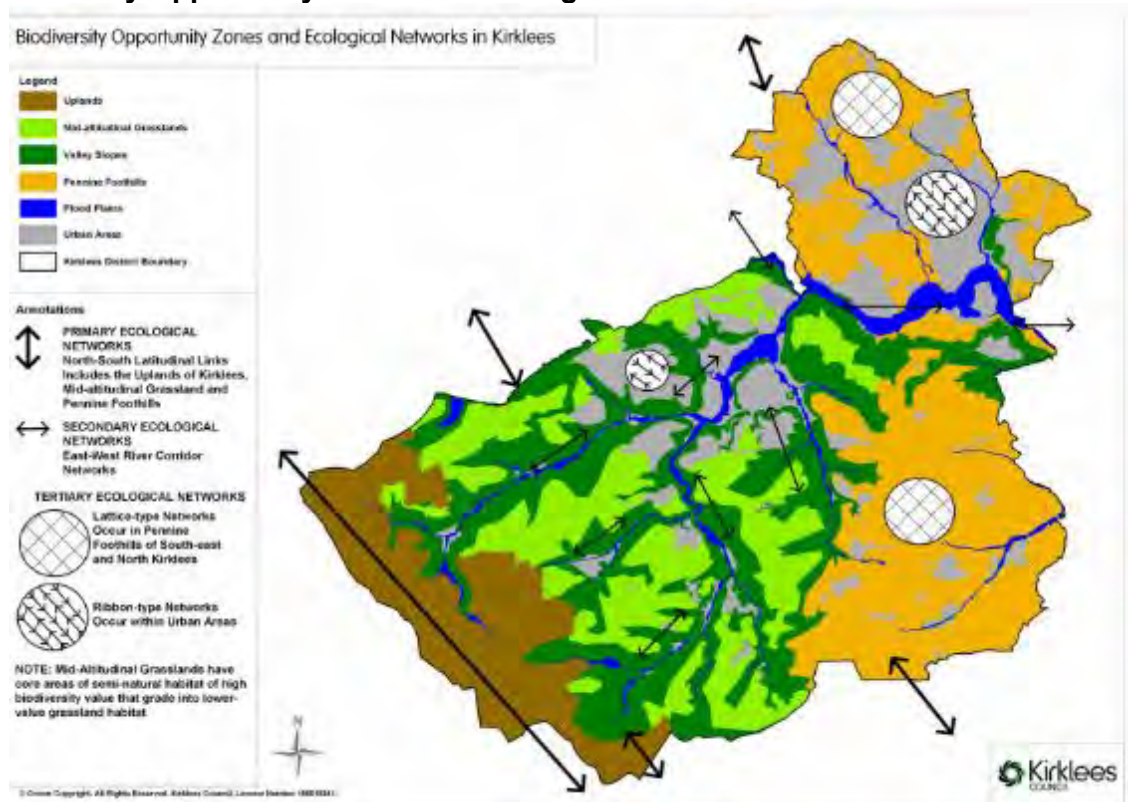
There is a strong network of rights of way throughout the valley, lengths of the Barnsley Boundary Walk, Holme Valley Circular Walk and the Kirklees Way. The LCA's reservoirs are popular recreational destinations.

Although the LCA is not adjacent to the Peak District National Park, there is some intervisibility the upper valley slopes, particularly from the slopes in the east of the District.



## 4.4.2 Biodiversity

### Biodiversity Opportunity Zones and Ecological Networks in Kirklees



Kirklees Council has established priorities and opportunities for biodiversity in specific geographical areas of Kirklees as shown on the Kirklees Biodiversity Opportunity Zones Map above. The distinct biodiversity zones<sup>13</sup> have been identified through the overall habitat types which characterise these areas to ensure that any conservation efforts are effectively targeted.

For each of the biodiversity opportunity zones, a species/habitat table has been produced. This identifies the species associated with those habitats within any particular zone. These species and habitats should be the focus of all conservation work within each zone unless there is sufficient justification to do otherwise.

The Holme Valley is covered by the following biodiversity opportunity zones:

- The Uplands
- Mid-Altitudinal Grasslands
- Valley Slopes
- Flood Plain and Riverine Corridors
- Urban Area

#### The Uplands

This area takes in the European designated and protected sites of the South Pennines and Dark Peak. They are dominated by Upland Heath and Blanket Bog, both UK Habitats of Principal Importance. The sites have been designated for their breeding bird communities and are sensitive to the many pressures exerted upon them.

<sup>13</sup><https://www.kirklees.gov.uk/beta/delivering-services/pdf/biodiversity-opportunityZones-background.pdf>

*Land use relevant to:* carbon storage, water resource/flood risk management, stock rearing and recreation/tourism.

*Connectivity Issues*

- The designation of the uplands along much of the Pennine chain illustrates their importance to nature conservation and the need for a coherent approach to their protection as a unit along a linear north-south axis.
- There is an important interface with the grassland habitats adjacent to the uplands with upland breeding bird communities being dependent upon these areas at some stage during their breeding cycle (see grasslands below).
- Wetlands in the floodplain are of some relevance to the migration of birds breeding in the uplands and wintering elsewhere. There are, however, currently no wetlands of significance in Kirklees.

*Overarching objectives/opportunities*

1. Protect and bring designated areas into favourable condition.
2. Maintain ecological connectivity with other upland areas along the Pennines.
3. Enhance migration routes for upland breeding birds.
4. Bring the adjacent and complementary grasslands into favourable condition.

The Mid-Altitudinal Grasslands

These areas occur primarily in the Valley wards with some representation in the western portion of the Denby Dale ward. The grasslands occur at elevations from around 200 metres upwards. They are characterised by relatively flat land. In the past this would have been managed as pasture and hay meadow but much now, is agriculturally improved for intensive grazing and silage production. The primary importance of the area is for the remaining semi-natural grasslands and their breeding bird communities. Also, the grasslands within 3km of the upland protected sites are important for the integrity of those sites and the species found there (e.g. feeding areas for Golden Plover and Twite which breed in the Uplands).

*Land use relevant to:* water resource/flood risk management, stock rearing, recreation/tourism, wind-sourced renewables, development of the urban fringe.

*Connectivity Issues*

- Ecological connectivity in a linear sense is less important in this area as bird species are highly mobile. Notably, the more ecologically valuable grasslands also tend to coincide with the areas of greatest ornithological interest forming core areas of biodiversity value. The focus of connectivity should, therefore, be to build on these existing 'core areas', to ensure greater resilience of species' populations (e.g. against predation).
- There is a linear, north-south ecological connectivity along the Pennine fringe.
- There is some relevance in terms of the interface with other zones. Of primary importance are that with the upland protected sites and that with the woodlands of the valley slopes.

*Overarching objectives/opportunities*

1. Protect and enhance those areas which are an important component of the habitats upon which upland breeding bird communities are dependent.
2. Restore grasslands and populations of grassland breeding bird communities focusing around the core areas of greatest interest and diversity.
3. Protect and enhance habitats along the interface with adjacent areas
4. Ensure that new development does not impinge upon areas of ecological value in these areas.

### Valley Slopes

These slopes – because of their steepness - tend not to have been improved for agriculture or developed. Hence, woodland (including some ancient woodland sites) is a dominant habitat. Even within the urban areas this is the case. Woodland type is that found on acidic soils and varies from Upland Oak Woodland at higher elevations to Lowland Mixed Deciduous Woodland, both UK Habitats of Principal Importance. Whilst the primary habitat can be considered as woodland, it needs to be recognised that this is interspersed with Scrub (local Habitat of Principal Importance), Lowland Acid Grassland and Lowland Heath (both UK Habitats of Principal Importance). As such, a more accurate description of the overarching habitat type is a 'Forest Habitat Network'. This mosaic is very distinctive of the district (giving a sense of place) and serves to support a range of Species of Principal Importance.

*Land use relevant to:* timber and wood fuel production, sense of place and recreation.

### *Connectivity Issues*

- Linear ecological connectivity is significant for this woodland based mosaic of habitats. This is especially so in the face of climate change where there is likely to be a shift in species distribution from low altitude (east of the district) habitats to higher altitude (west of the district). A number of species associated with such habitats exhibit poor powers of dispersal across habitats unsuited to their needs.
- The interface between this area and the Floodplain and Mid-Altitudinal Grasslands is important for a range of species which utilise different habitats (i.e. bats, birds and invertebrates for which the woodland edge is a critical habitat – whether the interface is grassland or wetland).

### *Overarching objectives/opportunities*

1. Maintain and enhance the integrity of the ecological network of woodland associated habitats by maintaining a balanced mosaic to retain species diversity and aid species migration.
2. Maintain and enhance the habitats along the interface of this area with the floodplain, grassland and other zones.

### Floodplain and Riverine Corridors

There has been significant development in the floodplain within the district, reducing the areas of wildlife habitat, severing its ecological connectivity and impacting upon the natural flow of rivers and streams. This severing also applies to the in-stream habitats where weirs are likely to impact on the sustainability of fish populations by preventing migration. There appears to be little of existing significant biodiversity interest, especially wetland based systems, although it may be the area's value is understated through lack of knowledge. Even so, there is potential and if the ecological integrity of these corridors is to be restored then it will be important to maximise opportunities to create new wetland habitats (hence, the identity of the floodplain through the urban areas has been retained on the map). In particular, there is a number of Species of Principal Importance associated with wetlands and rivers which should benefit from such habitat networks (e.g. otter and salmon).

*Land use relevant to:* flood risk management, water resource management new development/built environment, informal recreation and formal recreation (ie. sport).

### *Connectivity Issues*

- Barriers (essentially weirs) within the rivers are a significant obstacle to the migration of fish, which are returning with the much improved water quality.
- The lack of linear connectivity in suitable wetland and terrestrial habitats is a critical issue for some species such as otter, great-crested newt and other species.

- Similarly, whilst birds are more mobile, the lack of larger wetland bodies along the floodplain limits opportunities for the purposes of breeding, wintering and migration stop offs.
- In contrast, the lack of connectivity can be critical to the survival of some species such as the water vole and white-clawed crayfish where isolation can aid survival of populations.

#### *Overarching objectives/opportunities*

1. Protect and enhance existing wetland features and the associated habitats.
2. Maximise the opportunities to create new larger wetland habitat mosaics through the planning system (e.g. mineral extraction) and other mechanisms.
3. Utilise SuDS and new Public Open Space to create an enhanced ecological network based upon wetland habitats.
4. Use development opportunities to remove barriers to fish passage.
5. Ensure habitat enhancements are targeted to specific species and their differing requirements and ensure they are not detrimental to other species.
6. Maintain and enhance the habitats along the interface of this area with other zones especially the valley slopes.

#### Urban Areas

These cover a significant part of the district, especially in North Kirklees and along the main river valleys. Development has obviously greatly impacted upon natural habitats although some significant areas do still exist on the valley slopes. The characteristic habitat type will be dependent upon where the urban area falls within the above zones, which should influence priorities for habitat creation.

*Land use relevant to:* Quality of life issues including amelioration of pollution, regeneration, flood risk management, transportation.

#### *Connectivity Issues*

- Ecological connectivity is much fragmented within urban areas.
- There is a need to reinforce existing semi-natural linear corridors, by making new links between isolated semi-natural sites, utilising greenways, green corridors, transport corridors, gardens, parks and other formal landscaped areas.
- There is a need to utilise all above areas to ameliorate the impacts of the urban environment on biodiversity.

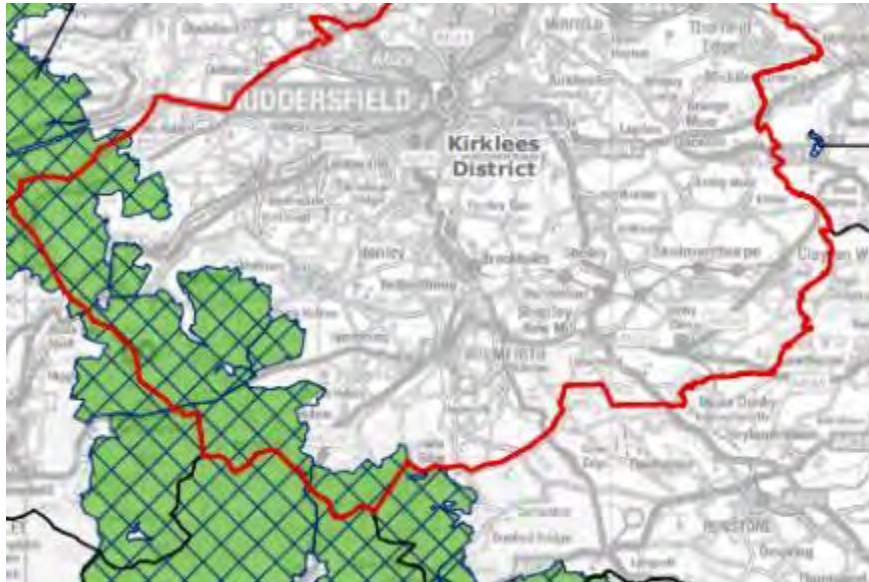
#### *Objectives/opportunities*

1. Restore the ecological networks and their functionality by creating an urban habitat (ribbon type) network.
2. Exploit opportunities for enhancement through the planning system, including those involving SuDS and floodplain habitats.
3. Exploit other opportunities for enhancement, especially community based mechanisms.
4. Establish the role of formal areas such as gardens and parks and enhance their role in improving the functionality of the ecological network.

### 4.4.3 Environmental Designations

#### International and National Designated Sites

The western part of the Holme Valley falls within the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area and South Pennine Moors Special Area of Conservation. These moorlands provide a range of habitats and contain a number of species that have ecological significance of European importance.



In addition, there is a Site of Special Scientific Interest at Honley Station Cutting



Local Geological Sites

Brockholes & Round Wood, Brockholes



Digley Quarries, Holmbridge



Scar Hole Quarry, Jackson Bridge



Local Wildlife Sites

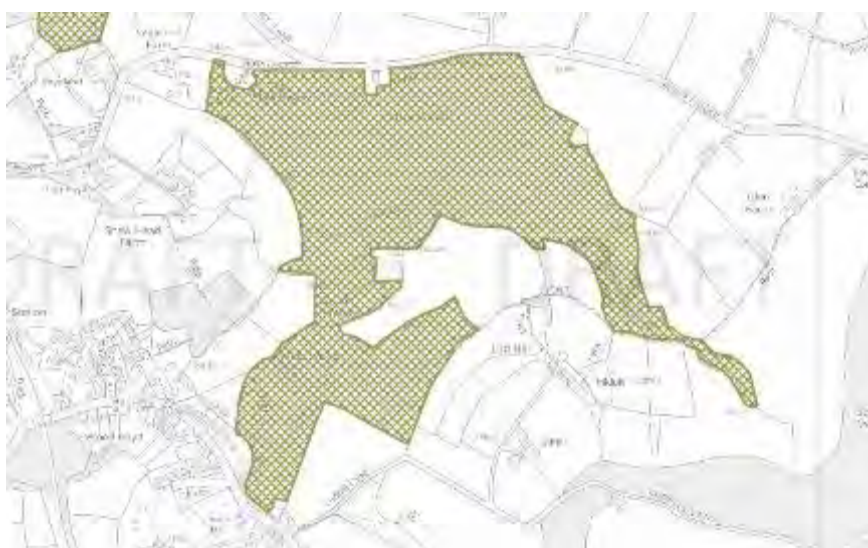
Cliff Wood



Hagg Wood, Honley



Hey Wood/ West Wood



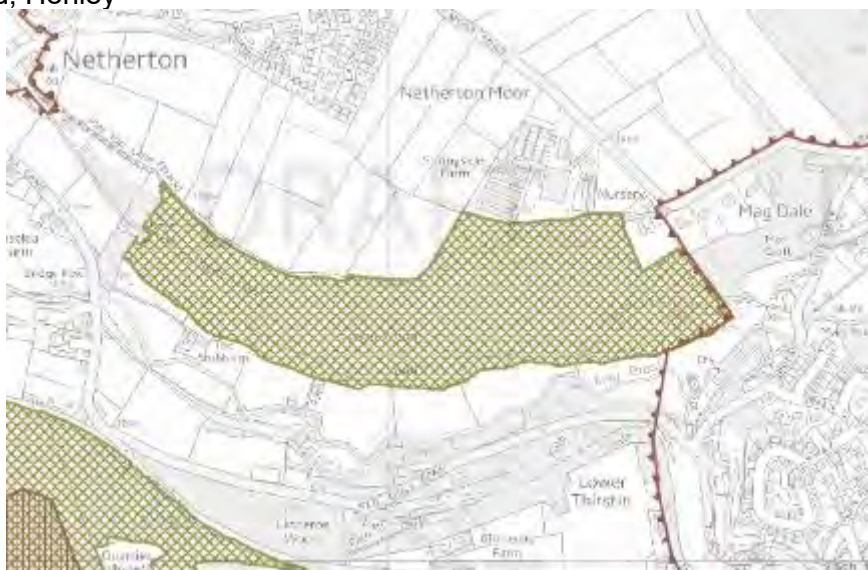
Honley Wood



Round Wood, Brockholes



Spring Wood, Honley





Carr Green Meadows, Holmbridge



Digley Reservoir/Marsden Clough



Holme House Grasslands, New Mill  
Holme House Wood, New Mill



Holmroyd Wood, Netherthong



Malkin House Wood, Holmfirth



Morton Wood



New Laith Fields, Holmbridge



Rakes Wood



Wild Boar Clough



## Yateholme Reservoirs & Plantations



#### 4.4.4 Green Infrastructure

##### Yorkshire and the Humber Green Infrastructure Mapping Project, Natural England

The Yorkshire & Humber Green Infrastructure Mapping Project was carried out to help local authorities protect and create green infrastructure through their Local Plans. It identifies important green corridors, including the Holme Valley (Ref: D40) which is described as follows;

The Holme Valley corridor connects important blanket bog habitat above Holmbridge and the moorland above Hepworth through steep-sided, narrow valleys converging at Holmfirth. Passing northwards to Honley and onwards to Huddersfield, it joins the Colne south of Huddersfield Town Centre. The headwaters are an important water resource consisting of a network of reservoirs. Valley sides are heavily wooded, incorporating settlements characterised by a mix of both cottage and textile industry buildings. The woodlands and upland habitats are important biodiversity resources. Identified potential for greenway development is dependent upon partnership work with private landowners. There is potential to increase the recreational use of the area. This corridor is of district significance.

Function	Indicator
Open Space	Beaumont Park. Upper Park Wood. Digley, Yateholme and Ramsden Reservoirs.
Biodiversity	Rake Dike SSSI. Honley Station Cutting SSSI. Upper Park Wood LNR. Deciduous Woodland, Upland Heath, Lowland Dry Acid Grassland and Rush Pasture BAP habitats
Landscape	Castle Hill is a particularly visible feature within the corridor with historic and cultural associations
Products from the land	Agricultural land within the corridor – especially to the south.
Flood risk	Flooding is an issue at the confluence of the River Holme with the River Colne. As this area is largely developed, it is important to protect these areas from flooding. Reducing run off and controlling flow within the Holme would reduce the severity of flooding.
Climate change	Many areas of woodland within the corridor that could be managed for fuel and/or carbon sequestration
Recreation	Playing fields, cricket grounds and recreation ground throughout the corridor. Variety of walking and cycling routes
Cultural	Old Bull Ring late prehistoric settlement SM, Castle Hill SM, Conservation areas in Hinchcliffe, Hepworth, Holmfirth, Honley.
Tourism	Holmfirth is an important centre for tourism based on its setting for the television series „Last of the Summer Wine“. Last of the Summer Wine Museum. Variety of walking and cycling routes.
Economic Growth	Potential for growth in local businesses/investors and visitors based on attractiveness of the place and countryside recreation activities.



## 4.4.5 Flooding

### Strategic Flood Risk Assessment

Strategic Flood Risk Assessments are completed in two consecutive stages:

- Level 1 SFRA which is a strategic assessment of all forms of flood risk in an area
- Level 2 SFRA which is a more detailed flood risk assessment of areas which have been identified as potential development sites

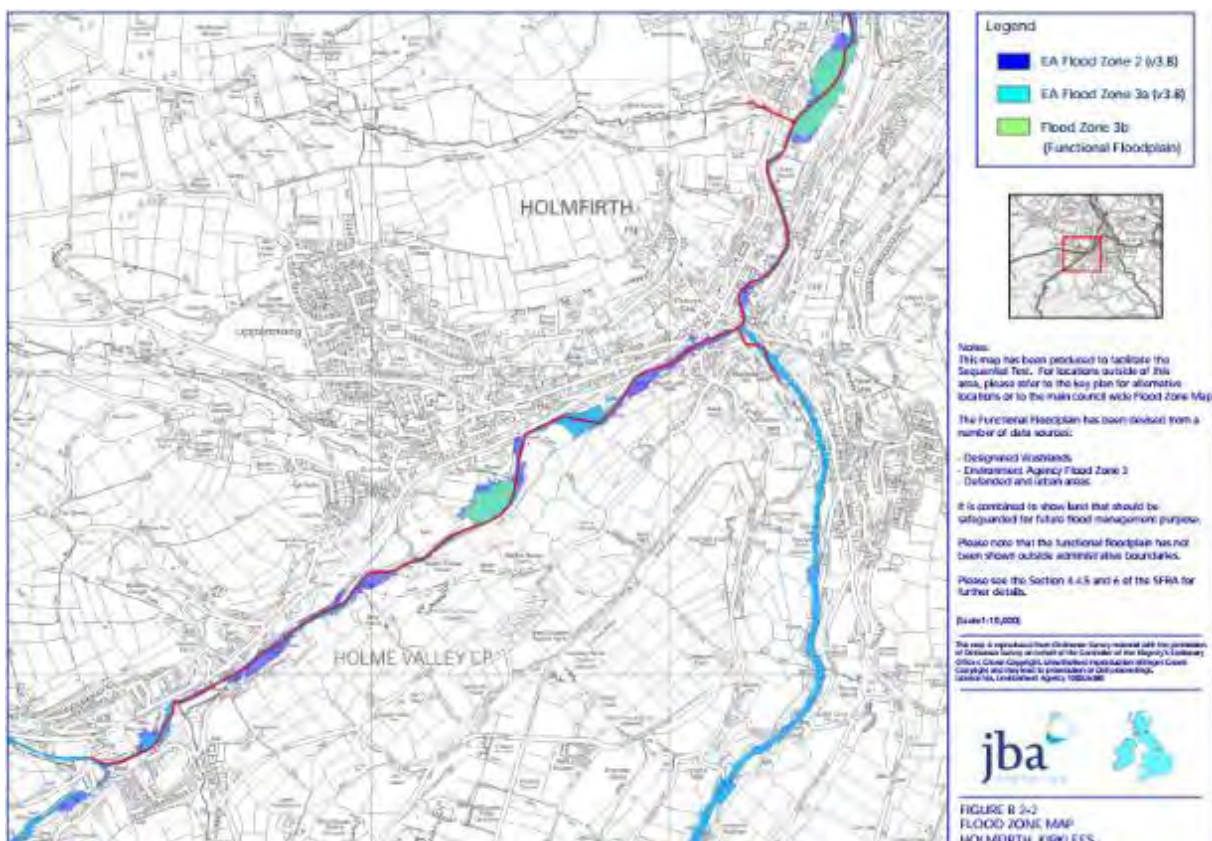
### Calder Valley Strategic Flood Risk Assessment (SFRA), November 2008

This report was prepared for Calderdale, Kirklees and Wakefield Districts to identify and analyse current and future flooding issues for key locations in each local authority area

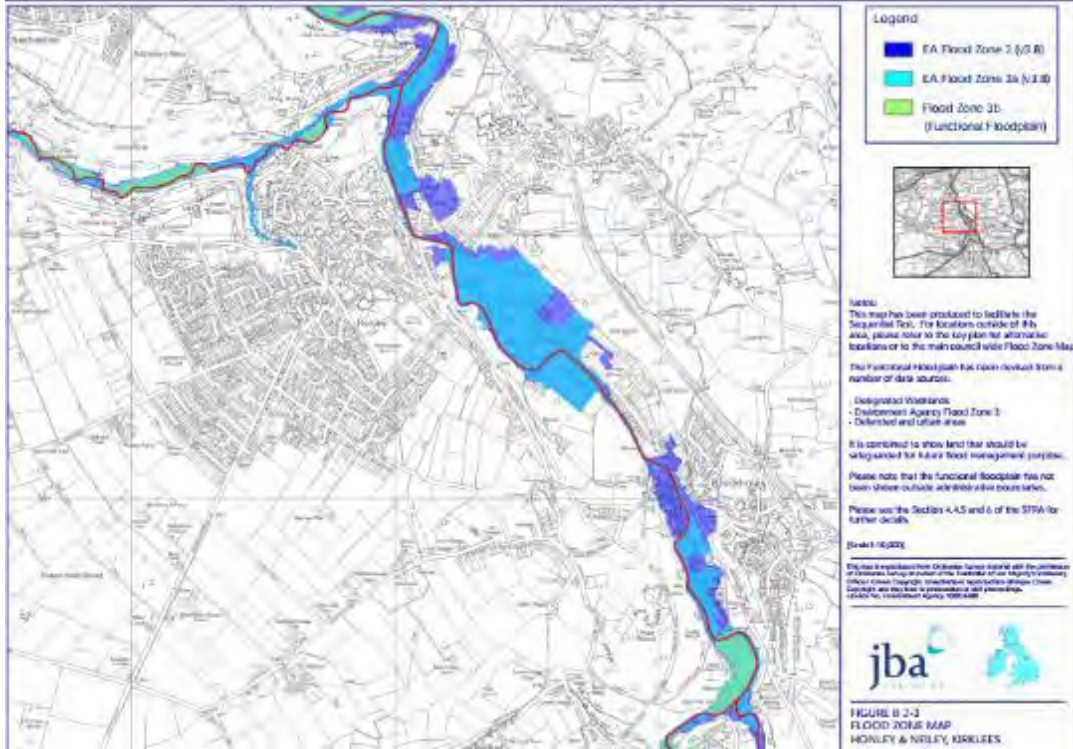
The SFRA constitutes one of a number of planning tools that enables the Local Authorities to select and develop sustainable site allocations away from areas of greatest vulnerability of flooding in the Kirklees Area.

In addition, the report includes guidelines for developers preparing Flood Risk Assessments, with supporting guidance on reducing flood risk and making development safe, including Sustainable Urban Drainage Systems (SUDS) and flood mitigation measures. Advice is also given on environmental improvement opportunities and other issues to consider as part of a development proposal.

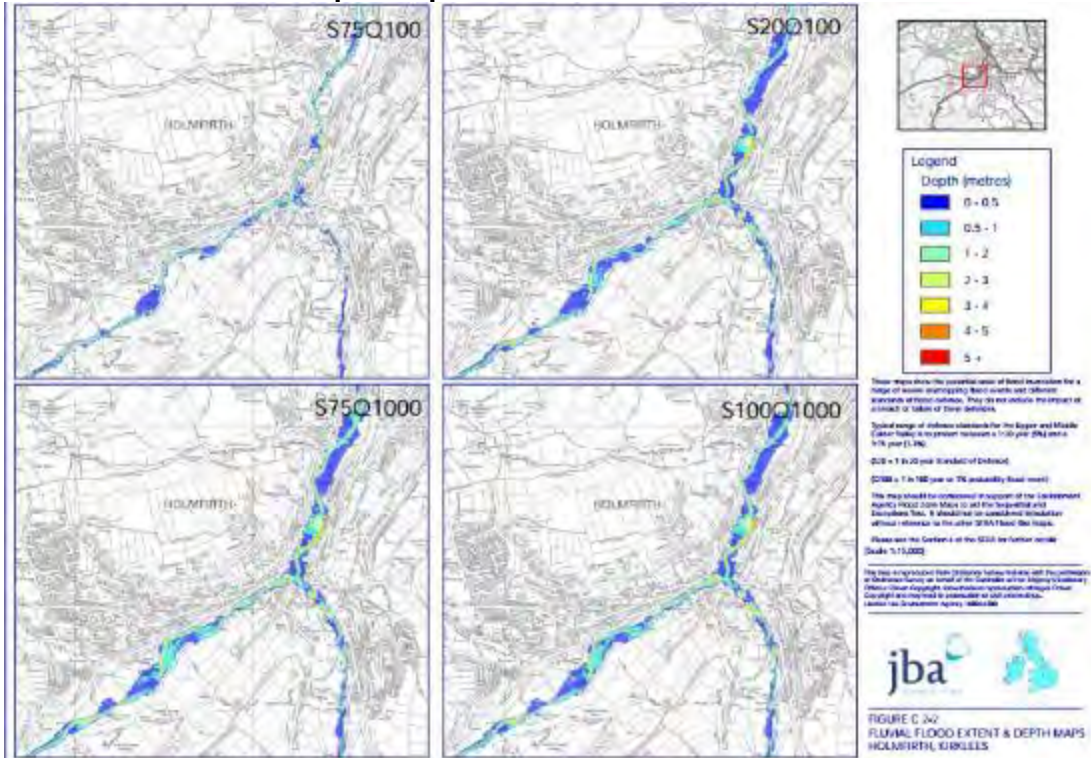
Detailed Flood Zone Map - Holmfirth



Detailed Flood Zone Map – Honley and Neiley

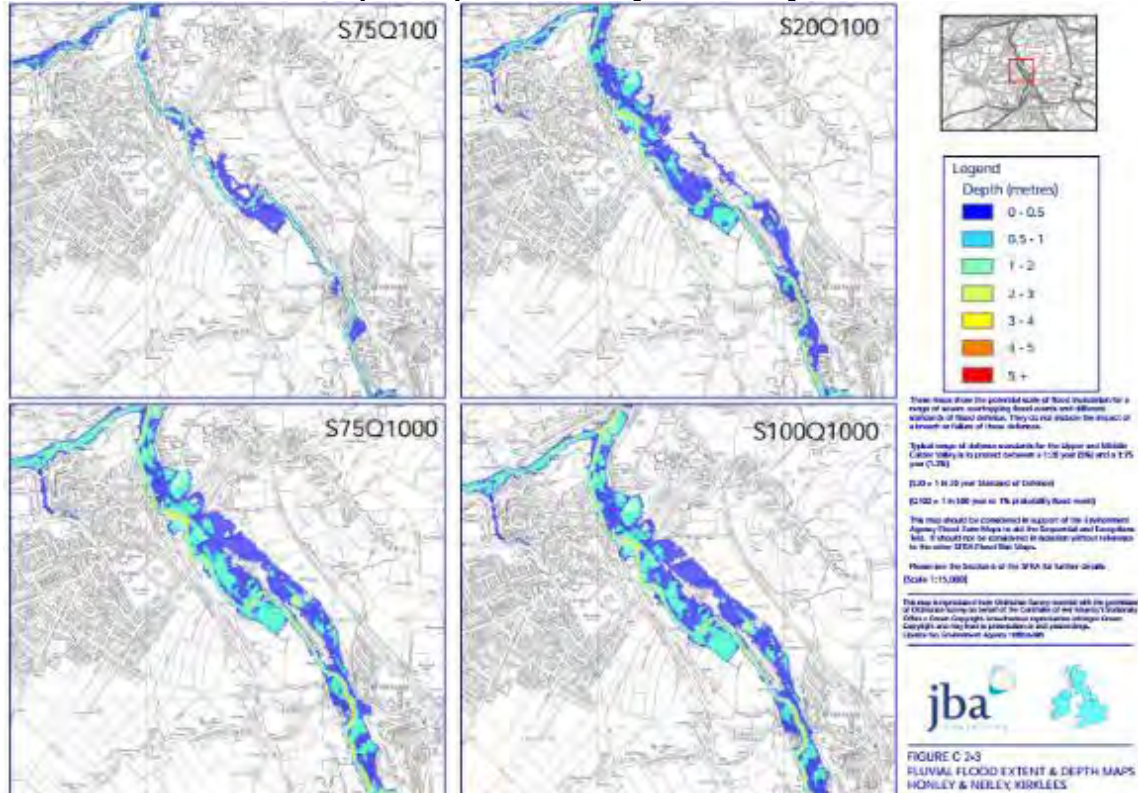


Fluvial Flood Extent and Depth Maps Holmfirth





**Fluvial Flood Extent and Depth Maps Honley and Neiley**



**Environment Agency Flood Map for Rivers and Sea - Honley and Brockholes**



Environment Agency Flood Map for Rivers and Sea - Holmfirth

**Map legend**

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

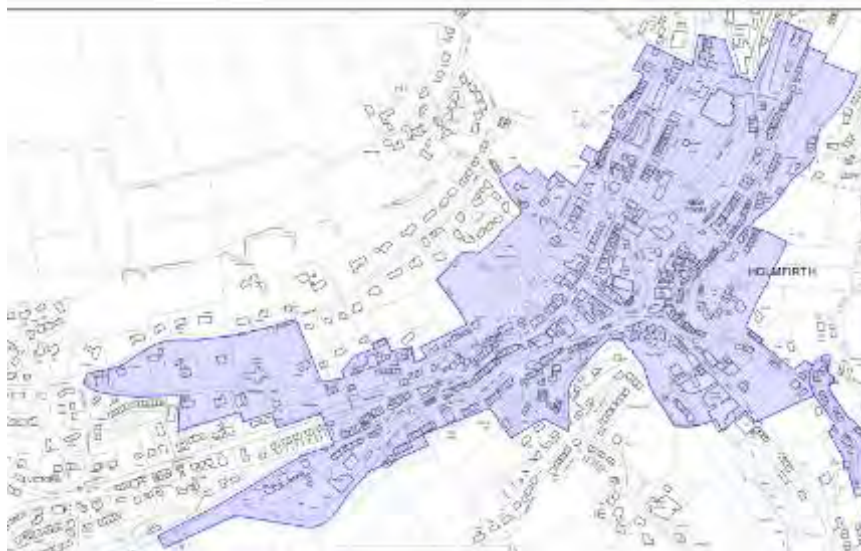
- Flood Map for Planning (Rivers and Sea)
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown\*)
- Areas benefiting from flood defences (Not all may be shown\*)
- Main River Line
- Main River Line
- Other national environmental organisations
- Natural Resources Wales Area of responsibility
- Scottish Environment Protection Agency Area of responsibility



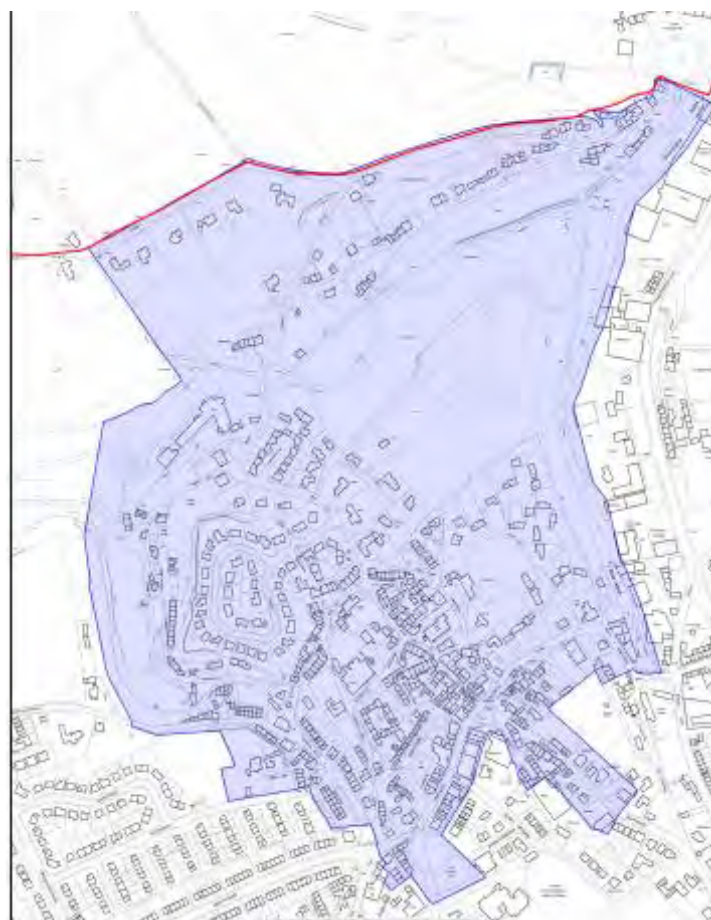
#### 4.4.6 Conservation Areas

There are 13 Conservation Areas in the Holme Valley:

##### Holmfirth



No appraisal  
Honley



No appraisal

**Hepworth**



No appraisal

**Netherthong**



No appraisal

## Oldfield



### Oldfield Conservation Area Appraisal<sup>14</sup>

Oldfield is a small exposed settlement located in the north of the Holme Valley. The immediate surrounding area is characterised by villages including Netherthong (1km), Honley (1.5km), Brockholes (1.8km) and Wilshaw (2 km).

#### Character Analysis

##### *Definition of identity areas*

Within the Conservation Area there are distinct identity areas which carry their own character within their environment. There are three identity areas in Oldfield: Oldfield, Upper Oldfield, and the proposed Old Dairy.

##### *Oldfield*

Set back from the main thoroughfare and served by two tracks joined only by a pedestrian a pedestrian footpath, this is the largest identity area within the Oldfield conservation area with much of the focus being upon the small nucleated settlement and some of the surrounding fields. Throughout this section the predominant style of building is either the weaver's cottage or the farmhouse, built from the course local natural stone, of either 2 or 3 storeys in height which are arranged in small groups centred on an inner courtyard, with window and door openings facing into the village.

##### *Upper Oldfield*

Located in the south western corner of the conservation area, this identity zone is focused upon a cluster of buildings consisting of several dwellings of reasonable condition and a couple of derelict farm buildings which are separated from the main settlement of Oldfield. Although isolated from the main settlement of Oldfield, this smaller community displays very similar characteristically qualities to the buildings and plan form seen down the road. With the predominant style of building being domestic in scale and nature, constructed from the local natural stone, 2 storeys in height and arranged around an inner courtyard.

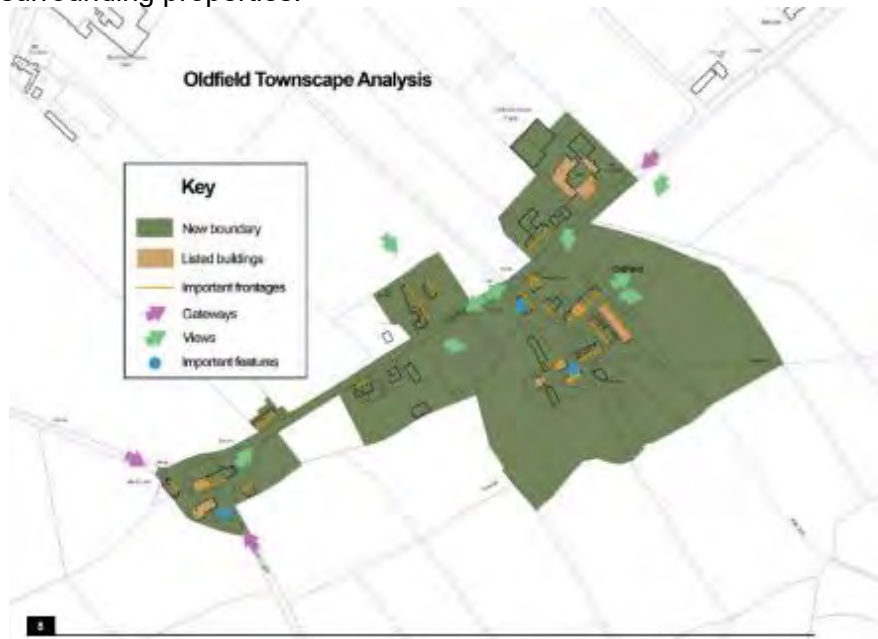
##### *Old Dairy (Proposed Extension)*

Situated along Oldfield Road, in between the clustered settlements of Oldfield and Upper Oldfield, this identity area is characterised by a more unstructured and to a certain degree

---

<sup>14</sup> <https://www.kirklees.gov.uk/beta/trees-listing-and-conservation/pdf/conservation-appraisals/Oldfield.pdf>

linear plan form with two small pockets of development located either side of the main carriageway Oldfield Road. The properties within this area are all constructed using the same local materials seen throughout the rest of Oldfield, their scale and height also imitates those seen in the surrounding properties.



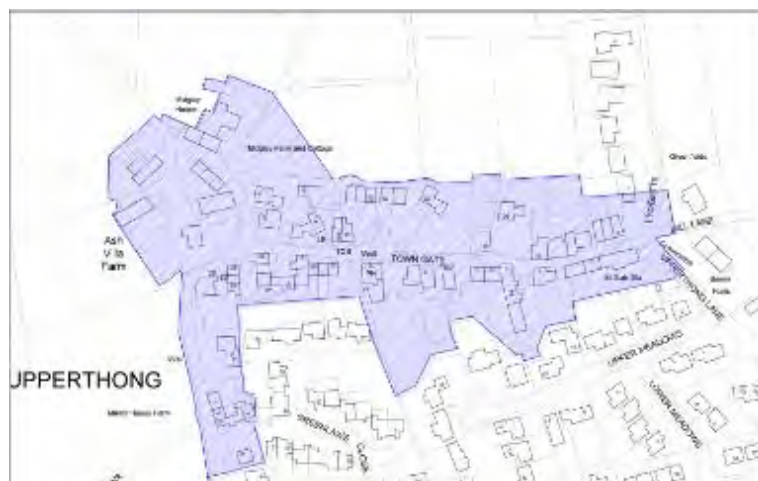
#### Key unlisted buildings

Within the Conservation Area there are many buildings of high architectural and historical importance, some of which are not listed. These buildings add a great deal of character to the conservation area. The National School is one such building.

#### Opportunities for enhancement

New development that is appropriate for construction within the green belt would have to be sympathetic to the character and setting Oldfield's conservation area. The scale, design and materials of new developments should reinforce and protect the features in Oldfield which give it special character, such as using similar styles and designs of buildings, replicating window designs and materials which are used on existing historic buildings. Traditional materials should be used for repairs, alteration and new buildings due to modern equivalents such as artificial stone and plastic for windows fails to respect the character of the area. The height and scale of development proposals should be considered in order to protect key views of the Conservation Area and they should harmonise sensitively with the key characteristics of the village.

### **Upperthong**



No appraisal  
**Hinchliffe Mill**



No appraisal

**Fulstone**



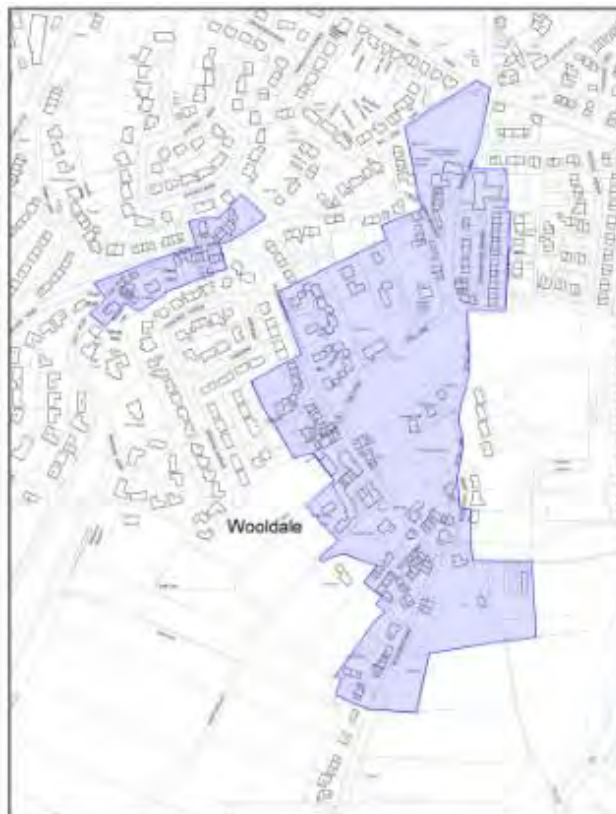
No appraisal

**Underbank**



No appraisal

**Wooldale**





No appraisal  
**Totties**



No appraisal  
**Butterley**



No appraisal

## Holme



### **Holme Conservation Area Appraisal<sup>15</sup>**

The small clustered hilltop village of Holme is located in the south western corner of the district at the head of the Holme Valley and straddling the boundary between Kirklees and the Peak District National Park.

It displays all the characteristics of a traditional compact rural settlement, with a central nucleus and radial development concentration itself along the arterial carriageways. A variety of building types exist ranging from residential dwellings, weaver cottages, barns, farmhouses and civic building such as a school and a Sunday school.

#### Character analysis

##### *Definition of Identity Areas*

Within the Conservation Area there are distinct identity areas which carry their own character within their environment. There are three identity areas in Holme: Lower Lydgate, Holme Village Centre and Upper Meal Hill Road.

##### *Lower Lydgate*

This is the only section of the village which lies within the Kirklees boundary. It is situated to the north of the village along Fieldhead Road which leads up to Digley Reservoir. This area contains few buildings, but even so there is an overwhelming sense of enclosure at the southern end of this zone which has been created, in part by the high drystone walls and secondly through the situation of surrounding dwellings. Moving along both Field Head Lane and Woodhead Road out of the village, the sense of enclosure evaporates, and is over ridden by a sense of exposure. There is a contrast of views which can be observed in this section. Along Field Head Lane the outlook in a northerly direction is of bleak, barren moorland hills, but the vista that is observed looking out of the conservation area down the Holme Valley is of a more urban and fertile environment.

##### *Holme Village Centre*

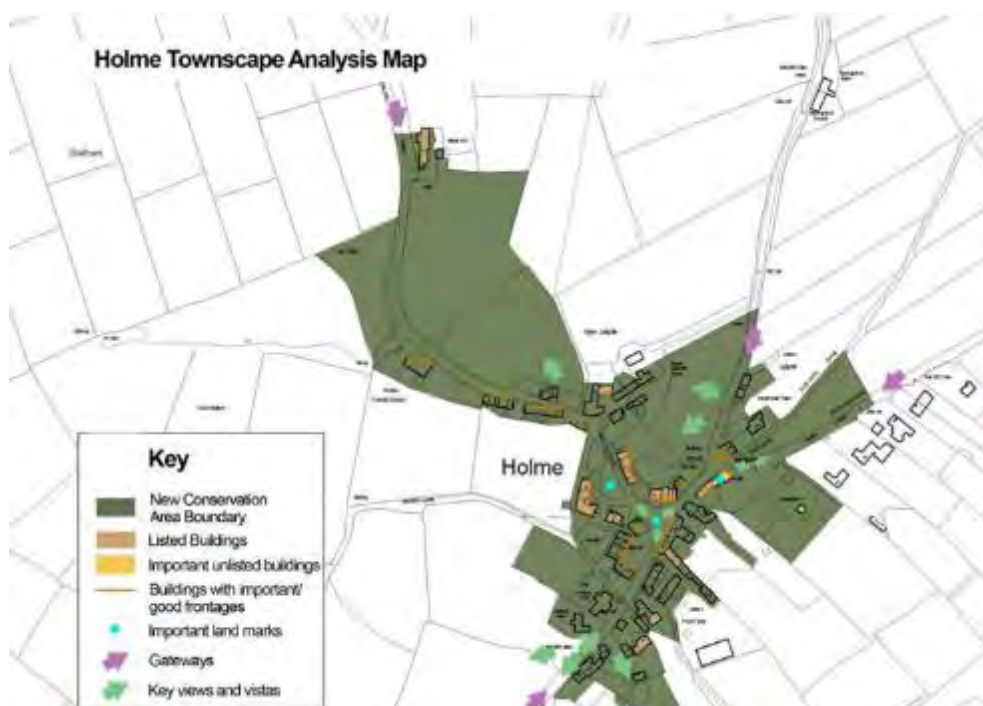
This is the largest zone within the conservation area, with its core centred on the stone setts at the bottom of Meal Hill Road and the adjacent recreational space. Throughout this section there is a mixture of 2 and 3 storey buildings, which are mainly situated in terrace formation

<sup>15</sup> <https://www.kirklees.gov.uk/beta/trees-listing-and-conservation/pdf/conservation-appraisals/Holme.pdf>

either as linear terraced units or terraces centred on a private court yard. North of the Woodhead Road the predominant arrangement is for linear terrace units, whilst south of this carriageway a courtyard formation dominates. As a consequence of the properties on the south east side of the Woodhead Road being built directly onto the main carriageway, many of them do not have gardens.

#### *Upper Meal Hill Road*

This area is characterised by a more linear built form than that of the other two identity areas within the conservation area, with all development being focused upon Upper Meal Hill Road. A clear division between the linear form of this zone and the more clustered appearance of the Holme Village Centre zone is marked by a bend in the road adjacent to Upper Lydgate. Moving further along Meal Hill Road the character of the area and the style of the buildings change. There becomes a predominance of two storey, semi detached dwellings. Compared with the other two character zones, this area is a lot more exposed.



#### Key unlisted buildings

Within both the Conservation Area, there are many buildings of high architectural and historical importance, some of which are not listed. These buildings add a great deal of character to the conservation area and are shown on the townscape analysis map as good examples of buildings and frontages. Two such buildings are Underhill designed by Dr Arthur Quarmby and Holme Castle

#### Potential for change

New development that is appropriate for construction within the green belt would have to be sympathetic to the character and setting of Holme's conservation area. The scale, design and materials of new developments should reinforce and protect the features in Holme which give it special character, such as using similar styles and designs of buildings, replicating window designs and materials which are used on existing historic buildings. Traditional materials should be used for repairs, alteration and new buildings due to modern equivalents such as artificial stone and plastic for windows fails to respect the character of the area. The height and scale of development proposals should be considered in order to protect key views of the Conservation Area and they should harmonise sensitively with the key characteristics of the village.

## 4.5 Open Space and Recreation

### Kirklees Local Plan Open Space Assessment Report

The Kirklees Open Space Study audits and analyses the current supply of open space and recreation sites together with local needs and identifies deficiencies in open space provision across the district.

A summary of the main open space deficiencies in the Kirklees Rural area are shown in the following table:

Type of Open Space	Quantity Deficiencies	Accessibility Deficiencies
Parks and Recreation Grounds	<ul style="list-style-type: none"> <li>All wards</li> </ul>	No major gaps
Natural and Semi-natural Greenspace	<ul style="list-style-type: none"> <li>Colne Valley ward</li> <li>Golcar ward</li> <li>Holme Valley North ward</li> <li>Holme Valley South ward</li> </ul>	<ul style="list-style-type: none"> <li>Skelmanthorpe (sites below and above 20 ha)</li> <li>Grange Moor (20 ha or above)</li> <li>Flockton (20 ha or above)</li> <li>Colne Valley (20 ha or above)</li> <li>Golcar (20 ha or above)</li> </ul>
Amenity Greenspace	<ul style="list-style-type: none"> <li>Colne Valley ward</li> <li>Denby Dale ward</li> <li>Golcar ward</li> <li>Holme Valley North ward</li> <li>Holme Valley South ward</li> </ul>	<ul style="list-style-type: none"> <li>Brockholes</li> <li>Clayton West</li> <li>Emley</li> <li>Honley</li> <li>Holmfirth</li> </ul>
Allotments	<ul style="list-style-type: none"> <li>Denby Dale ward</li> <li>Golcar ward</li> <li>Holme Valley North ward</li> <li>Holme Valley South ward</li> </ul>	<ul style="list-style-type: none"> <li>Denby Dale</li> <li>Emley</li> <li>Honley</li> <li>Holmfirth</li> </ul>
Provision for Children and Young People	Not applicable	Major skate parks and MUGAs in the Kirkburton area, Golcar, Slaithwaite, Linthwaite

### Kirklees Open Space Demand Assessment, March 2015

This assessment concludes the following in relation to the Kirklees Rural Area:

- The provision of parks and nature areas are perceived very positively with high satisfaction levels noted in terms of availability and quality
- The provision of footpath, cycleways and towpaths is generally perceived positively in terms of availability and quality; although significant potential for future improvement and greater use is identified.
- There is a lack of play provision catering for older children and teenagers, particularly noted in the Holmfirth area but is a general concern across the Kirklees Rural District Committee area.
- Long term there is an identified need for additional burial provision in order to service the wider South Kirklees area.
- Demand for greater allotment provision is evidenced by high waiting list numbers across sites. Consultation highlighted specific demand for allotments in the Colne Valley as well as Holme Valley areas.

## **4.6 Retail and Town Centres**

### **Retail Capacity Study for Kirklees District, February 2014**

The key purpose of this Study is to provide an assessment of retail needs and capacity in the period to 2028, and to provide an up-to-date review of the performance of the six town centres in the District.

It notes that Holmfirth provides the greatest provision of services in south Kirklees. Huddersfield Road, Victoria Street and Hollowgate are the key shopping areas in Holmfirth, with the largest food store in the centre being Co-operative Food located on Market Street to the north of the town.

There are a reasonable number of convenience units in Holmfirth, with the sector occupying 9.1% of all stores in the centre and 22.4% of the floorspace (both of which are above the national average figures). The town is anchored by the Co-operative Food supermarket on Market Street which appears to be trading well. The other convenience units in the centre are operated by small local independent traders, including four bakers/confectioners, a butcher, green grocer and health foods shop. The indoor market on Huddersfield Road accommodates twice-weekly events, with a farmers' market held there once a month.

The comparison sector is well represented in the town and since February 2011, there has been an increase both in the number of units and floorspace. The majority of the stores are run by independent traders. There is a good range of comparison outlets, including seven craft/gift shops, six ladies clothing units, six charity shops and three jewellers. The largest concentration of comparison goods floorspace in Holmfirth is at Riverside Shopping Centre and Holmfirth Mills, the latter of which sells a variety of household goods and furnishings. Retail services in Holmfirth account for 10.7% of the outlets (13 units) and 8.0% of the floorspace (1,040 sq.m) in the centre, which compares to respective national averages of 13.6% and 7.2%. The majority of the units are operated by independent traders.

There is an above average proportion of well-established leisure service outlets and floorspace in the town centre, reflecting its status as an active and popular tourist destination. The sector comprises cafes, restaurants, take aways, bars and hotels, a betting office and the Picturedrome music venue.

In terms of financial and business services in Holmfirth, the proportion of outlets occupied by such uses (9.9%) is below the national average figure (11.0%), whilst the proportion of floorspace occupied by such uses (8.6%) is marginally above the national average level (8.3%). The units in the centre comprise estate agents, retail banks, a building society, a financial service and a legal service.

There are limited opportunities for major new development within Holmfirth town centre due to a number of constraints, including the steep sided valley location of the town, the small scale nature of the existing commercial units and the conservation area designation. The level of vacancies in Holmfirth is significantly below the national average.

Holmfirth is considered to be a vibrant and popular town, both with local residents and visitors. It accommodates a good variety of retail and service facilities, with a very low level of vacancies. It performs well against a number of the indicators assessed and is considered to be a generally healthy centre.

## 4.7 Infrastructure

### Kirklees Infrastructure Delivery Plan, October 2015

The Kirklees Infrastructure Delivery Plan was produced in October 2015 to support the implementation of the Local Plan. It considers existing infrastructure and the future requirement necessary to deliver the level of growth envisaged in the emerging Local Plan. Funding sources to bridge infrastructure gaps are identified.

Infrastructure covers:

- a) Physical Infrastructure - transport, utilities (electricity, gas, water supply & waste water), flood risk & drainage, communication infrastructure (broadband and mobile phone) and waste infrastructure.
- b) Social infrastructure - education, health and public health, social care, community facilities (including community centres and sports and recreational facilities) and emergency service infrastructure.
- c) The full range of Green Infrastructure.

The Infrastructure Delivery Programme (IDP) details all the infrastructure requirements for the Kirklees district up to 2031, with funding costs provided where available. It details any committed funding sources and potential funding mechanisms, before confirming if there is a gap in infrastructure provision.

Infrastructure requirements are split into the following categories:

- 'Essential' infrastructure is defined as infrastructure that is required to make development acceptable in planning terms.
- 'Desirable' infrastructure is described as infrastructure which would improve the capacity and deliver place making benefits.

In terms of the Holme Valley, the IDP identifies the following specific requirements;

#### Essential Infrastructure

##### *Holmfirth Isolated junction improvements*

This scheme is currently being worked up in more detail based on the growth levels in the emerging Local Plan. There is currently no defined funding source for this scheme.

#### Desirable Infrastructure

##### *Creation of a new visitor centre at Holmfirth.*

##### *Holmfirth Flood Alleviation Scheme*

##### *New Mills Road (Brockholes) Flood Alleviation Scheme*

### Kirklees Local Plan Infrastructure Delivery Plan Addendum November 2016

This document; the Infrastructure Delivery Plan Addendum, identifies updates which have arisen from the on-going infrastructure planning that has occurred since the Local Plan consultation and focuses on the three infrastructure areas of health, education and transportation.

The Addendum identifies that the network of bus services in rural south Kirklees is generally good, but here services operate on a lower frequency and greater public subsidy is required to maintain evening and Sunday services

The following local highway network improvement in the neighbourhood plan area is also highlighted:

A635/A6024 (Holmfirth)

Key routes for walking and cycling development in the area are also identified:

- Holmfirth to Huddersfield - Route to be identified
- Pennine Bridleway - Dark Peak Link Hade Edge (Barnsley Boundary) to Standedge (Oldham Boundary) – majority completed but some sections outstanding

### **South Pennines Wind Energy Landscape Study, Final Report, October 2014**

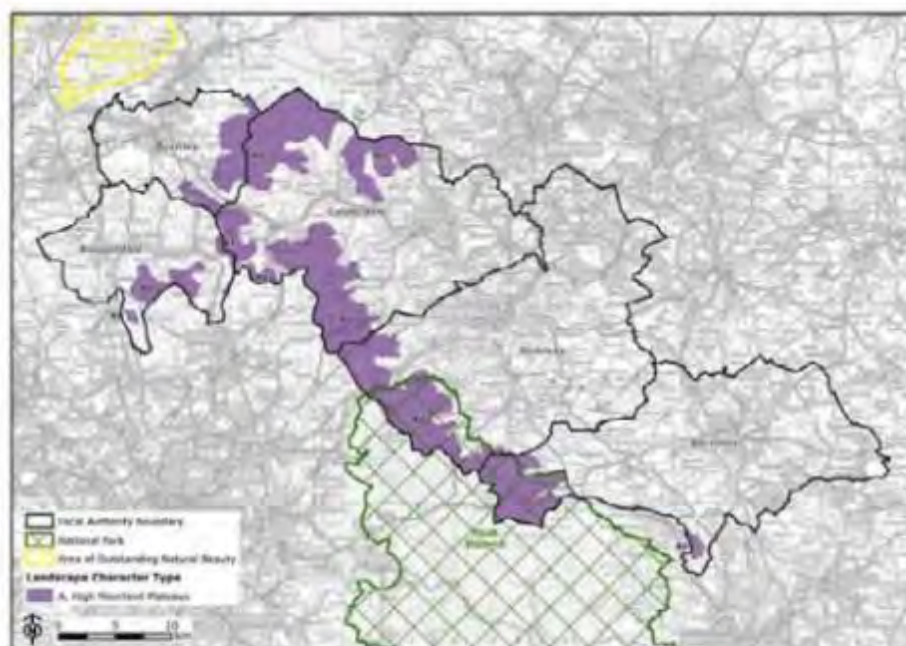
This study covers those parts of the South Pennines lying within Burnley, Calderdale, Kirklees, Rossendale and Barnsley. It identifies, at a strategic level, areas that are of lower landscape sensitivity to wind energy development of different scales, and at the same time sets out any known cumulative impacts. It is intended to provide clear evidence to inform and support Local Plans by helping to manage and prevent unacceptable landscape, visual and cumulative impacts associated with wind energy development.

For the purposes of the study the principal focus is the area's more detailed landscape character types (LCTs). These form the landscape character baseline against which the landscape impacts of wind energy development can be judged.

The following detailed landscape character types are located within the Holme Valley;

- High Moorland Plateaux
- Moorland Fringes/Upland Pastures
- Rural Fringes
- Settled Valleys

#### High Moorland Plateaux



Contains Ordnance Survey data © Crown copyright and database right 2014, © Natural England copyright 2014.

### Component Landscape Character Areas

A1: South Pennine Moors

A2: North Peak (Wessenden & Meltham Moors)

A3: Wharnccliffe Unenclosed Moorland

This is a 'remote' landscape very sparsely settled with only occasional isolated farmhouses, many now abandoned and in ruins and contributing to the sense of remoteness. Resource exploitation is visible in the form of power supply structures including pylons, transmission lines, wind turbine developments and communications masts, as well as reservoirs and mineral extraction sites. In some areas, intervisibility between these developments diminishes the sense of isolation.

Its key environmental features are:

- A perception of remoteness, isolation and wildness provided by the altitude, absence of trees and settlement plus expansive views.
- Mosaic of upland habitats, including blanket bog habitat, wet heathland, dry heathland and acid grassland which support an internationally important range of bird species (South Pennines SPA).
- Blanket bog is of international importance, supporting a specialist flora and associated fauna and representing a habitat of which the UK has 7-13% of the global resource.
- Important archaeological landscape with much prehistoric interest. The blanket bog is a significant archaeological and palaeo-environmental resource.
- Strong cultural associations – powerful influence on and inspiration for the writing of the Brontë sisters and Ted Hughes, among others.
- Distinctive landform of terraces and gritstone edges reflecting the underlying geology and process of weathering. Frost weathered tors and regoliths are prominent features.
- High geological interest including several geological SSSIs, at natural and quarried locations.
- Reservoirs provide water and recreational resources, as well as supporting wildfowl and wader species.
- Absence of settlement, with only isolated dwellings and abandoned farmsteads.



### *Guidance for future development*

This landscape is extremely sensitive and highly valued although it has seen several medium and large wind farm developments in the past. Looking forward, there is a need to contain the landscape influence of wind energy development at existing locations, to prevent the landscape becoming dominated by wind turbines. At other locations, only very occasional 'very small' or 'small' single turbines or small clusters are likely to be appropriate in this landscape.

### *Constraints*

- This LCT is very widely visible and its open upland character is critical to the visual continuity of the Pennine backbone.
- The sharp edges of the moorland plateaux, often marked by gritstone tors and monuments, form distinctive skylines, settings and focal points in views from the surrounding valleys and valley settlements.
- The Pennine Way and Pennine Bridleway National Trails and many other long distance paths pass through the LCT, offering fine views into the Settled Valleys (LCT F) and across the moorland plateaux beyond; these panoramas may be interrupted by nearby turbines.
- The extensive open access land and commons provide rare opportunities for large nearby urban populations to enjoy relative wildness and tranquillity – qualities that wind energy development may damage.
- On the edge of the Peak District National Park, conservation of the Park's special qualities, including its sense of wildness and remoteness and the flow of landscape character across and beyond its boundary, is a key concern.
- Extensive areas are covered by deep peat and by national and international nature conservation designations and there are highly valued historic and cultural heritage interests and associations, as described in the sensitivity assessment above.

### *Opportunities*

- Opportunities for new wind energy development in the landscape of this LCT without serious detriment to its character and qualities are likely to be very limited.

### *Key considerations*

When siting and designing wind energy developments in this LCT, specific landscape considerations are:

- Minimise any further loss of accessible areas of relatively wild, unspoilt landscape to help contain impacts on this key landscape quality.
- When repowering or extending existing wind farm sites, ensure a compact turbine layout so as to minimise impacts on landscape character and on the visual amenity of nearby settled landscapes.
- When extending existing wind farms, choose turbines of consistent height and design to existing turbines so as to avoid visual discordance.
- Set large turbines well back from steep moorland edges, generally by at least 400m, to minimise visibility and avoid undue intrusion on skylines as perceived from valley settlements below.
- Choose turbine locations well away from the distinctive features such as gritstone tors and monuments that characterise this LCT; also avoid locations close to the prominent knolls that occur on some of the moorland summits.
- If possible, site any new 'very small' or 'small' turbines so that they are backclothed against higher ground and do not break the skyline when viewed from the farmland and valleys below.
- Avoid locating turbines where they will interrupt popular panoramic views from the escarpment edge and from National Trails or other long distance paths.

- Minimise any impacts on deep peat deposits (e.g. by siting turbines on quarried or brownfield land where present) and on other natural, cultural heritage and recreation interests as described above.
- Minimise the need for new infrastructure by utilising existing wind farm access points, on-site tracks, grid connections and other services where possible. Ensure that any new grid connections are underground.
- Avoid the use of structures that have an industrial character, such as lattice towers or masts; and limit any unnecessary disruption to the simple, open character of the moorland, for example due to access track cut and fill, fencing, other enclosures, or external turbine transformers.
- Put in place measures to minimise the impacts of recreational motor vehicles, which can cause erosion and loss of tranquillity.
- In the longer term, manage wind farm sites to restore and improve the condition of moorland landscapes and habitats.

*Current patterns of permitted wind energy development (extract)*

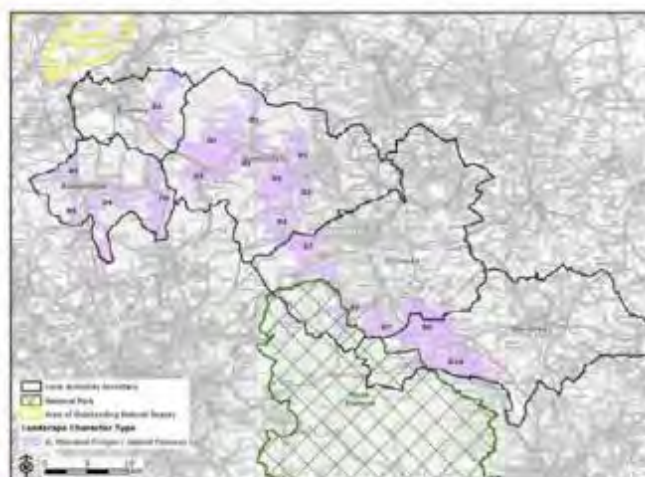
LCT A2 – None within the LCT but many very small and small turbines nearby in LCT D Moorland Fringe/ Upland Pastures, especially close to the M62 and south and east of Holmfirth (D7 and D9 respectively)

*Guidance for siting multiple developments within this LCT*

Within this LCT particular care will need to be taken to ensure that:

- New wind energy development does not extend a wind energy influence over a wider area than at present or visually ‘connect’ existing wind energy developments in the same or adjoining LCTs.
- Any wind energy development at new locations in the landscape is generally limited to very occasional ‘very small’ or ‘small’ single turbines of consistent height and design.
- Any new ‘small’ or ‘very small’ turbines are located well away from large turbines, so that the different turbine size classes are not seen together.

Moorland Fringes/Upland Pastures



**Component Landscape Character Areas**

- D1: Calder Terrace
- D2: Blackwood Common
- D3: Forest of Trawden - Worsthorne Moor Fringe
- D4: Scout Moor & Shore Moor Fringe
- D5: Hameldon, Oswaldtwistle & Darwen Moor Fringe
- D7: Peak Fringe Upland Pastures
- D9: Low Common, Royd Moor & Whitley Common
- D10: Penistone Upland Pastures

The enclosed landscape of the moorland fringe and upland pastures are typically found between 250 and 300 metres altitude on the broad terrace flanking some of the main valleys and slopes fringing the open moors. These elevated areas have strong moorland connections both visually and economically, with the moors forming an integral part of the upland farming system. The whole area has an open character often with long views out across the valleys and, on the edges of the area, across the extensive urban conurbations beyond.

Its key environmental features are:

- Open, 'upland' landscape character created by the altitude, absence of trees and long views, often with a sense of remoteness and isolation.
- A characteristic patchwork of upland pastures including small irregular fields and larger rectangular fields representing a later phase of moorland enclosure.
- A dense network of gritstone walls creates the field enclosures. The stone walls provide shelter and habitat for wildlife and are also of considerable historical/ cultural interest.
- Remnant unimproved upland pastures including colourful species-rich hay meadows and damp pastures are an integral part of the mosaic of upland habitats and are of great importance for nature conservation. Flushed meadows are of special interest.
- Numerous paved packhorse routes linking with an extensive public rights of way network, providing not only distinctive features but evidence of the historic strategic importance of the moorland fringes.
- Dispersed settlement pattern comprising scattered farmsteads (sometimes in fairly close proximity) and occasional short terraces of houses.
- A network of narrow winding lanes connects the farmsteads and settlements. Stone walls without grass verges often bound the lanes.
- Distinctive vernacular architecture dominated by the millstone grit building stone and including laithe houses and weavers' cottages.
- Frequent long views across the intersecting valleys and/or out over the urban conurbations that surround the South Pennines uplands.

#### *Guidance for future development*

This LCT is highly sensitive to larger scale wind energy development. In general, it is suited only to scattered 'very small' (or occasionally small) single turbines that will relate well to the many human scale features that characterise its landscape. Only in exceptional cases may this LCT be able to accommodate larger turbines or groups of turbines.

#### *Constraints*

- This complex, small scale and highly scenic LCT forms a narrow band fringing the higher ground of the South Pennine Moors and the Peak District National Park and offers very limited space for any significant wind energy development.
- The LCT provides the foreground to views from the High Moorland Plateaux (LCT A) and many national and recreational routes.
- It also acts as the landscape and visual setting for the Settled Valleys (LCT F) and the Wooded Rural Valleys (LCT G) below, which often include historic mill towns and Conservation Areas.
- Protection of these views and settings – including the northern setting of the National Park – are key constraints on wind energy development within the LCT.
- Other constraints locally include the many natural and cultural heritage features, cultural associations and recreational interests outlined in the sensitivity assessment above.

#### *Opportunities*

- Small scale wind energy development that is visually associated with settlements or farms, and evenly spread across the landscape rather than concentrated in one particular area, will be most suited to this landscape.

#### *Key considerations*

- Avoid siting turbines within key views, especially those to and from the main South Pennine ridge, the Calder valley and the Peak District National Park.
- Avoid locations close to the lower edge of the moorland fringe terrace, because such locations are very prominent from the settled valleys below and conflict with the strong horizontal form of the terrace edge.
- Where development is located just below the open moorland above (LCTs A and B), seek to backcloth the turbine(s) against the hillsides above and consider the use of a darker turbine colour.
- Give special consideration to the effects of turbines on the approaches to and settings of historic buildings, villages and settlements.
- Look to retain the landscape's relatively tranquil, remote, rural character, locally valued due to the close proximity of urban development.
- Minimise the impacts of access tracks on field enclosure patterns and carefully restore any damage.
- Where larger turbines are proposed, ensure that they do not overwhelm the human scale of the landscape features, including farmsteads, trees and stone walls.

#### *Current patterns of permitted wind energy development (extract)*

- Kirklees D7 and D9 – Concentrations of very small and small turbines (single turbines and small clusters) close to the M62 and south and east of Holmfirth (D7 and D9), also extending south eastwards into Barnsley. Cumulative effects on landscape character in these areas.
- Barnsley D7, D9 and D10 – Many very small and small turbines south of Holmfirth (D7) and in scattered locations on the eastern fringes of D9 and D10.

#### *Cumulative landscape and visual issues arising*

Key cumulative issues arising in this LCT are:

- Siting of small turbine classes very close to larger turbines, notably in D9 on the boundary of Kirklees and Barnsley. Here the juxtaposition of turbines of different heights and designs may be distracting and/or tends to heighten the perceived scale of the larger turbines.
- Concentrations of smaller turbines, notably in D7 south of the M62 and near Holmfirth and D9 on the boundary of Kirklees and Barnsley. In these areas turbines are collectively becoming a defining influence on the landscape and there are frequent variations in turbine height and design. In the locations indicated, these existing cumulative landscape and visual issues may be a constraint on further wind energy development.

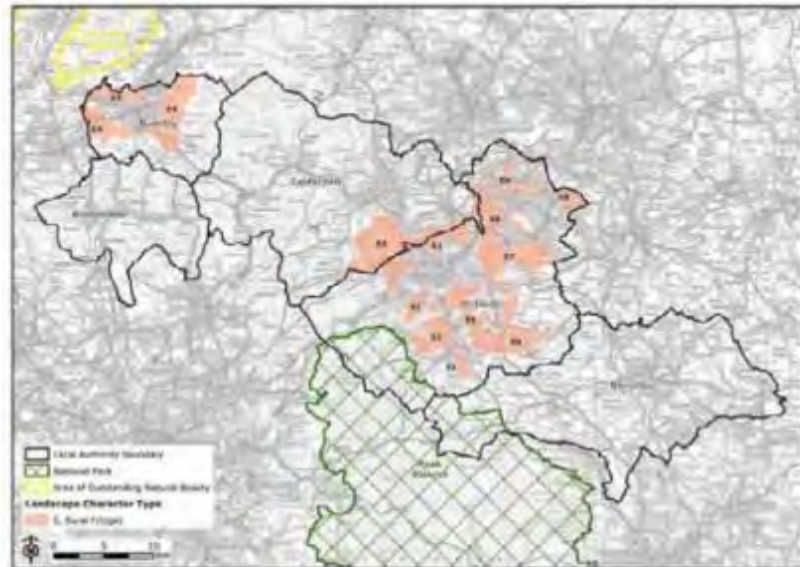
#### *Guidance for siting multiple developments within this LCT*

Multiple wind energy developments in this LCT should:

- Be similar in terms of siting, layout, form and relationship to key landscape characteristics, so as to present a simple image that relates clearly to landscape character – for example through a clear association of 'very small' turbines with the regular clusters of farm buildings that occur in this LCT.
- When locating 'very small' and 'small' turbines, choose sites that are well away from medium or large turbines (in the same or adjoining LCTs), so that the different size classes are not seen together, and avoid strong concentrations of turbines in a given area.

- Also avoid close juxtaposition of different small turbine designs and heights, aiming instead for a consistent height and design in a given area.
- Identify and take account of possible cross-boundary cumulative impacts associated with small turbines in adjoining local authorities inside and outside the study area.

### Rural Fringes



Contains Ordnance Survey data © Crown copyright and database right 2014. © Natural England copyright 2014.

#### **Component Landscape Character Areas**

- E1: Holmfirth - Meltham
- E2: Barkisland - Holywell Green
- E4: Colne - Nelson - Burnley Fringe
- E6: Fenay Beck Valley Rural Fringes
- E7: Emley Moor Northern Fringes
- E8: Batley - Dewsbury Rural Fringes

The rural fringes form a lower lying domesticated landscape surrounding the uplands. Rarely more than 200 metres above sea level the conditions are less harsh with gentler slopes and a milder climate. These sheltered, more hospitable fringes are settled and intensively farmed creating a small scale, complex landscape, of more varied landform and vegetation cover than is typical of the higher areas. The proximity of the urban centres exerts an influence on landscape character with urban fringe land uses evident in many areas and pressures for development.

Its key environmental features are:

- A sheltered, settled 'domestic' landscape on the gentle lower slopes fringing the South Pennine uplands.
- Pattern of grassland pastures enclosed by gritstone walls as well as some hedgerow boundaries.
- Considerable tree and woodland cover with trees in shelterbelts and along field boundaries, numerous broadleaved woodlands - many of ancient origin, as well as small scale coniferous plantations.
- Isolated remnants of species-rich grasslands (hay meadow and wet pastures) exist within the improved grassland. Flushed meadows are of special nature conservation interest.
- Dense network of narrow winding lanes, with some roads, which link the area to the urban centres on the periphery of the South Pennines.

- Distinctive settlement character of scattered farms, individual rural houses and groups of dwellings clustered into small villages sheltering below the uplands.
- Vernacular building style and consistency in building material and design visually connects the rural fringes to the core of the South Pennine area.

#### *Guidance for future development*

This LCT is sensitive to larger scales of wind energy development. Its enclosed and settled landscapes are inherently more suited to scattered 'very small' (or occasionally 'small') single turbines or small clusters, reflecting the relatively small scale landscape patterns and features and the proximity of residential areas.

#### *Constraints*

- The LCT often fulfils a strategic landscape and recreational role, providing a green wedge of open countryside around several of the study area's major towns, including Burnley, Dewsbury and Huddersfield.
- The settled character of the LCT means that there may be limited space for wind energy development.
- Although relatively low-lying, the LCT may be prominent visually as it tends to occupy rising ground or ridgelines around valley settlements, sometimes including landmark features, notably Castle Hill Fort and Tower south of Huddersfield.
- Frequent historic parks and gardens and Conservation Areas, both within the LCT and in adjoining valley landscapes, may be vulnerable to changes in their settings as a result of wind energy development.
- There is dense network of public rights of way, including long distance walking routes, and in the area south of Huddersfield parts of the LCT lie very close to the Peak District National Park.

#### *Opportunities*

- Small scale wind energy development that is visually associated with settlements or farms, and evenly spread across the landscape rather than concentrated in one particular area, will be most suited to this landscape.
- Locations close to industry, business parks, major transport corridors such as the M62 and quarried or other brownfield sites may be less sensitive.

#### *Key considerations*

Specific landscape considerations within this LCT are as follows:

- Ensure that turbines do not overwhelm the human scale of landscape features, including farmsteads, trees and stone walls
- Where possible site turbines so that they do not break the skyline and are backclothed by land, also considering the use of a darker turbine colour in such locations.
- Avoid siting turbines within key views, especially those to and from the Peak District National Park around Huddersfield and Holmfirth.
- Give special consideration to the effects of turbines on the approaches to and settings of the many historic buildings, villages and parks and gardens.
- Look to retain areas of relatively tranquil, rural character, locally valued due to the close proximity of urban development.
- Minimise the impacts of access tracks on field enclosure patterns and carefully restore any damage.

#### *Current patterns of permitted wind energy development*

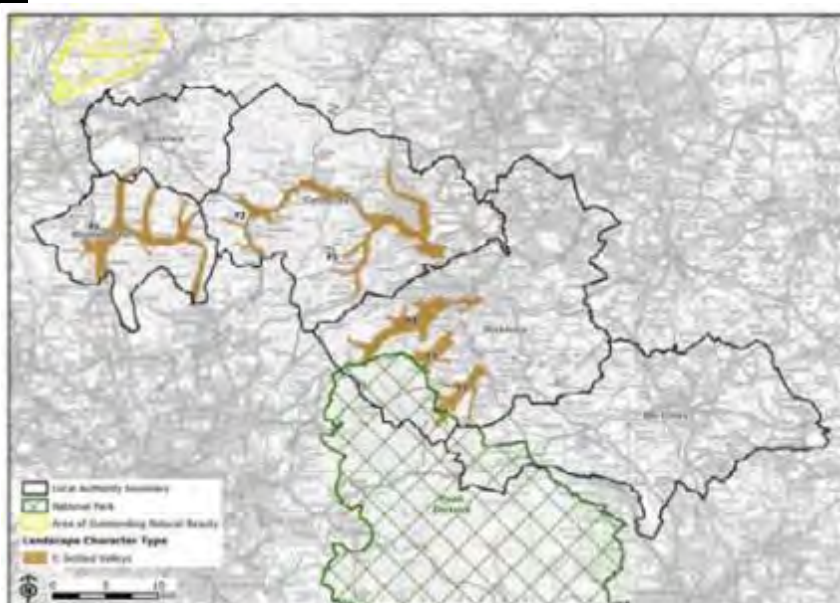
- Kirklees E1, E2, E6, E7 and E8 – Very limited development in E1, which lies closest to the Peak District National Park. Many single and small clusters of small turbines along M62 corridor in E2 (also extending into Calderdale). Scattered single very small and small turbines in E6 and E7 in eastern part of council area.

### Guidance for siting multiple developments within this LCT

Multiple wind energy developments in this LCT should:

- Be similar in terms of siting, layout, form and relationship to key landscape characteristics, so as to present a simple image that relates clearly to landscape character – for example through a clear association with the regular clusters of farm buildings that occur in this LCT.
- When locating ‘very small’ and ‘small’ turbines, choose sites that are well away from medium or large turbines, so that the different size classes are not seen together, and avoid strong concentrations of turbines in a given area.
- Also avoid close juxtaposition of different turbine heights and designs, aiming instead for a consistent height and design in a given area.
- Identify and take account of possible cross-boundary cumulative impacts associated with small turbines in adjoining local authorities inside and outside the study area.

### Settled Valleys



Contains Ordnance Survey data © Crown copyright and database right 2014. © Natural England copyright 2014.

#### Component Landscape Character Areas

F1: Irwell (Ramsbottom, Rawtenstall, Bacup)

F2: Calder (Walsden, Todmorden, Hebden Bridge, Mytholmroyd)

F3: Ryburn (Sowerby Bridge, Ripponden)

F4: Colne (Slaithwaite, Marsden)

F5: Holme and Hall Dike (Holmfirth, Meltham)

The deeply incised narrow valleys that dissect the high moorland plateau are one of the most distinctive landscape types of the South Pennines. Parts of many of the main valleys are crowded by towns and urban areas, which originated at the point of a river crossing and expanded during the early industrial age. The textile mills, with their distinctive chimneys, dominate the urban skyline and are a hallmark of the South Pennines landscape. The tall gritstone terraces of weavers' cottages are a characteristic feature of the hillsides and canals, rail and roads often line the narrow valley floor. Settlements are generally concentrated on the south-facing slopes and along the narrow valley floor. North facing slopes usually remain free of development so that even within urban areas there are frequently views towards woodlands, the patchwork of in-bye pastures and the moorland edge. Broadleaved woodlands, many of ancient origin, cling to the steep slopes and fill the valley side cloughs, reinforcing the sense

of enclosure within the valleys. The deep 'hidden' side ravines with their fast flowing beckes and dense woodland cover are also a distinctive feature.

The key environmental features are:

- Deep incised valley profile with steps and terraces and deep side cloughs reflecting the underlying geology and weathering processes.
- Sense of enclosure provided by the steep-sided profile and presence of woodland, emphasising contrast with the open moorland.
- Broadleaved woodland, much of ancient origin, on the valley sides and in the side cloughs supporting important fern, bryophyte and bird species.
- Characteristic linear pattern of urban settlement on the valley floor and the lower south-facing slopes, from which there are frequently views out to the woodland, pastures and the moorland edges.
- Distinctive vernacular architecture including mills, packhorse bridges and terraces of weavers' cottages providing evidence of the important role that these valleys played in our industrial history.
- Rivers and canals creating green corridors and a valuable recreational resource as well as important wetland habitats, supporting a number of notable rarities.
- Valley wetland habitats including fens and wet pastures.
- Wealth of historical and archaeological interest, reflecting the historic evolution of the area.
- In-bye pastures and hay meadows on the valley sides form an important element of the upland habitat mosaic.
- Gritstone walls create the distinctive field pattern which is highly visible on the sloping valley sides. The stone walls provide shelter and habitat for wildlife, and are also of considerable historical/cultural interest.

#### *Guidance for future development*

Due to space constraints and the presence of many sensitive landscape character, natural and cultural heritage features, the landscape of this LCT is unlikely to be able to accommodate any wind energy development other than very occasional 'very small' single turbines.

#### *Constraints*

- These deeply incised, narrow valleys are one of the most distinctive LCTs of the South Pennines and are very densely settled.
- Any significant wind energy development could significantly affect the immediate skylines of settlements, as well as the settings of the many historic mill towns and Conservation Areas.
- The physical fabric of the steep enclosing hillsides, which in some areas also has valley side woodlands, designed parklands and other sensitive features, is vulnerable to disturbance.
- Other constraints locally include the many natural and cultural heritage features, cultural associations and recreational interests outlined in the sensitivity assessment above.

#### *Opportunities*

- Opportunities are likely to be very limited, but a single turbine that shows clear visual and functional relationships with the building, business or farm that it serves may fit best within the landscape and townscape of the settled valleys.
- The upper valley reaches, which are slightly larger scale and more open, may be somewhat less sensitive than the lower parts of the valleys.



### *Key considerations*

Specific landscape considerations within this LCT are as follows:

- Site and design turbines very carefully relative to existing (especially historic) buildings and structures, paying particular attention to relative heights and proportions.
- Respect the scale of existing landscape features, including buildings, trees and stone walls – this may necessitate the use of micro-turbines in some locations.
- Give special consideration to the effects of turbines on the approaches to and settings of settlements.
- Choose sites that are backclothed by higher ground and minimise effects on skylines; consider the use of darker turbine colours in such situations.
- Where possible, take advantage of any existing woodland screening and/or site turbines in dips and hollows in the landform.
- Avoid new access tracks on steep slopes where they may scar the hillside and be visible from facing valley sides; minimise any damage to existing hedges and walls.

### *Current patterns of permitted wind energy development*

- Kirklees F4 and F5 – One very small turbine at the head of the Holme valley where it is seen with several small turbines in LCT D Moorland Fringes/ Upland Pasture (D7) in an area very close to the edge of the Peak District National Park and contributes to cumulative impacts in that area. Follow web link to database and web map to see the latest position.

### *Cumulative landscape and visual issues arising*

Key cumulative issues arising in this LCT are:

- The growing cumulative effects of existing turbines in the upper valley reaches next to LCT D Moorland Fringes/ Upland Pastures, especially in the areas upper Holme valley (D7) adjacent to the Peak District National Park. In the locations indicated, these existing cumulative landscape and visual issues may be a constraint on further wind energy development in the surrounding area.

### *Guidance for siting multiple developments within this LCT*

Multiple wind energy developments in this LCT should:

- Be similar in terms of siting, layout, form and relationship to key landscape characteristics, so as to present a simple image that relates clearly to landscape character – for example through siting mainly in the upper valley reaches of this LCT.
- When locating 'very small' turbines, choose sites that are well away from larger turbines in adjacent LCTs, so that different size classes are not seen together; and avoid strong concentrations of turbines in a given area.
- Avoid close juxtaposition of different turbine heights and designs, aiming instead for a consistent height and design in a given area.

## Wooded Rural Valleys



Contains Ordnance Survey data © Crown copyright and database right 2014. © Natural England copyright 2014.

### Component Character Areas

G1: Luddenden Dean	G9: Fenay Beck Valley & Tributaries
G2: Hebden Dale & Crimsworth Dean	G10: River Dearne Valley
G3: Cliviger Gorge	G11: Batley Fringe Incised Valleys
G4: Cragg Vale	G12: Shibden Dale
G5: Don River Valley	G13: Clifton Beck
G8: Holme River Valley	

The steep-sided wooded valleys, which dissect the high South Pennine moorland, are a special feature of the area. They have a secluded, intimate character derived from the deeply incised topography and abundant woodland which clothes the valley sides often blocking the sky from view. Although they exist in close proximity to the densely urbanised and industrial valleys, these side valleys are largely hidden and inaccessible except by foot. Their depth and extent is surprising and creates the sense of a hidden, secret landscape. The swift-flowing streams which tumble over the hard gritstone rocks are edged with a luxuriant carpet of mosses and ferns. These waters once provided the power for the early industrialisation of the region and the side valleys are lined with the remains of former mill sites.

The key environmental features are:

- A secluded, 'hidden' intimate and tranquil character created by the incised landform, densely wooded slopes and absence of modern development.
- Distinctive incised landform with stepped terraces and a narrow valley floor.
- Fast flowing, moss and fern edged, streams cut down into the bedrock.
- Waterfalls are a characteristic feature where the streams cut alternating hard and soft layers of the underlying Millstone Grit geology.
- A mosaic of wetland habitats including freshwater streams, damp pasture and meadows, marsh and millponds on the valley floor.
- Thick broadleaved woodland including ancient woodland of high nature conservation value, clothes the valley sides.
- Patchwork of light and shade created by the juxtaposition of woodland and pastures.
- Local areas of landslip on the steep valley sides expose important geological sites and create a distinctive landscape feature.
- Strings of now derelict water-powered mills with associated features including mill ponds and races occur along the valley floor and reflect the emergence of early industrialisation.
- Archaeological features related to woodland management, such as charcoal hearths are common.

### *Guidance for future development*

Due to space constraints and the presence of many sensitive landscape character, natural and cultural heritage features, the landscape of this LCT is unlikely to be able to accommodate any wind energy development other than very occasional 'very small' single turbines.

### *Constraints*

- These deeply incised, narrow, wooded valleys are highly distinctive in character and form a key part of the landscape settings of towns such as Halifax, Hebden Bridge, Huddersfield and Penistone.
- Their dramatic, wooded slopes are important contributors to scenic quality, especially in Calderdale and Kirklees; they are also highly valued for their secluded and tranquil character.
- The physical fabric of the steep enclosing hillsides, with their woodland and wetlands, designed parklands and many historic features, is vulnerable to disturbance.

### *Opportunities*

- Opportunities are likely to be very limited, but a single turbine that shows clear visual and functional relationships with the building, business or farm that it serves may fit best within the settled rural valleys.
- Locally existing woodland may screen and help to accommodate turbines in the landscape.

### *Key considerations*

Specific landscape considerations within this LCT are as follows:

- Site and design turbines very carefully relative to existing (especially historic) buildings and structures, paying particular attention to relative heights and proportions.
- Respect the scale of existing landscape features, including buildings, trees and stone walls – this may necessitate the use of micro-turbines in some locations.
- Give special consideration to the effects of turbines on the approaches to and settings of settlements.
- Choose sites that are backclothed by higher ground and minimise effects on skylines; consider the use of darker turbine colours in such situations.
- Where possible, take advantage of any existing woodland screening and/or site turbines in dips and hollows in the landform.
- Avoid new access tracks on steep slopes where they may scar the hillside and be visible from facing valley sides; minimise any damage to existing hedges and walls.

### *Current patterns of permitted wind energy development*

- Kirklees G8, G9, G10, G11 – A few very small turbines mainly on the upper edges of these landscapes, affecting G8 and G11 so far. Scattered similar development on land in other LCTs directly above – G10 affected by development in LCT N Rolling Wooded Farmland (N2) and G11 by development in LCTE Rural Fringes (E8).

### *Guidance for siting multiple developments within this LCT*

Multiple wind energy developments in this LCT should:

- Be similar in terms of siting, layout, form and relationship to key landscape characteristics, so as to present a simple image that relates clearly to landscape character – for example through siting close to woodland in this LCT.
- When locating 'very small' turbines, choose sites that are well away from larger turbines in adjacent LCTs, so that different size classes are not seen together; and avoid strong concentrations of turbines in a given area.
- Avoid close juxtaposition of different turbine heights and designs, aiming instead for a consistent height and design in a given area.

## 4.8 Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a statutory way of collecting developer contributions to help fund infrastructure projects such as transport schemes and community facilities, to support new development in the area. Under the CIL arrangements local authorities can charge a locally set rate per square metre on many types of new development.

### Kirklees Community Infrastructure Levy, Draft Charging Schedule, November 2016<sup>16</sup>

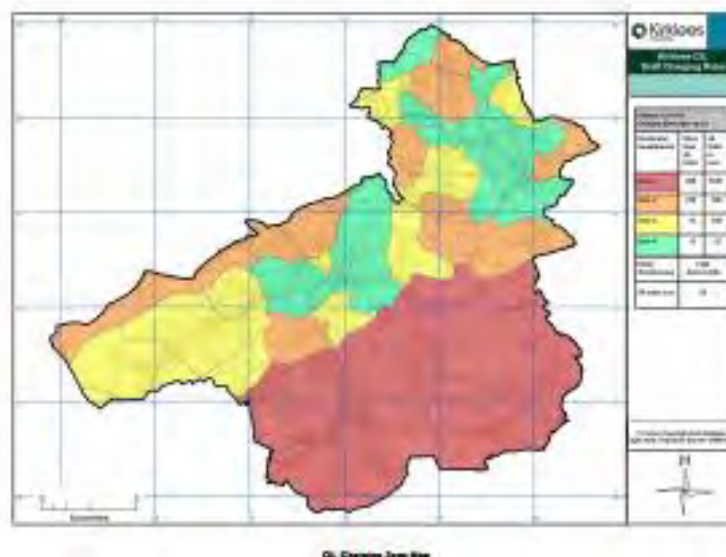
Kirklees consulted on a Draft Charging Schedule (DCS) from 7 November to 19 December 2016.

Receipts from the CIL can also be passed back to the communities where development takes place, with 15% passed back to local communities or 25% if the local community has a neighbourhood plan in place.

#### Proposed Levy Rates for Kirklees

Use Type	Proposed CIL £ per sq m	
	More than 10 Units	10 Units or less
<b>Residential (C3)</b>		
Zone 1	£80	£100
Zone 2	£20	£80
Zone 3	£5	£40
Zone 4	£5	£5
<b>Retail Warehousing</b>	£100 district wide	
<b>All other uses</b>	£0	

Appendix A: Kirklees CIL Draft Charging Rates Map



#### The Holme Valley is in Residential Zone 1

The CIL Regulations 2010 (as amended) make provision for three classes of development that are exempt from any CIL liability. These are:

- Affordable housing;
- Charitable developments that are used wholly, or mainly for charitable purposes; and

<sup>16</sup> <https://www.kirklees.gov.uk/beta/planning-policy/pdf/CIL-Preliminary-Draft-Charging-2016.pdf>

- Self-build housing.

The Council may also consider introducing an Exceptions Policy enabling the two other areas of discretionary exemptions, as set out in the regulations, namely:

- Developments by charities which are held as an investment from which the profits are applied for charitable purposes; and
- Where a specific scheme cannot afford to pay the levy. Relief is only possible in these circumstances where it can be demonstrated that paying the full charge would have an unacceptable impact on the development's economic viability and that, in being granted an exemption from CIL, the developer/liable party is not considered to be receiving state aid. These claims would be considered on a case by case basis.

## 5.0 Built Heritage in the Holme Valley

### 5.1 Listed Buildings

There are 451 statutory Listed Buildings and 3 Scheduled Monuments in the Holme Valley<sup>17</sup>. These are:

Name	Location	Grade
Lower Woodhouse Farmhouse and Barn	Woodhouse Lane, Hinchliffe Mill	II
Mill Chimney at Yew Tree Mill	Woodhouse Lane, Hinchliffe Mill	II
224 Woodhead Road	Holmbridge	II
Boundary stone adjacent to 224 Woodhead Road	Holmbridge	II
Ward boundary post opposite 224 Woodhead Road	Holmbridge	II
Church of St David	Woodhead Road, Holmbridge	II
9 miles post between Holme and Lane	Woodhead Road, Holme	II
370, 372, 374 Woodhead Road	Lane	II
25, 27 Woodhead Road	Holme Valley	II
41 Wooldale Road	Wooldale	II
46, 48 Wooldale Road	Wooldale	II
55, 57 Wooldale Road	Wooldale	II
67 Wooldale Road	Wooldale	II
72, 74 Wooldale Road	Wooldale	II
Sunny Brow, 86 Wooldale Road	Wooldale	II
Building adjoining rear of Lord Nelson public house	Wooldale Road, Wooldale	II
Telephone kiosk outside no.31 Magdale	Honley	II
Wash Pit Mill	Choppards Lane, Choppards	II
K6 telephone kiosk opposite 86 Hall Ing Lane	Holme Valley	II
36, 36A Town Gate	Upperthong	II
4 Town Gate	Holme Valley	II
Amiens Column, Town Gate	Holme Valley	II
57 Under Bank Old Road	Underbank	II
Cruck building to north part of Carr Farm	Upper Gate, Hepworth	II
28, 29 Upper Gate	Hepworth	II
Hagg Leys, Upper Hagg Road	Holme Valley	II
11, 13 Upperthong Lane	Holme Valley	II
45 Upper Oldfield	Honley	II
Building at 90 degrees to, and adjacent to, 45 Upper Oldfield	Honley	II
1, 2 Water Street	Hinchliffe Mill	II
10, 11, 12, 13 Well Hill	Honley	II
24, 26, 28 Westgate	Honley	II
1, 2, 7 Lupton Square		
Hill House, 7, 9, White Gate Road	Holme Valley	II
Barn to north west of Moor View Farmhouse	White Ley Bank, Fulstone	II
West Royd Farmhouse	White Ley Bank, Fulstone	II
Denhirst	White Wells Road, Scholes	II

<sup>17</sup> <https://historicengland.org.uk/listing/the-list/>

Name	Location	Grade
Former Sunday School, Wickens Lane	Upperthong	II
Ward boundary stone at junction of Dick Edge Lane and Windmill Lane	Near Jackson Bridge	II
Ward boundary stone at junction of Haddingley Lane and Windmill Lane	Near Jackson Bridge	II
Lower Wood Royd Farmhouse	Wood Royd Hill Lane, Victoria	II
119 and adjoining warehouse building, Woodhead Road	Hinchliffe Mill	II
26, 28 Sude Hill	New Mill	II
Christ Church, Sude Hill	New Mill	II
59, 61 Sweep Lane	Underbank	II
66,68,70 Thirstin Road	Honley	II
121, 123 Thong Lane	Netherthong	II
125 Thong Lane	Netherthong	II
133, 135 Thong Lane	Netherthong	II
Barn adjoining, and at 90 degrees to 91(Bank End)	Thurstonland Bank Road, Brockholes	II
54, 56 and barn, Totties Lane	Totties	II
69 Totties Lane	Totties	II
71 - 81, Totties Lane	Totties	II
66 Town End Road	Wooldale	II
73 Town End Road	Wooldale	II
34 Town Gate	Hepworth	II
Weavers Cottage, 36 Town Gate	Hepworth	II
58, 59A Town Gate	Hepworth	II
78, 79, 80, 81 Town Gate	Hepworth	
147 Town Gate	Netherthong	II
Westfield House, 155 Town Gate	Netherthong	II
1 Town Gate	Upperthong	II
White House	Paris Road, Scholes	II
Friends' Meeting House, small adjoining outbuilding and boundary wall, Pell Lane	Wooldale	II
Pell Croft, Pell Lane	Wooldale	II
Ward boundary post opposite Marsh Lane Top	Penistone Road, Lane Head	II
50 Penistone Road	New Mill	II
Hollin House, 2, Penistone Road	New Mill	II
2 miles post 50 yards south east of 27 Penistone Road	New Mill	II
Ward boundary stone in front of 24 Rock Terrace	Brockholes	II
The Olde House, Ryecroft Lane	Scholes	II
27 St George's Road	Scholes	II
3 St Mary's Square	Honley	II
Sandy Gate Farm	Sandy Gate, Scholes	II
12,15 Scholes Road	Jackson Bridge	II
Ward boundary stone on bridge over Jackson Bridge Dike	Scholes Road, Jackson Bridge	II
1,3,5 Scotgate Road	Honley	II
Ward boundary stone south of junction with South View	Sheffield Road. Jackson Bridge	II

Name	Location	Grade
7.5 miles post between Meal Hill Lane and Foster Place Lane	Sheffield Road. Hepworth	II
1,3,5 Sike Lane	Totties	II
The Cottages, Snowgate Head	New Mill	II
23, 25, 27 South Lane	Holme Valley	II
15, 17, 19, 21 South Lane	Wooldale	II
25, 27 Station Road	Holme Valley	II
Stoney Bank Cottage and Barn	Stoney Bank Lane, New Mill	II
2, 4, 6 Meal Hill Road	Holme	II
Meal Hill	Meal Hill Road, Holme	II
New Laith (house to south west)	Mellor Lane, Holmbridge	II
5, 7, Moor Bottom	Honley	II
Cartref Beyond the Sea and property adjoining	Moor Lane, Netherthong	II
Moorgate (centre cottage)	Moor Lane, Netherthong	II
12 New Fold	Holme Valley	II
4.5. mile post opposite junction of Brockholes Lane	New Mill Road, Brockholes	II
3, 5 New Street	Honley	II
Park Riding	North Gate, Honley	II
5 Old Moll Road	Honley	II
Lord's Mill, Old Moll Road	Magdale, Honley	II
9, 11, 13 Old Road	Hinchliffe Mill	II
14, 15, 16 ,17 Oldfield	Honley	II
18, 19, 20 Oldfield	Honley	II
29, 30 Oldfield	Honley	II
New Hagg Farm 1, 3 ,5 Oldfield	Honley	II
7 Outlane	Netherthong	II
Building to rear of 33 Outlane	Netherthong	II
72, 74 Paris Road	Scholes	II
Ivy Cottage, Paris Road	Scholes	II
Lydgate Oliver Heywood Memorial Sunday School	Holmfirth Road, New Mill	II
Hill Farm, 11,12 Holt Lane	Holme Valley	II
10, 12, 14 Huddersfield Road	Holme Valley	II
64 Huddersfield Road, 64 Norridge Bottom	Holme Valley	II
70, 72 Huddersfield Road, 70, 72 Norridge Bottom	Holme Valley	II
74, 76 Huddersfield Road, 74, 76 Norridge Bottom	Holme Valley	II
86 Huddersfield Road, 86 Norridge Bottom	Holme Valley	II
Beech House, Huddersfield Road	Holme Valley	II
5 miles post, 300 yards north of junction with Calf Hill Road	Huddersfield Road, Holme Valley	II
Reins Farm, 30 Huddersfield Road	Honley	II
Hollin Greave Farmhouse and adjoining Barn, Huddersfield Road	New Mill	II
Hollingreave, 5 – 11 Huddersfield Road	New Mill	II
Holmroyd Nook (dwelling to east), Knoll Lane	Honley	II



Name	Location	Grade
Knoll Bridge Farmhouse and Barn, Knoll Lane	Honley	II
Wickleden, Little Cake	Scholes Moor Road, Scholes	II
6, 8 Low Gate	Underbank	II
Hagg House, 13 Lower Hagg	Holme Valley	II
92 Lower Town End Road	Wooldale	II
12, 16 Magdale	Honley	II
17 Magdale	Honley	II
41, 43 Magdale	Honley	II
Early Butts, 2, 4 Magdale	Honley	II
Gate piers, gates and walls to Methodist Chapel	Giles Street, Netherthong	II
Troughs opposite 29 Goose Green	Holme Valley	II
20, 22, 24 Grasscroft Road	Honley	II
Lower Green Gate and Barn	Green Gate Road, Holmbridge	II
Part of Farm Terrace on Lip Hill Lane (track)	Greenfield Road, Holme Valley	II
1 mile post, Greenfield Road	Upperthong	II
3 miles post, Greenfield Road	Bradshaw	II
2, 3, 4, 5, 6 Gully Terrace	Underbank	II
Netherthong Wesleyan Methodist Chapel	Haig Lane, Deanhouse	II
Hall Ing, Hall Ing Lane	Honley	II
Hall Ing, Hall Ing Lane	Honley	II
Hall Ing, 120 Hall Ing Lane	Honley	II
Hall Ing, 122 Hall Ing Lane	Honley	II
36, 38, 40 and barn to 36 Hall Ing Lane	Honley	II
Ward boundary stone, Hall Ing Road	Honley	II
29, 31, 33, 35, 37 Heys Road	Thongsbridge	II
1, 2 Hill Street	Jackson Bridge	II
New Row, 2, 3 Hollowgate	Holme Valley	II
Hollowgate Bridge, Hollowgate	Holme Valley	II
10, 12, 14 Holme	Holme	II
25, 27 Holme	Holme	II
Entrance archway to children's playground	Holme	II
Lydgate Unitarian Chapel, Holmfirth Road	New Mill	II
Bank Bottom Farmhouse and barn, Cote Lane	Holme Valley	II
13 Cuckoo Lane	Honley	II
Daisy Lee, Daisy Lee Lane (off Penistone Road)	Hade Edge	II
Cricketers Arms	Deanhouse	II
18, 19, 20 Dean Brook Road	Holme Valley	II
26, 27, 31 Deanhouse Road	Holme Valley	II
3 Dock Hill	Netherthong	II
2 Wickins Lane	Upperthong	II
Waterside, 3, 5, Dobb Lane	Hinchliffe Mill	II
35, 37 Dunford Road	Underbank	II
127, 129 Dunford Road	Cross	II
Hade Edge Methodist Sunday School	Dunford Road, Hade Edge	II
8 miles post near Bay Horse Hotel	Dunford Road, Hade Edge	II

Name	Location	Grade
Mile stone, Dunford Road	Hubberton	II
Honley Bridge, Eastgate	Honley	II
Honley Wells, Eastgate	Honley	II
Sparth Top, Edge End Lane	Holmbridge	II
1, 2 Exchange	Honley	II
Ivy Cottage, Fearnley Lane	Wooldale	II
1, 3, 5 Flush House	Holmbridge	II
2, 3, 4 France Fold	Honley	II
Methodist Church, Giles Street	Netherthong	II
38, 38A Back Lane	Holme Valley	II
Barnside 5,6 Barnside Lane	Hepworth	II
Barn to north west of 5, 6 Barnside, Barnside Lane	Hepworth	II
Barnside, 9 Barnside Lane	Hepworth	II
Booth House, 2, 4, Booth House Lane	Holme Valley	II
Broad Lane Farmhouse, Broad Lane	Upperthong	II
Church of St George, Brockholes Lane	Brockholes	II
12, 14, 16, 18 Bunkers Hill	Holme Valley	II
39, 41, 43 Butterly	New Mill	II
1, 2, 3, 4 Carr Lane	Holmbridge	II
Park Nook, Weather Hill Lane Park, Cartworth Moor Road, Cartworth Moor	Holme Valley	II
Ward Place House and barn to west of group	Cemetery Road, Holme Valley	II
14, 16, 18, 20 Chandler Lane, off Meltham Road	Honley	II
10, 12, 14 Church Street	Honley	II
27 Church Street	Honley	II
29 Church Street	Honley	II
Gate piers and gates to Church of St Mary the Virgin, Church Street	Honley	II
21, 23 Cinderhills Road	Underbank	II
40, 42, 44 Cinderhills Road	Underbank	II
45, 47 Cliff Road	Holme Valley	II
102 Cliff Road	Wooldale	II
Royd Top, 33 Broad Lane	Upperthong	II
Church of the Holy Trinity, Butt Lane	Hepworth	II
23, 25 Butterly	New Mill	II
Bon Accord, Carrleigh and Carrfield Terrace, Cooper Lane	Holme Valley	II
Pinfold at Carr Green, Carr Lane	Holmbridge	II
Building adjoining rear of and to north east of 14 Church Street	Honley	II
28, 30 Church Street	Honley	II
31, 33 Church Street	Honley	II
5 Cinderhills Road	Underbank	II
22, 26 Cinderhills Road	Underbank	II
Cliff Farmhouse and barn, Cliff Lane Road	Holmbridge	II
98 Cliff Road	Wooldale	II
Hall Croft, Coldwell Lane	Hinchliffe Mill	II

Name	Location	Grade
1, 2 Dock Hill	Netherthong	II
Hillock, Dean Road	Upperthong	II
15, 17 Dobb Lane	Hinchliffe Mill	II
Netherley Lane, Dobb Top Lane	Holme Valley	II
106, 122 Dunford Road	Underbank	II
Hade Edge Methodist Chapel	Dunford Road, Hade Edge	II
7 miles post 50 yards south of junction with Washpit New Road	Dunford Road, Underbank	II
Eastgate, 6 Eastgate, Upper Fold, 18 Eastgate	Honley	II
Honley House, Eastgate	Honley	II
Clonlea, Fieldend Lane	Clonlea	II
Field End, 11 Fieldend Lane	Honley	II
12 Flush House	Holmbridge	II
4 miles post, Greenfield Road	Wessenden Head	II
30, 32 Gynn Lane	Honley	II
Hall Ing, 96, 98 Hall Ing Lane	Honley	II
Hall Ing, 112, 124 Hall Ing Lane	Honley	II
Hall Ing, 118 Hall Ing Lane	Honley	II
Hall Ing House and adjoining barn to north east, Hall Ing Lane	Honley	II
Wood Royd Methodist Church, Hall Ing Lane	Honley	II
11 Heys Road	Thongsbridge	II
3, 4, 5, 6, 7 Hill Street	Jackson Bridge	II
25, 27 Hollowgate	Holme Valley	II
Mile post, Hollowgate Bridge	Hollowgate	II
24, 26 Holme	Holme	II
Upperfold Farmhouse	Holme	II
Lower Spout Farmhouse, 55 Holme	Holme	II
81, 83 Huddersfield Road	Holme Valley	II
191 Huddersfield Road	Holme Valley	II
Civic Hall, boundary wall and gate piers, Huddersfield Road	Holme Valley	II
6 miles post opposite 119 Huddersfield Road	Holme Valley	II
Northgate Mount, Huddersfield Road	Honley	II
Mill Building at Cocking Bridge Steps, Lea Lane	Magdale	II
2, 4, 6, 8 Lower Fold 2, 4, 6, 8 Eastgate	Honley	II
49, 51 Magdale	Honley	II
57, 59 Magdale	Honley	II
Mag Bridge, 2, 3, 4 Magdale	Honley	II
Ox Lane Farmhouse, Moor Lane	Netherthong	II
Sands Farmhouse and barn (off Moor Lane)	Netherthong	II
13 New Fold	Holme Valley	II
4,6, New Street	Honley	II
High Royd, North Gate	Honley	II
Magdale House (east part, formerly 9 and 10), Old Moll Road	Magdale, Honley	II

Name	Location	Grade
12, 13 Oldfield	Honley	II
Oldfield House, Oldfield Road	Honley	II
11 Outlane	Netherthong	II
27 Outlane	Netherthong	II
52, 54 Paris Road	Scholes	II
60 Paris Rod	Scholes	II
Barn to Town Head Farm, Paris Road	Scholes	II
Methodist Free Church, Robert Lane	Wooldale	II
Austonley Hall, Roods Lane	Holmbridge	II
1, 2, St Mary's Square	Honley	II
5 St Mary's Square	Honley	II
9, 10, 11 Scholes Road	Jackson Bridge	II
Clitheroe Farmhouse and barn, Scotgate Road	Honley	II
6.5 miles post opposite 30 Sheffield Road	New Mill	II
8.5. miles post at junction of Gate Head Lane, Sheffield Road	Hepworth	II
Bridge over River Holme at Smithy Place, Smithy Place Lane	Brockholes	II
Barn adjoining Brianfield Farmhouse, Snowgate Head	New Mill	II
59, 61 South Lane	Underbank	II
Stalley Royd Farmhouse, Stalley Royd Lane	Jackson Bridge	II
Railway Station building, Station Road	Holme Valley	II
Field Top and adjoining barn, Stubbin Lane	Hinchliffe Mill	II
Bank End, 85, 93, 91, 89 Thurston and Bank Road	Brockholes	II
33, 35, 37, 39 Totties Lane	Totties	II
59 – 67 Totties Lane	Totties	II
7 Town End Road	Holme Valley	II
75, 77 Town End Road	Wooldale	II
56 and 59 Town Gate 55 Barracks Fold	Hepworth	II
64, 65, 66 Town Gate	Hepworth	II
126, 128 Town Gate	Netherthong	II
Church of All Saints, Town Gate	Netherthong	II
3 Town Gate	Upperthong	II
Church of St John, Upperthong Lane	Holme Valley	II
Building adjoining and to south east of 45 Upper Oldfield	Honley	II
Curlew, Holly and Hawthorn Cottages, Upper Stubbin	Hinchliffe Mill	II
1 Well Hill	Underbank	II
Ward boundary stone at junction of Marsh Road, White Wells Road	Scholes	II
Lower Wickens Farmhouse, Wickens Lane	Holme Valley	II
14, 15 Wood Bottom Road	Magdale	II
74, 76 Woodhead Road	Burnlee	II

Name	Location	Grade
7 miles post opposite Spring Lane Mills, Woodhead Road	Burnlee	II
181, 183, 185, 187, 189, 191 Woodhead Road	Hinchliffe Mill	II
8 miles post 100 yards to east of 224 Woodhead Road	Holmbridge	II
10 miles post, 1 mile north of Holme Moss summit, Woodhead Road	Holme	II
1,3,5,7,9 Woodhead Road	Holme Valley	II
4 miles post opposite junction with Far End Lane, Woodhead Road	Honley	II
73, 75 Wooldale Road	Wooldale	II
Hillside Cottage, Yew Tree Lane	Hinchliffe Mill	II
Telephone kiosk outside Wooldale Methodist Chapel, Wooldale Road	Holme Valley	II
Privies to south west of Choppards Church Sunday School, Choppards Bank Lane	Choppards	II
Bartin Farmhouse and attached barn, Nether Lane	Bradshaw	II
K6 telephone kiosk outside Butcher's Arms, Town Gate	Hepworth	II
Hawthorn House, Church Street	Honley	II
Brockholes Village Hall, Brockholes Lane	Brockholes	II
142 – 150 Huddersfield Road	Holme Valley	II
Wooldale Hall, Wooldale Road	Wooldale	II
43 Wooldale Road	Wooldale	II
61, 63 Wooldale Road	Wooldale	II
69 Wooldale Road	Wooldale	II
Spring Cottage, 376 Woodhead Road	Holme Valley	II
Bridge Tavern, Woodhead Road	Holmbridge	II
Carr Farmhouse, Wolfstones Road	Holme Valley	II
Whinney Bank Cottages, ½, 3, 4 Whinney Bank Lane	Wooldale	II
Moor View Farmhouse, White Ley Bank	Fulstone	II
12 White Ley Bank	Fulstone	II
20 – 32 Victoria Street	Holme Valley	II
House to north of group east side of track, Upper House Lane	Scholes	II
Upper Hagg, 4, 5 Upper Hagg Road	Holme Valley	II
12 Town Gate	Upperthong	II
Croft House 149 Town Gate	Netherthong	II
Barn opposite 58 Town Gate	Hepworth	II
68 Town End Road	Wooldale	II
Church of England (Controlled) School, School Street	Honley	II
1 Spring Lane	Hinchliffe Mill	II
43, 45 Paris Road	Scholes	II
Barn at Austonley Hall, Roods Lane	Holmbridge	II
1 St Ann's Square	Netherthong	II
28 Oldfield	Honley	II
32, 33 Oldfield	Honley	II

Name	Location	Grade
52,54,56,58,60,62 Old Road	Hinchliffe Mill	II
Ward boundary stone 50 yards to south of 103 New Mill Road	New Mill	II
112, 110 Lower Town End Road	Wooldale	II
6 Magdale	Honley	II
14 Magdale	Honley	II
35, 37, 39 Magdale	Honley	II
Holmroyd Nook (dwelling to west), Knoll Lane	Honley	II
Ward boundary stone 50 yards north of drive to Wickleden, Little Cake, Scholes Moor Road	Scholes	II
Hollingreave and adjoining barn, 4 Huddersfield Road	New Mill	II
52, 54, 56, 66 Huddersfield Road	Honley	II
Lydgate Parsonage, Holmfirth Road	New Mill	II
5 Holme	Holme	II
Hall Ing, Hall Ing Lane	Honley	II
Far End House, 6 Far End Lane	Honley	II
Edge End (house to south), Edge End Lane	Holmbridge	II
26, 28 Fairfields Road	Hinchliffe Mill	II
5, 6 East Street	Jackson Bridge	II
Ward boundary stone at junction of Cowcliffe Hill Road, Dean Lane	Hepworth	II
59 Cliff Road	Holme Valley	II
Font in yard of Church of St Mary the Virgin, Church Street	Honley	II
Church Sunday School, Choppards Bank Road	Choppards	II
Ward Place house to east of group, Cemetery Road	Holme Valley	II
Malkin House, 6 Brow Lane	Holme Valley	II
21, 22 Dean Brook Road	Holme Valley	II
28, 29 Deanhouse Road	Holme Valley	II
Upper Wickens, Dean Road	Upperthong	II
Hinchliffe Mill Bridge, Dobb Lane	Hinchliffe Mill	II
9 East Street	Jackson Bridge	II
Far End House, 2, 4 Far End Lane	Honley	II
Church of England Primary School, Fieldend Lane	Holmbridge	II
11, 13, 15 Flush House	Holmbridge	II
The Vicarage, 23 Back Lane	Holme Valley	II
13 and 15 Cliff Lane	Holmfirth	II
Barnside, 7, 8 Barnside Lane	Hepworth	II
Former dwellings and barn adjoining to right of 42 Barracks Fold	Hepworth	II
Booth House, 24, 26, 28 Booth House Lane	Holme Valley	II
8, 10 Bunkers Hill	Holme Valley	II
21, 31 Butterly	New Mill	II

Name	Location	Grade
Church of St Mary the Virgin, Church Street	Honley	II
Stocks in yard of Church of St Mary the Virgin, Church Street	Honley	II
Wingfield (centre part), Cliff Lane	Holme Valley	II
92, 94, 96, 100 Cliff Road	Wooldale	II
Ward boundary stone 400 yards south of Smithy Place Lane, Huddersfield Road	Holme Valley	II
Northgate House, Huddersfield Road	Honley	II
Mytholm Bridge, Luke Lane	Thongsbridge	II
21, 23 Magdale	Honley	II
53, 55 Magdale	Honley	II
2, 3 Marsh Road	Scholes	II
2 Grasscroft Road and adjoining building to south	Honley	II
Green Gate, Green Gate Road	Holmbridge	II
Lip Hill Farmhouse and adjoining dwelling, Greenfield Road	Holme Valley	II
2 miles post, Greenfield Road	Upperthong	II
5 miles post, Greenfield Road	Wessenden Head Moor	II
Hall Ing, Hall Ing Lane	Honley	II
Hall Ing, Hall Ing Lane	Honley	II
3 Holme	Holme	II
16 Holme	Holme	II
Barn to Upper Fold Farm, Holme	Holme	II
67 Corn Hey	Holme	II
3,5 High Street	Honley	II
Old Lock Up, Daisy Lane	Holme Valley	II
Deanhouse, 13, 14 Dean Brook Road	Holme Valley	II
8, 10, 12, 14 Sike Lane	Totties	II
1,3,5 South Lane	Wooldale	II
5 Spring Lane	Hinchliffe Mill	II
Scholes Methodist Church, Marsh Road	Scholes	II
8 and adjoining barn, Meal Hill Road	Holme	II
Cottage to west of Upper Lydgate Farm, Meal Hill Road	Holme	II
Brownhill Farmhouse (cottage to right of Main House off Moor Lane), Moor Lane	Netherthong	II
Fox House Farmhouse, Moor Lane	Netherthong	II
The Cottage, Ox Lane off Moor Lane	Netherthong	II
1 mile post (to north of Heyfield), New Mill Road	Holme Valley	II
Newlands, Newlands Lane	Holme Valley	II
5 Outlane	Netherthong	II
Outlane, 15 Outlane	Netherthong	II
56, 58 Paris Road	Scholes	II
Town Head Farmhouse and adjoining cottage, Paris Road	Scholes	II
12, 14, 16, 18, 20 Holt Lane	Holme Valley	II
58 Huddersfield Road	Holme Valley	II
58 Norridge Bottom		
66, 68 Huddersfield Road	Holme Valley	II

Name	Location	Grade
66, 68 Norridge Bottom		
84 Huddersfield Road 84 Norridge Bottom	Holme Valley	II
179 – 189 Huddersfield Road	Holme Valley	II
Ward boundary post opposite junction of Burnlee Road, Woodhead Road	Burnlee	II
121, 123, 123A Woodhead Road 2, 4, 6, 8 Old Road	Hinchliffe Mill	II
Gate piers and gates to Christ Church, Sude Hill	New Mill	II
Sundial House, 38 Thirstin Road 40 Thirstin Road	Honley	II
115, 117, 119 Thong Lane	Netherthong	II
131 Thong Lane	Netherthong	II
141A Thong Lane	Netherthong	II
31 Totties Lane	Totties	II
Former Co-op Building opposite 59A Town Gate	Hepworth	II
Butchers Arms, Town Gate	Hepworth	II
Gate piers, gates and overthrow to Church of All Saints, Town Gate	Hepworth	II
8 Town Gate	Upperthong	II
Sundial at Friends Meeting House, Pell Lane	Wooldale	II
8 miles post west side near Bay House Hotel, Penistone Road	Hade Edge	II
Horn Cote, Penistone Road	New Mill	II
3 miles post opposite Toss O'Coin Public House, Pensitone Road, Snowgate Head	Holme Valley	II
House and attached barn Austonley Hall, Roods Lane	Holmbridge	II
Croft House Farm Barn, St Georges Road	Scholes	II
Lower Woodhouse Farmhouse (to north of group), Woodhouse Lane	Hinchliffe Mill	II
Yew Tree Mills (small block to west), Woodhead Road	Hinchliffe Mill	II
Boundary stone opposite Post Office, Woodhead Road	Holmbridge	II
230 – 236 and 240 – 244 Woodhead Road 230 – 242 Woodhead Road	Holmbridge	II
331, 333, 335 Woodhead Road	Holme	II
Ings Lodge, 404 Woodhead Road	Holme	II
Wooldale Methodist Church, Wooldale Road	Wooldale	II
1, 3, 4 Long Ing and attached barn, Shaw Head	Holme Valley	II
Greaves Head Farmhouse and attached barn, Nether Lane	Bradshaw	II
39, 41 Town Gate	Upperthong	II
Church of the Holy Trinity, Town Gate	Holme Valley	II



<b>Name</b>	<b>Location</b>	<b>Grade</b>
13/14 and 15 (south east part) and adjoining barns, Upper Gate	Hepworth	II
Barn, south part of Carr Farm, Upper Gate	Hepworth	II
Upper Hagg, 6 Upper Hagg Road	Holme Valley	II
43, 44 Upper Oldfield	Honley	II
Kestrel and Kingfisher Cottages, Upper Stubbin	Hinchliffe Mill	II
New Close Farmhouse, Wickens Lane	Holme Valley	II
Wolfstones Heights (house and barn), Wolfstones Road	Holme Valley	II
8 Giles Street	Netherthong	II
Farnley Hey, Honley Road	Farnley Tyas	II
Virginia House, 67 Sandbeds	Holmfirth	II
The Picturedrome, Market Walk	Holme Valley	II
Honley Mill, Huddersfield Road	Holmfirth	II
Holme, Holmfirth and New Mill Memorial Cross, Holme Valley Memorial Hospital, Huddersfield Road	Holmfirth	II
Brockholes War Memorial, junction of Oakes Lane and Brockholes Lane	Brockholes	II
<b>Scheduled Monuments</b>		
Late prehistoric enclosed settlement known as the Old Bull Ring 500m north of Meal Hill		
Cairnfield in Hagg Wood, Honley, 375m south east of Upper Hagg		
Cairnfield in Honley Old Wood, 280m north west of the Woodlands		

## **6.0 Conclusion**

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. The information provided in this document sets out the planning policy context, within which the Holme Valley Neighbourhood Plan should be prepared.

It is important to note that the document is a “live” document in that it will require regular reviewing and updating to ensure that it takes account of changes to emerging plans as they move forward towards adoption, and that it reflects other planning policy documents as and when they are published.

The planning policy background will therefore be reviewed before consultation on the Draft Plan, and at the point of submission of the final version to Kirklees Council.



For more information on the contents of this document contact:

**Louise Kirkup**

**Director**

**Kirkwells**

**Lancashire Digital Technology Centre**

**Bancroft Road**

**Burnley**

**Lancashire**

**BB10 2TP**

**01282 872570**