

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the **PLANNING STANDING COMMITTEE** to be held at the **EXHIBITION ROOM** at **THE CIVIC, HUDDERSFIELD ROAD, HOLMFIRTH HD9 3AS** on **MONDAY 31 MARCH 2025** at **700pm** to transact the following business: -

- AGENDA – (A)

Welcome

Open Session at Planning

7.00 pm

At the commencement of the meeting, there will be an open session lasting up to 15 minutes, for members of the public to address Members of the Committee in connection with planning applications to be considered at the meeting. This session allows both applicants and objectors to address Members. Any other information relating to items on the agenda will be considered as part of the agenda item.

Issues/concerns/information not related to any item on the agenda will be considered at a later date or referred to the appropriate body.

2425 211 Public Bodies (Admission to Meetings) Act 1960 amended by the Openness of Local Government Bodies Regulations 2014 on 6 August 2014 7.15 pm

As Local (Parish and Town) Council meetings can now be recorded, the Chair to check if any members of the public wish to record the meeting, to ensure reasonable facilities can be provided. The meeting is already being recorded by the Officer for public broadcast via the Holme Valley Parish Council YouTube channel.

2425 212 To accept apologies for absence 7.16 pm

2425 213 To receive Members’ and Officers’ personal and disclosable pecuniary interests in items on the agenda 7.17 pm

2425 214 To consider written requests for new DPI dispensations 7.18 pm

2425 215 To consider whether items on the agenda should be discussed in private session 7.19 pm

- Any recording to be halted during such items and members of the public asked to leave the meeting.

2425 216 To Confirm the Minutes of the Previous Meeting 7.20 pm

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- **To note**, Minutes of the Planning Committee meeting held on 10 February 2025, numbered 2425 193 – 2425 210 inclusive and approved at Full Council on 24 March 2025. **(B)**

Assistant Clerk to update on progress and matters arising from the previous minutes not otherwise covered in the agenda.

To consider, any further action.

2425 217 Kirklees Planning Applications 7.22 pm

- i. - **To note**, List of Kirklees planning applications 7 January 2025 to 4 February 2025 updated with the views of the Committee. **(C)**
 - ii. - **To consider**, New or amended applications received from Kirklees Council 4 February 2025 to 25 March 2025 inclusive – List 2425-12 enclosed. **(D)**
- **To consider**, any further action.

2425 218 Peak District National Park Authority 7.58 pm

- i. No new or amended applications were received from the Peak District National Park Authority from 7 January 2025 to 4 February 2025 inclusive to be updated with the views of the Committee.
 - ii. - No new or amended applications were received by Peak District National Park Authority 4 February 2025 to 25 March 2025 inclusive.
- **To consider**, any further action.

2425 219 HVPC Planning Committee Remit 2025/26 Onwards 8.00 pm

To note, On 24 March 2025 Full Council **resolved** to adopt the recommendations from the Planning Committee for the year 2025/26 onwards as follows:

1. The PLANNING COMMITTEE should remain as a standing committee.
2. The frequency of meetings should be reduced to every other month.
3. The COMMITTEE will review the existing criteria for what constitutes a 'significant application' to reduce further which applications are considered.
4. A sub-committee to be established to meet in-between COMMITTEE meetings to handle any applications that meet the criteria for comment.
5. The COMMITTEE will review the effectiveness of the changes after a 6-month trial.

The terms of reference and meeting schedule for the new Sub-committee will be

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an item for the agenda of the Planning Committee meeting on 28 April 2025 as this falls into the new Council year. Councillors are invited to discuss feedback and ideas to support the drafting of these items.

The Committee may now wish to begin to review the criteria for which they consider an application to be “significant” enough to make comment on.

Chair and Assistant Clerk to report.

- **To consider**, further consideration of the criteria for reviewing “significant” applications.
- **To consider**, any other actions required to put in place for the 2025/26 Council year.

2425 220 **Traffic Calming** **8.10 pm**

i. **Kirklees Council Management of Speeding in the Holme Valley**

Assistant Clerk and Cllrs to report on progress.

- **To Consider**, any further action.

ii. **School Parking Bollards**

Cllr Liles has confirmed that Hade Edge School are not interested in taking part in the School parking bollard scheme.

At the meeting of the Committee on 10 February an action for Cllr Dixon was to approach New Mill Junior school to offer the parking bollards. If they declined Cllr Wilson would approach Holmfirth Junior, Infants and Nursery School.

Assistant Clerk and Cllrs to report on progress.

- **To consider**, any further action.

2425 221 **Ongoing highways campaigns, including unmade roads, green lanes and byways of the Holme Valley** **8.15 pm**

The ongoing campaigns are:

- i. **Ramsden Road**
- ii. **Cartworth Moor Road**
- iii. **Cheesegate Nab**

Cllrs and the Assistant Clerk to report on updates received.

- **To consider**, any further action.

2425 222 Planning Policy, Guidance and Consultation

8.20 pm

i. Planning Reform Working Paper: Streamlining Infrastructure Planning

To note, the government has released a planning reform working paper inviting views on how it could 'streamline the development of critical infrastructure, in particular Nationally Significant Infrastructure Projects (NSIPs). It focuses specifically on potential legislative changes, principally to the Planning Act 2008.

(E)

This is not a formal consultation, and is instead intended to inform discussions with the sector, to determine whether and how to take these proposals forward. Alongside these discussions, responses are encouraged to the series of questions that are posed at the end of the paper. There is no formal deadline for responses.

Responses can be made via the website:

<https://consult.communities.gov.uk/planning/streamlining-infrastructure-planning/>

To consider, response to the Planning Reform Working Paper.

ii. Manchester Metropolitan University Study on Social Sustainability of UK High Streets

To note, Holme Valley Parish Council have been invited to take part in a PhD study on the social sustainability of UK high streets with Manchester Metropolitan University. **(F)**

To consider, participation in the study.

iii. Updated Government guidance on Green Belt and Brownfield Land

To note, the government has announced updated detailed guidance on its revised approach to Green Belt in England as set out in the new National Planning Policy Framework (NPPF) issued in December 2024. This guidance includes what is meant by 'grey belt' and how it should be identified; how and why green belts should be reviewed, and guidance on how major housing development on land in the Green Belt should contribute to accessible green space and other benefits (the so called 'golden rules'). At the same time, it has provided funding to 133 local authorities to undertake Green Belt reviews. **(G)**

To note, the government has also announced further updated guidance to

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ensure planning policies and decisions ‘give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs’. (H)

iv. PDNPA consultation on updated local validation list

To note, the Peak District National Park Authority are updating the list of documents required to be submitted with planning applications. The list reflects the most recent guidance on local validation requirements in accordance with the Town and Country Planning (General Development Management Procedure) (England) Order 2015, and is reviewed every two years to ensure it remains relevant and fit for purpose. The consultation runs until 30 April 2025. (I)

As the draft documents are very large, they have not been included in their entirety in the papers, but can be found via the following links:

Appendix 1 – Draft local validation list:

https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0024/141918/Appendix-1-Local-validation-list-draft.pdf

Appendix 2 – Draft local validation list guidance:

https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0025/141919/Appendix-2-Local-validation-list-draft-guidance.pdf

To consider, response to the consultation.

v. BT Consultation on the removal of payphone in the Holme Valley

To note, correspondence regarding the removal of a payphone from a red heritage phone box in the Holme Valley. (J)

To consider, response to the consultation.

vi. PDNPA Local Plan Review call for sites

To note, as part of the local plan review the Peak District National Park Authority are conducting a “call for sites” that is open until 5 May 2025. (K)

Further information can be found at:

<https://www.peakdistrict.gov.uk/planning/policies-and-guides/the-local-plan/call-for-sites>

To consider, any further action.

vii. Notice of disposal of the former Holmfirth Council Office

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To note, notice of the intent to dispose of the former Holmfirth Council Offices - 49-51 Huddersfield Road, Holmfirth, HD9 3JP. **(L)**

2425 223 Design Code 8.35 pm

A copy of the Design Code is expected to be available to be presented at the Planning Committee meeting on 31 March 2025.

Cllr Ransby to report on progress.

- **To consider**, any further action.

2425 224 Holmfirth Town Centre Group 8.40 pm

Cllr Wilson to report.

- **To consider**, any further action.

2425 225 Kirklees Local Plan Review 8.45 pm

At a previous meeting on 15 July 2024 the committee **resolved** to form a Working Group consisting of Cllr Blacka (Chair), Cllr Ransby, Cllr Colling, and Cllr Wilson to coordinate the work around the Kirklees Local Plan Review and the response from Holme Valley Parish Council. Cllr Liles, Cllr Rylah and Cllr Whitelaw have since joined membership of this group and they are also working with a representative from Holme Valley Vision.

An Early Engagement Consultation on the Kirklees Local Plan was open 25 November 2025 until 28 February 2025.

The Working Group have established a “Reference Group” and have invited local community groups with an interest in local community, business and the natural and built environments to support their contributions to the Kirklees Local Plan review.

The Reference Group created a response to the consultation, which has since been submitted to Kirklees. **(M)**

Working Group to report.

To note, Reference Group response to the Kirklees Local Plan Early Engagement Consultation. **(M)**

To consider, any further action.

2425 226 Neighbourhood Development Plan 8.50 pm

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CLlr Ransby to report on progress with work on the Holme Valley Parish Council Neighbourhood Development Plan actions.

- **To consider**, any further action.

2425 227 Planning Standing Committee Expenditure against Budget and reserves 2024-25 8.55 pm

To note, the Planning Committee's expenditure against budget 2024-25 year to date:

- The Planning Committee has one budget line under its remit. This is 4505 Neighbourhood Plan. At the start of the Council year, the budget contained £1,500. No expenditure has come from this budget line.
- It is projected that money may be spent from this fund on the art and design on the Shop Front Design Guide Booklet. A quote for artwork, art direction and layout design has been received for £1,120.00.
- The Booklet will be an 8-page, full colour A5 saddle and stitch booklet on 150gsm silk finish paper.
- Subsequent printing costs will depend on the print run:
 - o x250: £118.30
 - o x500: £153.90
 - o x1000: £213.98
 - o x1500: £279.22.
- If the Committee, approved a print run of 1,500 copies, this would cost a total of £1,399.22. Around £100 would remain in the Committee budget 2024-25. If this money was not spent this year, the money could be rolled over into an earmarked reserve under regulation of the HVPC Financial Regulations as this is an ongoing project.
- At a meeting of Full Council on 24 March 2024 it was resolved that any remaining funds in budget line 4505 Neighbourhood Plan at the end of the financial year would be placed in an EMR to cover expenditure relating to the Design Code.

2425 228 Publicising the work of Holme Valley Parish Council 8.57 pm

Assistant Clerk to update on planned activity.

To consider, recent events or news that this Committee wishes to publicise via the press, Parish Council website or social media.

Close 8.59 pm

Please note that timings on the agenda are given for guidance of the Chair and Committee only and should not be taken as the time at which discussion of a particular item will commence.

Holme Valley Parish Council



Gemma Sharp
Assistant Clerk to the Council

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APPROVED minutes of the **PLANNING STANDING COMMITTEE** held at the **EXHIBITION ROOM** at **THE CIVIC, HUDDERSFIELD ROAD, HOLMFIRTH HD9 3AS** on **MONDAY 10 FEBRUARY 2025** at **700pm**

In Attendance:

Chair: Cllr Mary Blacka

Members: Cllr Isaac Barnett, Cllr Pat Colling, Cllr Tom Dixon, Cllr Steve Ransby, Cllr Andy Wilson.

Apologies: Cllr Damian Brook, Cllr Andrew Fenwick, Cllr Jo Liles.

Absent: Cllr Donald Firth.

Welcome

Open Session at Planning

No members of the public were present for the open session.

2425 193 Public Bodies (Admission to Meetings) Act 1960 amended by the Openness of Local Government Bodies Regulations 2014 on 6 August 2014

As Local (Parish and Town) Council meetings can now be recorded, the Chair checked if any members of the public wished to record the meeting, to ensure reasonable facilities can be provided. The meeting was already being recorded by the Officer for public broadcast via the Holme Valley Parish Council YouTube channel.

No other recordings were to be made.

2425 194 To accept apologies for absence

Noted: Cllrs Brook, Fenwick, Liles and Firth were absent from the meeting.

Approved: The apologies and reasons for absence for Cllrs Brook, Fenwick and Liles were approved by The Committee.

2425 195 To receive Members' and Officers' personal and disclosable pecuniary interests in items on the agenda

None were disclosed.

2425 196 To consider written requests for new DPI dispensations

None were received.

2425 197 To consider whether items on the agenda should be discussed in private session

Resolved: None of the meeting would be held in private session.



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2425 198 To Confirm the Minutes of the Previous Meeting

Noted: Minutes of the Planning Committee meeting held on 13 January 2024, numbered 2425 176 – 2425 192 inclusive.

2425 199 Kirklees Planning Applications

- i. **Noted:** The list of Kirklees planning applications 3 December 2024 to 7 January 2025 updated with the views of the Committee was noted by the committee.
- ii. The Committee considered the new or amended applications received from Kirklees Council 7 January 2025 to 4 February 2025 inclusive – List 2425-10.

Resolved: That the Planning Committee’s comments on the above applications be forwarded to Kirklees Council by the Officer

2425 200 Peak District National Park Authority

- i. No new or amended applications were received from the Peak District National Park Authority from 3 December 2024 to 7 January 2025 inclusive to be updated with the views of the Committee.
- ii. - No new or amended applications were received by Peak District National Park Authority 7 January 2025 to 4 February 2025 inclusive.

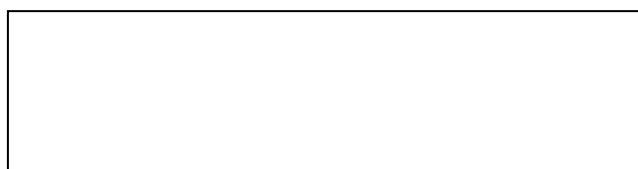
2425 201 HVPC Planning Committee structure and frequency 2025/26

Noted: On 3 February 2025 Full Council **resolved** that the Planning Committee would stop the routine consideration of all planning applications and look only at significant applications, (eg large scale developments, those which raise important issues, or, those which come to the notice of councillors by other channels). The list of planning applications would continue to be compiled and circulated amongst councillors on a monthly basis. This new approach would be trialled for six months from 19 May 2025 onwards.

The Committee discussed how this resolution could be implemented in practice and what it would mean for the frequency of meetings, how to define “significant” applications and how to address those that fall outside of a possibly reduced meeting frequency, examples of practice from other parishes, arrangements for papers, agendas and minutes, and how to engage with residents on applications of concern.

Resolved: The Planning Committee would like to make the following **recommendations** to Full Council and the Committees Structure Working Group on the implications of these changes for Planning Committee and the practicalities of the frequency of meetings and future applications scrutiny:

- The Planning Committee should remain as a standing committee.
- The frequency of meetings should be reduced to every other month.



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- The committee will review the existing criteria for commenting on applications to reduce further which applications are considered, in order to define what constitutes a “significant” application.
- A working group will be set up to meet in between committee meetings to handle any applications that meet the criteria for comment.
- The committee will review the effectiveness of the changes after a 6-month trial.

Action: An action for the assistant clerk is to remove the column for which ward the application is in from the monthly applications list.

Cllr Barnett left during this item at 7.55pm

2425 202 Traffic Calming

i. Kirklees Council Management of Speeding in the Holme Valley

Cllr Wilson gave an update that he would be putting in a personal freedom of information request, as a private individual, regarding mobile SIDs in the Holme Valley.

Action: An action for the Assistant Clerk is to request locations in the current mobile SID scheme from Kirklees Councillors in Holme Valley South is carried forward from the last meeting.

ii. School Parking Bollards

Cllr Liles has confirmed that Hade Edge School are not interested in taking part in the School parking bollard scheme.

Action: An action for Cllr Dixon is to approach New Mill Junior school to offer the parking bollards. If they decline Cllr Wilson will approach Holmfirth Junior, Infants and Nursery School.

2425 203 Ongoing highways campaigns, including unmade roads, green lanes and byways of the Holme Valley

The ongoing campaigns are:

- Ramsden Road**
- Cartworth Moor Road**
- Cheesegate Nab**

Cllr Wilson updated that TROs were still in negotiation and were expected soon. The next meeting for local cabinet matters is 19 February 2025

2425 204 Planning Policy, Guidance and Consultation



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None were received.

2425 205 Design Code

Cllr Ransby reported that a copy of the Design Code is estimated to be available to be presented at next the Planning Committee meeting on 31 March 2025.

2425 206 Holmfirth Town Centre Group

A meeting of the Holmfirth Town Centre Group took place on 21 January 2025 at Holmfirth Library.

Cllr Wilson had received the minutes and presentation from the meeting and gave a summary of the planned first phase, which is in progress and ideas for the second phase which is yet to secure funding.

2425 207 Kirklees Local Plan Review

At a previous meeting on 15 July 2024 the committee **resolved** to form a Working Group consisting of Cllr Blacka (Chair), Cllr Ransby, Cllr Colling, and Cllr Wilson to coordinate the work around the Kirklees Local Plan Review and the response from Holme Valley Parish Council. Cllr Liles, Cllr Rylah and Cllr Whitelaw have since joined membership of this group and they are also working with a representative from Holme Valley Vision.

An Early Engagement Consultation on the Kirklees Local Plan opened on 25 November 2025 and will run until 28 February 2025.

The Working Group have established a "Reference Group" and have invited local community groups with an interest in local community, business and the natural and built environments to support their contributions to the Kirklees Local Plan review.

The first meeting of the Reference Group took place on Tuesday 14 January 2025, a statement from the inaugural meeting was included with the papers.

The Early Engagement consultation document is available at:

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

The survey can be accessed via the following link:

<https://online1.snapsurveys.com/localplan>

Cllr Blacka gave an overview of the work of the reference group so far and how the group has coordinated to divide up the local plan into sections between group members for research and comment.

Cllr Blacka wished express her appreciation for the level of engagement by group members.



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Noted: Statement from the inaugural meeting of the reference group that took place on 14 January 2025.

Action:

2425 208 Neighbourhood Development Plan

CLlr Ransby to report on progress with work on the Holme Valley Parish Council Neighbourhood Development Plan actions.

- **To consider**, any further action.

2425 209 Planning Standing Committee Expenditure against Budget and reserves 2024-25

Noted: The Planning Committee's expenditure against budget 2024-25 year to date:

- The Planning Committee has one budget line under its remit. This is 4505 Neighbourhood Plan. At the start of the Council year, the budget contained £1,500. No expenditure has come from this budget line.
- It is projected that money may be spent from this fund on the art and design on the Shop Front Design Guide Booklet. A quote for artwork, art direction and layout design has been received for £1,120.00.
- The Booklet will be an 8-page, full colour A5 saddle and stitch booklet on 150gsm silk finish paper.
- Subsequent printing costs will depend on the print run:
 - o x250: £118.30
 - o x500: £153.90
 - o x1000: £213.98
 - o x1500: £279.22.
- The Committee is likely to need approximately 500 copies of the booklet. If approved this would approximately cost £153.90 and around £226 would remain in the Committee budget 2024-25. If this money was not spent this year, the money could be rolled over into an earmarked reserve under regulation of the HVPC Financial Regulations as this is an ongoing project.

2425 210 Publicising the work of Holme Valley Parish Council

The Assistant Clerk gave an overview of planned activity.

Close 8.40pm



Kirklees planning applications 10/02/2025 with HVPC comments



Application No	Proposed Development	Location	Link	HVPC Comment
2024/62/93580/W	Erection of first floor infill extension	Sky House, 107, Upperthong Lane, Upperthong, Holmfirth, HD9 3UZ	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93580	No comment. Defer to Kirklees officers.
2024/62/93608/W	Formation of raised deck to front and installation of front window	Windyridge, 15, Hebble Drive, Netherthong, Holmfirth, HD9 3XU	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93608	No comment. Defer to Kirklees officers.
2024/62/93561/W	Alterations to integral garage to extend living accommodation and associated alterations	15, Broad Lane, Upperthong, Holmfirth, HD9 3JS	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93561	No comment. Defer to Kirklees officers.
2024/62/93548/W	Erection of two storey front extension with terrace and associated external alterations (within a Conservation Area)	Highfield, Green Cliff, Honley, Holmfirth, HD9 6JN	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93548	Defer to Kirklees Conservation officers. There is also some concern for potential overlooking and the proposed new windows are out of scale with the old.
2024/70/93518/W	Variation of condition 2 (plans and specifications) on previous permission 2023/92343 for change of use, partial demolition of building and wall and alterations to convert redundant chapel to dwelling (Listed Building within a Conservation Area) to create new window at first floor level within the north west elevation	Wooldale Methodist Church, Wooldale Road, Wooldale, Holmfirth, HD9 1QJ	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93518	Support subject to Listed Building Officer consent.
2024/65/93615/W	Listed Building Consent for internal alterations (within a Conservation Area)	112, Dunford Road, Holmfirth, HD9 2DT	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93615	No comment. Defer to Kirklees Listed Buildings Officer.

2024/62/93503/W	Installation of an air source heat pump, enlargement of existing window, new external timber decking and conservation roof lights and associated works (Listed Building)	New Hagg Barn, Oldfield Road, Honley, Holmfirth, HD9 6RN	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93503	Support
2025/CL/90071/W	Certificate of lawfulness for proposed erection of single storey rear extension	3, Briarfield Road, Wooldale, Holmfirth, HD9 1LF	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90071	No comment. Defer to Kirklees officers.
2024/CL/93604/W	Certificate of lawfulness for proposed installation of EV charging equipment (within a Conservation Area)	Land at, Station Road / Back Lane, Holmfirth	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93604	No comment. Defer to Kirklees officers.
2024/62/93494/W	Erection of restaurant/café/bar, six guest rooms, exhibition/interpretation room, WCs, terrace, car parking and ancillary accommodation	Victoria Tower, Castle Hill, Lumb Lane, Almondbury, Huddersfield, HD4 6TA	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93494	No comment. Defer to Kirklees officers.
2024/62/93568/W	Extension of existing access track to provide staff parking	Holmfirth Swimming Pool, Huddersfield Road, Thongsbridge, Holmfirth, HD9 3JL	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93568	No comment. Defer to Kirklees officers.
2025/62/90039/W	Erection of first floor extension with balcony and associated alterations	7, Booth House Lane, Holmfirth, HD9 2QT	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90039	Support
2025/62/90061/W	Installation of first floor window and alterations	5, Boshaw Mews, Scholes, Holmfirth, HD9 1WB	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90061	No comment. Defer to Kirklees officers.

2025/62/90024/W	Erection of first floor side extension	2, New House Farm, Shaw Lane, Holmfirth, HD9 2PY	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90024	No comment. Defer to Kirklees officers.
2025/62/90023/W	Change of use from domestic garage to dog grooming unit	18, Meltham Road, Honley, Holmfirth, HD9 6HX	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90023	HVPC were unable to make a decision due to some conflicting and incomplete information in the application.
2025/62/90172/W	Erection of single storey front and rear extensions with first floor rear extension and associated alterations	26, Greenhill Bank Road, New Mill, Holmfirth, HD9 1ER	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90172	No comment. Defer to Kirklees officers.
2025/CL/90209/W	: Certificate of lawfulness for proposed removal of existing conservatory and erection of replacement single storey rear extension and associated alterations	22, Upper Meadows, Upperthong, Holmfirth, HD9 3HR	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90209	No comment. Defer to Kirklees officers.
2025/61/90201/W	Reserved matters application pursuant to outline permission 2024/91610 for residential development (1 dwelling)	adj, Hill House, Hill, Holmfirth, HD9 3BN	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90201	Support
2025/62/90162/W	Erection of single storey rear extension and porch (within a Conservation Area)	The Gables, Town Gate, Hepworth, Holmfirth, HD9 1TE	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90162	Support
2025/62/90219/W	Erection of single storey rear extension	9, Upper Croft, Upperthong, Holmfirth, HD9 3AA	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90219	No comment. Defer to Kirklees officers.

HVPC Reference	Application No	Proposed Development	Location	Link
2425/12/01	2025/62/90251/W	Erection of single storey rear extension and associated alterations	143, Huddersfield Road, Thongsbridge, Holmfirth, HD9 3TP	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90251
2425/12/02	2025/62/90281/W	Erection of lower ground floor extension and first floor extension over bungalow to form two-storey dwelling, regrading of land to form access and formation of parking area to rear of dwelling	Avondale, Wood Lane, Holmfirth, HD9 3JB	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90281
2425/12/03	2024/65/93504/W	Listed Building Consent for Installation of an air source heat pump, enlargement of existing window, new external timber decking and conservation roof lights	New Hagg Barn, Oldfield Road, Honley, Holmfirth, HD9 6RN	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93504
2425/12/04	2025/65/90222/W	Listed Building Consent for installation of replacement windows to front elevation	9, Scholes Road, Jackson Bridge, Holmfirth, HD9 1LY	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90222
2425/12/05	2025/65/90247/W	Listed Building Consent for Installation of solar panels (within a Conservation Area)	Picturedrome, Market Walk, Holmfirth, HD9 7DA	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90247
2425/12/06	2025/62/90240/W	Demolition of existing buildings and erection of four dwellings with associated parking and landscaping	Lawbrook Farm, Law Slack Road, Hade Edge, Holmfirth, HD9 2RY	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90240
2425/12/07	2025/62/90254/W	Erection of single storey rear extension and associated alterations	8, Heys Road, Thongsbridge, Holmfirth, HD9 7SD	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90254
2425/12/08	2025/62/90299/W	Installation of patio doors and erection of pagoda (within a Conservation Area)	50-54, Back Lane, Holmfirth, HD9 1HG	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90299
2425/12/09	2025/CL/90215/W	Certificate of lawfulness for existing use of mechanics workshop (B2)	Granby Farm, 20, Woodbottom Road, Netherton, Huddersfield, HD4 7DJ	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90215
2425/12/10	2025/62/90271/W	Erection of single storey extension to form new entrance with canopy and associated alterations	Inglestone, Horn Lane, New Mill, Holmfirth, HD9 7HG	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90271

2425/12/11	2025/65/90382/W	Listed Building Consent for installation of replacement of windows (within a Conservation Area)	10, Sike Lane, Totties, Holmfirth, HD9 1JG	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90382
2425/12/12	2025/62/90384/W	Installation of access ramp at the principal entrance (Listed Building within a Conservation Area)	Holy Trinity Church, Dean Bridge Lane, Hepworth, Holmfirth, HD9 1TR	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90384
2425/12/13	2025/44/90419/W	Discharge of details reserved by Condition 7. (Phase 1 Desk Study Report) of permission 2024/92908 for Demolition of existing garage, removal of concrete hardstanding and erection of detached dwelling with associated parking	2, Poplar Avenue, Thongsbridge, Holmfirth, HD9 7TL	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90419
2425/12/14	2025/70/90297/W	Variation condition 2 (plans) on previous permission 99/93218 for erection of 34 dwellings with garages	Plots 1 - 34, off Bradshaw Road/Long Lane, Honley, Holmfirth, HD9 6RW	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90297
2425/12/15	2025/62/90323/W	Erection of garden pod with decking area	Meadow View, 15, Cliff Road, Holmfirth, HD9 1UY	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90323
2425/12/16	2025/62/90447/W	Erection of first floor extension and associated alterations	16, Butterley Lane, New Mill, Holmfirth, HD9 7EZ	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90447
2425/12/17	2025/62/90102/W	Erection of equine structures	Land Adjacent, 80, Long Lane, Honley, Holmfirth, HD9 6EB	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90102
2425/12/18	2024/62/92933/W	Erection of agricultural building	Shaley Farm, Shaley, Sandy Gate, Scholes, Holmfirth, HD9 1RY	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/92933
2425/12/19	2025/44/90419/W	Discharge of details reserved by Condition 7. (Phase 1 Desk Study Report) of permission 2024/92908 for Demolition of existing garage, removal of concrete hardstanding and erection of detached dwelling with associated parking	2, Poplar Avenue, Thongsbridge, Holmfirth, HD9 7TL	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90419

2425/12/20	2024/62/93594/W	Erection of 9 dwellings including associated works	Hollinghurst Farm, 76, Hall Ing Lane, Honley, Holmfirth, HD9 6QR	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2024/93594
2425/12/21	2025/70/90429/W	Variation of condition 2 (plans) on previous permission 2024/92689 for erection of first floor extension and front porch with garage conversion and formation of extra parking space with extended dropped kerb	1, Moorcroft Park Drive, New Mill, Holmfirth, HD9 1JH	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90429
2425/12/22	2025/62/90344/W	Erection of two storey side extension (within a Conservation Area)	3, Well Hill, Underbank Old Road, Holmfirth, HD9 1EG	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90344
2425/12/23	2025/62/90455/W	Erection of porch to front	Carbrooke, Marsh Gardens, Honley, Holmfirth, HD9 6AF	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90455
2425/12/24	2025/62/90467/W	Erection of single and two storey rear extension	54, Derwent Road, Honley, Holmfirth, HD9 6EL	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90467
2425/12/25	2025/CL/90422/W	Certificate of lawfulness for proposed erection of single storey side extension and outbuilding	Wall Nook Farm, Wall Nook Lane, Cumberworth, Huddersfield, HD8 8YB	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90422
2425/12/26	2025/CL/90438/W	Certificate of lawfulness for existing use of access (within a Conservation Area)	142, Huddersfield Road, Holmfirth, HD9 3AR	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90438
2425/12/27	2025/CL/90436/W	Certificate of lawfulness for existing use of land as residential curtilage	Bar House, Penistone Road, Hepworth, Holmfirth, HD9 2TR	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90436
2425/12/28	2025/62/90493/W	Demolition of existing garage and erection of two storey side extension, single storey garage extension and associated driveway	11, Town End Avenue, Wooldale, Holmfirth, HD9 1QW	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90493
2425/12/29	2025/62/90240/W	Demolition of existing buildings and erection of four dwellings with associated parking and landscaping	Lawbrook Farm, Law Slack Road, Hade Edge, Holmfirth, HD9 2RY	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90240
2425/12/30	2025/N /90575/W	Prior notification for alteration of agricultural buildings	Wall Nook Farm, Wall Nook Lane, Cumberworth, Huddersfield, HD8 8YB	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90575

2425/12/31	025/62/90501/W	Alterations to convert agricultural/equestrian store to one dwelling	The Stable Block, Rosewood Mill, Wilshaw Road, Netherthong, Holmfirth, HD9 3US	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90501
2425/12/32	2025/N /90652/W	Prior notification for erection of agricultural building	Foster Place Farm, Foster Place Lane, Hepworth, Holmfirth, HD9 7TN	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90652
2425/12/33	2025/62/90522/W	Alterations to one dwelling to create two dwellings (within a Conservation Area)	7, Quarry Mount, Holmfirth, HD9 1HH	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90522
2425/12/34	2025/62/90278/W	Erection of stable block (within a Conservation Area)	Westroyd Farm, Fulstone, White Ley Bank, New Mill, Holmfirth, HD9 7DL	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90278
2425/12/35	2025/62/90488/W	Erection of hip to gable roof extension and rear dormer extension	44, Town End Road, Wooldale, Holmfirth, HD9 1AH	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90488
2425/12/36	2025/65/90568/W	Listed Building Consent for new roof to outbuilding (within a Conservation Area)	3, Dock Hill, Miry Lane, Netherthong, Holmfirth, HD9 3UH	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90568
2425/12/37	2025/62/90547/W	Erection of extensions and alterations to former barn/stables to create two dwellings with access and associated works	Spring Villa Barn, Long Lane, Honley, Holmfirth, HD9 6EB	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90547
2425/12/38	2025/CL/90558/W	Certificate of lawfulness for proposed erection of polytunnel	Greenacre, Sheffield Road, New Mill, Holmfirth, HD9 7EX	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90558
2425/12/39	2025/CL/90475/W	Certificate of lawfulness for proposed installation of solar panels and 2 sun tunnels to roof (within a Conservation Area)	16, Greendale Court, Honley, Holmfirth, HD9 6JW	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90475
2425/12/40	2025/62/90629/W	Erection of detached garden room (within a Conservation Area)	31, Woodhead Road, Holmfirth, HD9 2JU	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90629
2425/12/41	2025/62/90596/W	Formation of off road parking with bin store and alteration to existing stepped access	Burnsike, Liphill Bank Road, Holmfirth, HD9 2LQ	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90596



The Government is committed to getting Britain building again. This paper forms part of a series of working papers on different aspects of planning reform, designed to inform further policy development in collaboration with the wider sector.

Summary

This paper invites views on further action the Government could take through the planning system to streamline the development of critical infrastructure, in particular Nationally Significant Infrastructure Projects (NSIPs), across England.¹ It focuses specifically on potential legislative changes, principally to the Planning Act 2008. In doing so, it proposes options for:

- a. reviewing National Policy Statements (NPSs) on a more regular basis and making it easier to update them in the interim;
- b. protecting the role of consultation in the consenting process but making it less burdensome;
- c. supporting delivery of infrastructure post-consent;
- d. allowing for appropriate flexibility in the process applied to projects where this is merited; and
- e. strengthening statutory guidance to ensure clarity over what is and is not required.

The objective of these reforms is to deliver a faster, more certain, and less costly NSIP regime, thereby ensuring it can deliver high quality infrastructure and drive forward the growth and clean power commitments set out in the Government's Plan for Change. If taken forward, the Planning and Infrastructure Bill would be used to implement the legislative reforms outlined in this paper. We are seeking views on these proposals from stakeholders including communities, infrastructure and clean power developers and local authorities. Feedback from the working paper will inform the next stage of policy development.

Introduction

1. Sustained economic growth is central to this Government's Plan for Change and is the only way to increase the prosperity of our country and improve the living standards of working people. Upgrading the country's major economic infrastructure – including our electricity networks and clean energy sources, roads, public transport links and water supplies – is essential to delivering basic services, growing the economy, supporting the UK's transition to clean power by 2030, and enabling 1.5 million homes to be built over this Parliament.

¹ The NSIP regime also applies in some circumstances to Wales and in very limited circumstances to Scotland.

2. If we are serious about getting Britain building to drive greater economic growth, we must first acknowledge that we perform poorly on infrastructure delivery against comparator countries. The limitations of our system adds real-world costs to working people's lives, including in the following areas.
 - a. **Increased bills** – a lack of investment in electricity networks meant constraint costs added £2 billion to bills per year in 2022, with this expected to increase to £8 billion in the late 2020s, which is equivalent to £80 per household.²
 - b. **Longer commuting times** – England's largest regional cities are congested, and their public transport networks underperform relative to comparable European cities. Only 40% of people are able to travel to English city centres by public transport within 30 minutes, compared with 67% in Europe.³ Better connected transport networks also unlock land for development, with National Highways facilitating the delivery of 45,000 homes and 44,000 jobs between 2015 and 2020.⁴
 - c. **Increased risk of drought, water supply and scarcity** – the expected shortfall in water supply by 2050 is five billion litres per day, which is more than a third of the 14 billion litres of water currently put into the public water supply.⁵ Scenarios where severe drought restrictions are imposed are estimated to lead to a loss of 37% for non-household Gross Value Added across England and Wales, equivalent to £1.3 billion per day.⁶
3. Since 2010, most major economic infrastructure projects have been consented through the NSIP system under the Planning Act 2008. It gained an early reputation for delivering fair and timely consents, and to date has consented over 130 projects (with 95% of projects being approved). However, the system's performance has deteriorated in recent years. In 2021 it took on average 4.2 years for a project to secure development consent, compared to 2.6 years in 2012.⁷ The documentation underpinning consents has been getting longer and in too many instances now runs to tens of thousands of pages.⁸ Alongside increased uncertainty that statutory timescales will be met, increased litigation has caused further delays and introduced additional risk and costs for developers. These challenges led the National Infrastructure Commission (NIC) to conclude recently that the inefficiencies in the planning system were one of the key drivers of high infrastructure costs.⁹

² [Clean Power 2030 Action Plan - GOV.UK](#)

³ [Second National Infrastructure Assessment - NIC](#)

⁴ [Designated funds - National Highways](#)

⁵ [A summary of England's revised draft regional and water resources management plans - GOV.UK](#)

⁶ [National Policy Statement for Water Resources Infrastructure](#)

⁷ [Infrastructure planning system - NIC](#)

⁸ [Nationally Significant Infrastructure: action plan for reforms to the planning process - GOV.UK](#)

⁹ [Cost drivers of major infrastructure projects in the UK - NIC](#)

4. The Plan for Change, published in December 2024, sets out the Government's commitment to determine at least 150 major infrastructure projects by the end of this Parliament.¹⁰ This would be almost tripling the 57 decisions made in the previous Parliament, and more than the total number of decisions made under the NSIP regime since 2011.¹¹

5. There is no silver bullet for improving the system and achieving our goal of determining at least 150 national infrastructure projects in this Parliament. Instead, decisive action is required on several fronts. The Government has already acted swiftly by: ending the effective ban on onshore wind in England; announcing plans to amend legislation to increase the thresholds for large-scale onshore wind and solar developments to enter the NSIP regime; better enabling data centres, gigafactories and laboratories to be directed into the NSIP regime; announcing plans to enable cost-recovery for local authorities when dealing with Development Consent Order (DCO) applications; consenting almost 2GW worth of solar projects, which is more capacity than was installed in the last year; and launching the Clean Power 2030 Action Plan, which sets out how Government plans to deliver on its clean power mission. Looking ahead to later this year, the Government will also publish its 10-year Infrastructure Strategy alongside the Spending Review in June; a working paper setting out how the Government intends to frame this strategy has been published in parallel with this paper.¹² This strategy will provide certainty and stability for the supply chain and help unlock private investment by setting out the Government's vision, objectives, and priorities for infrastructure for the next decade in major economic as well as social infrastructure, such as schools, colleges, hospitals, and prisons.

6. We are also acting to address the delays caused by judicial review challenges against NSIPs. In October 2024, the Government published the report of the independent review into this matter by Lord Banner KC, which identified a range of potential reforms to the judicial review process for NSIPs. Having considered the recommendations made in that review, as well as the views of stakeholders who responded to our further call for evidence, the Government announced on 23 January that we will work with the Courts and introduce the primary legislation necessary to implement the review's key recommendations. These include introducing target timeframes for deciding cases in the Court of Appeal and the Supreme Court and reducing the number of permission attempts for NSIP judicial reviews from three to two. For those cases which are deemed 'totally without merit' by the High Court, we will legislate to remove the right of appeal to the Court of Appeal, meaning just one attempt at legal challenge for those cases deemed to be without merit that are lodged purely to cause delay, rather than three as at present. Ensuring meritless claims are only given a single permission attempt will facilitate quick decisions while maintaining access to justice.

¹⁰ [Plan for Change - GOV.UK](#)

¹¹ For the purposes of this target, major economic infrastructure is defined as projects (from 4 July 2024) classified as Nationally Significant Infrastructure Projects (NSIPs) under the Planning Act 2008.

¹² [Chief Secretary to the Treasury sets vision for future of Britain's infrastructure - GOV.UK](#)

7. However, meeting the goal of 150 major infrastructure decisions by the end of this Parliament is going to require our NSIP system to be firing on all cylinders. Turning the system around, and restoring the confidence that developers and investors had in it a decade ago, is a journey that was started in the NSIP Action Plan, published in 2023.¹³ This plan, broadly welcomed at the time of publication, focused on putting in place the foundations for a more resilient system and the implementation of a number of its proposed changes is already underway. The Government will therefore not start from scratch. We will build on this plan – but we intend to go further and faster.

Our objectives

8. Feedback from users of the NSIP system is that the process requires evolution, not revolution, to ensure it is capable of responding to changes in technology, Government policy, the wider operational context, and to drive continuous improvement over time. We want to remove unnecessary barriers and reduce the uncertainty that increases cost and undermines investment. But we recognise that upending the system and restarting now is not only unnecessary, but would make the system less predictable and ultimately undermine the Government’s broader objectives to deliver infrastructure in this Parliament – driving growth, supporting 1.5 million new homes and underpinning our transition to clean power.
9. The NSIP system should provide swift decisions through an integrated process that is easily understood, and which minimises bureaucracy in favour of the right outcomes. Delivering on that goal means implementing and building on the ambition of the NSIP Action Plan, but evolving that into six key pillars of NSIP reform which account for new priorities, including the Clean Power Action Plan.
 - a. **More strategic** in planning ahead to identify opportunities and increase certainty and investment infrastructure. We will do this through the 10-year Infrastructure Strategy and the creation of the National Infrastructure and Services Transformation Authority (NISTA), which will set the Government’s long-term infrastructure priorities at a national level.
 - b. **Better** at updating policy to deliver certain, robust and timely decisions, with greater certainty from Government. We will do this through clearer and stronger national planning policy.
 - c. **Faster** at handling applications and ensuring statutory timelines are met. We will do this by streamlining and simplifying the system and prioritising the most critical economic infrastructure projects, where necessary.

¹³ [Nationally Significant Infrastructure Projects \(NSIP\) reforms: action plan - GOV.UK](#)

- d. **Greener** in using development to drive nature recovery and streamlining burdensome processes. We will do this by taking a more strategic and outcomes-focused approach to environmental protection and enhancement, as outlined in a separate working paper in this series, *Development and Nature Recovery*.
- e. **Fairer** to communities, ensuring a transparent and accessible process. We will do this by setting out the national case for infrastructure and improving consultation.
- f. **More resilient**, with sufficient capability and capacity in the system such that it can support delivery of major economic infrastructure. We will do this by ensuring the system is adequately resourced, so that we have the right skills and tools to meet future needs.

Our proposals

10. Work is underway across all of these pillars, including through the updating of guidance and secondary legislation. This paper now focuses on options for potential primary legislative changes, to test views ahead of the introduction of the Planning and Infrastructure Bill in the coming months. The proposals in this paper relate to three areas:
- a. better, clearer and stronger NPSs to create a more certain system;
 - b. faster decisions under the NSIP system; and
 - c. related improvements to transport specific consenting regimes.

Better, clearer and stronger National Policy Statements

11. National Policy Statements (NPSs) set out the needs case, general policies, assessment principles and generic impacts against which applications for particular types of NSIPs are assessed. There are currently 13 designated (i.e. published) NPSs covering specific types of national infrastructure, including energy, transport, water, waste water and waste.
12. NPSs provide the policy framework for planning decisions on NSIPs, and may be a material consideration in preparing Local Plans and making decisions on planning applications under the Town and Country Planning Act (TCPA) regime. The function of an NPS is to:
- a. clearly establish the need for a particular type of infrastructure;
 - b. set out any general policies and assessment principles relating to that type of development which are to be considered in the assessment of an application for development consent; and
 - c. identify the approach to consideration of certain generic impacts to ensure that environmental, community, safety and other impacts are properly assessed.

13. NPSs are the primary policy framework within which the Examining Authority (appointed by the Planning Inspectorate) makes its recommendations to ministers on individual NSIP applications, and against which the Secretary of State is required to determine an application.¹⁴ As a matter of law, the Planning Act 2008 requires an application to be determined in accordance with the relevant NPS unless one of the limited statutory exemptions applies. It is vital therefore that the policy position in each NPS is clear and up to date. Until the end of last year, many NPSs had not been updated since the NSIP regime was introduced in 2011. Where there is no relevant NPS in effect, or the policies in the NPS are out of date, this adds significant time and uncertainty to the consenting process.
14. That is why within a week of taking office, the Government committed to updating relevant NPSs by July 2025, ensuring that they reflect the Government's priorities for infrastructure delivery.¹⁵ This will give more certainty to investors, developers and communities, and will support individual NSIP applications being considered in a timely manner. The update will target NPSs covering the types of national infrastructure which are critical to achieving the Government's missions, with further announcements being made in the coming months.
15. This rapid update cannot however be a one off. The Government wants to make sure that NPSs do not again become outdated, and so committed in the King's Speech to provide for new and improved NPSs with a regular review process. To deliver on that commitment, we are therefore proposing to use the Planning and Infrastructure Bill to make two changes to the Planning Act 2008:
 - a. first, requiring each NPS to be updated at least every five years so that they reflect the Government's priorities and ambition; and
 - b. second, introducing a more streamlined process for making changes to NPSs.
16. Requiring each NPS to be updated at least every five years will ensure that they accurately represent the latest needs case, Government policy and guidance to support applicants and decision makers. It will also help make sure that NPSs reflect wider Government strategies, such as the 10-year Infrastructure Strategy and any forthcoming sectoral spatial infrastructure plans, such as the Strategic Spatial Energy Plan. The Government will retain its existing power to review and update NPSs in between these five-year periods where the relevant statutory criteria are met, but this backstop will ensure that no more than five years can pass between updates to ensure that NPSs are kept up to date.
17. Policies affecting infrastructure can and do change regularly. While these changes are often reflected in Written Ministerial Statements, they do not carry as much weight as NPSs in decision-making. Therefore, to support NPSs being updated more regularly, we also want to make the process for amending them more proportionate to the changes proposed.

¹⁴ [Planning Act 2008, s.104](#)

¹⁵ [Chancellor Rachel Reeves is taking immediate action to fix the foundations of our economy - GOV.UK](#)

18. Currently, the procedure to update NPSs where the updates are fairly substantial is the same as introducing a wholly new NPS. The Government is required to undertake the appropriate Appraisal of Sustainability and Habitats Regulations Assessment, publicise and consult on the proposed changes, and submit the draft to Parliament for scrutiny, usually in the form of a Select Committee inquiry.¹⁶ An NPS may only be updated if the consultation, publicity and parliamentary scrutiny requirements have been complied with, and the NPS has been laid in Parliament for 21 sitting days without the House of Commons resolving during that period that the amendments to the NPS should not proceed, or approving the amendments by resolution within that 21-day window. Only for non-material changes is process more light touch – with the Government required to publish the amended NPS and lay it before Parliament.¹⁷
19. In order to support more regular updates of NPSs, we are proposing to introduce an additional procedure for making material amendments to NPS policy that we would consider to be ‘reflective amendments’. This would include updates that respond to:
- a. **legislative changes** (enactments, amendments or repeals) which have taken effect since the NPS was last amended;
 - b. **changes to published Government policy**, including on priority areas such as climate change and energy security; or spatial planning; and
 - c. **relevant Court decisions** issued since the NPS was last amended.
20. Proposed changes to NPSs under the new ‘reflective amendment’ procedure would be subject to the same consultation and publicity requirements as the current material amendment procedure, but as the legislation and policy underpinning a reflective amendment will have been scrutinised by the public and Parliament on its own terms, we are proposing to disapply those elements of the parliamentary scrutiny requirements as set out under section 9 of the Planning Act 2008. The requirement for the amended NPSs to be laid in Parliament for 21 sitting days will be retained to preserve parliamentary oversight.
21. The combination of requiring five-yearly updates and facilitating easier ‘reflective amendments’ will enable more frequent and faster changes – thereby reducing the overall time taken to update an NPS from around three years to just one.

Faster decisions under the NSIP system

22. If up to date NPSs set the right framework for decisions, the other area for improvement is making sure that the process for arriving at a decision is as streamlined and as proportionate as possible. Our proposals here cover: consultation requirements; post-consent adjustments; greater flexibility to reflect the varied and often unique nature of projects; and clearer and more effective statutory guidance.

¹⁶ [Planning Act 2008 s.6\(7\)](#)

¹⁷ [Planning Act 2008 s.6\(8\)](#)

A. Protecting consultation but making it less burdensome

23. The pre-application stage (i.e. the period ahead of an application being submitted) is key to preparing a good quality application, and involves consultation on the likely effects of a proposed project, as well as development and refinement of the project design – all with the aim of closing down issues and reducing the examination burden for all parties.

How consultation works

24. Currently, duties set out in the Planning Act 2008 require applicants to publicise their proposals and consult specific bodies (including statutory consultees and host and neighbouring local authorities).¹⁸ Where projects require compulsory acquisition, applicants are also required to consult owners, lessees, tenants or occupiers of land, and those with an interest in or power to sell or release the land. In addition, there is also a requirement to consult people who, if the order sought by the proposed application were to be made and fully implemented, would or might be entitled to make a relevant claim for compensation – a group known as ‘Category 3’.¹⁹

25. The applicant’s duties also include preparing a statement of community consultation (SOCC), on which they need initially to consult the local authority.²⁰ A SOCC sets out how an applicant will consult people living in the vicinity of the land and any community consultation by the applicant must then be undertaken in accordance with it. Applicants are required to have regard to the consultation responses and, as part of their application materials, produce a consultation report. Legislation sets requirements for this report. The Planning Inspectorate, on behalf of the Secretary of State, will then decide whether or not these statutory requirements have been complied with when determining whether to accept the application for examination. When applications are accepted for examination, applicants are required to notify many of the same bodies and people. These consultation duties are unique from those required in other infrastructure consenting regimes, such as the TCPA regime, Highways Act or Transport and Works Act.

Issues with the current consultation requirements

26. There are three main issues with how consultation operates at present.

¹⁸ These requirements are set out as part of the pre-application procedure at [Chapter 2 of Part 5 on the Planning Act 2008](#).

¹⁹ Under the Planning Act 2008, a relevant claim refers to a claim for compensation that might arise if a DCO is made and fully implemented. Specifically, a relevant claim can be made under the following provisions: [Section 10 of the Compulsory Purchase Act 1965](#) - compensation for injurious affection, which occurs when the value of land is reduced due to the compulsory acquisition of nearby land; [Part 1 of the Land Compensation Act 1973](#) - compensation for physical factors such as noise, vibration, smell, fumes, smoke, artificial lighting, and the discharge of any solid or liquid substance onto land; and [Section 152\(3\) of the Planning Act 2008](#) - compensation in cases where the implementation of a DCO causes loss or damage. These provisions ensure that individuals who suffer losses or damages due to significant infrastructure projects are compensated appropriately.

²⁰ [Section 47, Planning Act 2008](#)

- a. First, the way consultation requirements are set out in the Act, and uncertainty around meeting requirements, can lead applicants to gold plate consultation by doing more than is required. In practice, this means that some projects undertake additional consultation (and re-consultation) to the same statutory standards as were applied to previous non-statutory consultations, extend formal consultation periods, and consult more people than may be necessary. Over time, and in combination with other factors, this has meant average timelines for statutory pre-application (from inception meeting to submission of an application) have almost doubled, from 14 months in 2013 to 27 months in 2021.²¹ The NIC's report on the NSIP regime highlighted that uncertainty around the time and volume of consultation required had resulted in the doubling of the pre-application period for Hinkley Point C to Sizewell C from three to seven years.²² This is in addition to the positive approach many take to non-statutory engagement with local communities, consultees and stakeholders.
- b. Second, there is little incentive for statutory consultees, local authorities and applicants collectively to resolve issues proactively and early. The NIC noted that stakeholders, statutory consultees and developers see the consultation as a negotiation "*with neither side willing to back down on what standards a scheme should meet until examination stage*". This ultimately delays decisions, as issues are left unresolved at the examination stage, meaning that ministers need to extend their decision-making timeframes to seek further information.²³
- c. Third, there are unique and, in some respects, disproportionate statutory requirements on applicants in the NSIP regime that extend the process. Unlike other regimes such as the Acquisition of Land Act 1981 (which also deals with compulsory acquisition of land), under the Planning Act 2008 applicants are additionally required to consult 'Category 3' persons before the application is submitted.²⁴ This leads to extensive work in identifying and contacting people, and keeping this list up to date, even though proposals and impacts are very likely to evolve during the pre-application period.

²¹ MHCLG data collected from past projects on the [Planning Inspectorate's website](#). Note: this data includes projects now archived on the Planning Inspectorate's website.

²² [Infrastructure planning system - NIC](#)

²³ Ibid

²⁴ Category 3 includes all persons that the applicant thinks, if the order sought by the application for development consent were made and fully implemented, would or might be entitled to make a relevant claim for compensation under [section 10 of the Compulsory Purchase Act 1965](#) (Ref 7), [Part 1 of the Land Compensation Act 1973](#) (Ref 8) or [section 152 of the Planning Act 2008](#). This comprises persons with land interests within and outside the development area ('Order Limits'). Due to the absence of final Order Limits, or survey information identifying where any significant effects might be felt, land referencing limits for the Proposed Development were set to the widest extent that the applicant considered parties may have a relevant claim for compensation.

Our proposed interventions

27. The previous government put in place a new pre-application service to strengthen early planning advice to applicants under section 51 of the Act, and enable more intensive input and support for those projects that require it. The previous government also updated statutory pre-application guidance, setting clearer expectations that consultation should be effective and proportionate, and that there should generally not be a need to re-consult with the community, unless a very significant change to the application is proposed.
28. However, following a review of all consultation requirements, the Government considers that further action is required to tackle the three issues identified above. All the below changes would require amendments to the Planning Act 2008.
- a. First, **amending the Act to change the application acceptance requirements in a way that supports taking more outcomes-based judgements**. We want to ensure that in making decisions on acceptance, the Planning Inspectorate is able to take into account the Government's wider infrastructure objectives, guidance and the way in which applicants have responded to advice provided by the Planning Inspectorate at the pre-application stage.

This change has two objectives. First, enabling the Planning Inspectorate, on behalf of the Secretary of State, to take an outcomes-based approach in testing compliance with pre-application requirements so that consultation can be undertaken in a proportionate way. This would, for example, enable a more targeted approach where any re-consultation or further engagement is required, and enable the Planning Inspectorate to factor in non-statutory engagement which has shaped the application. Second, allowing the Planning Inspectorate to consider whether minor changes or updates may be required during the post-acceptance period, where currently it would be required to seek the applicant to withdraw their application or reject it – reducing risk and burden for applicants. These changes would be supported by revisions to guidance and to the acceptance checklist used by the Planning Inspectorate when deciding on acceptance of applications for development consent.

- b. Second, **introducing a new duty on all parties to identify and narrow down any areas of disagreement during the pre-application stage**. This will include setting clear expectations on: applicants to communicate openly and transparently, providing enough information to enable substantive responses to be given by consultees; and consultees to provide substantive responses, which enable progress to be made. The duty will apply to applicants, those statutory consultees which are able to recover costs under section 54A of the Act, and host local authorities, for which the Government will enable statutory cost recovery. This should help to reduce the substantive issues that remain unresolved going into examination and

decision-making, and support the use of new statements required under recent guidance updates ('principal *areas of disagreement* statements'). As a consequence, the Planning Inspectorate will be able to consider the duty in making a decision on acceptance, and the Examining Authority and the determining Secretary of State should have greater clarity as to the issues that remain unresolved in the application, where matters have already been discussed between relevant agencies at an early stage, and how any lack of engagement should be taken account of in accepting, examining and determining the application. As part of the next stage of policy development, we intend to consider ways to monitor or review compliance with this duty.

- c. Third, **revising requirements around the contents of consultation reports so that they can report on the themes and issues raised across consultation responses.** Applicants will still have a duty to report on how they have consulted, but the revised requirements will support much more concise and thematic summaries of the feedback received, with simple explanations of how responses have or have not influenced the project. This will help applicants to reduce their length and make them more accessible. The consultation report will also enable applicants to summarise how they and consultees, in their view, have met the duty to narrow areas of disagreement.
- d. Fourth, **removing the requirement to consult 'Category 3' persons during the pre-application stage.** People who may be impacted by a project will continue to be made aware through wider community consultation and notices, and the requirement to 'notify' them once the application is accepted under section 56 of the Planning Act will remain. While this will still mean applicants need to identify 'Category 3' persons ahead of submitting an application, and notify them on acceptance, applicants will only need to undertake this work once the final scope of the development is known. This will reduce the need to identify people at the early stages of a project where an applicant is consulting on options which may lead to identifying and consulting significantly more people than the final proposal; avoid the need to keep detailed lists of large numbers of people up to date over the entire pre-application period; and reduce the number of people who will be consulted but not impacted by the final proposal. Those individuals will then still be able to engage in pre-application community consultation and examination of the project, and the procedure for claiming compensation where appropriate would remain unchanged. This will bring the NSIP regime in line with similar regimes such as the Acquisition of Land Act 1981.

29. Taken together, these changes are intended to provide more clarity about how the acceptance test will be applied, and introduce a more proportionate and flexible approach to how consultation requirements are met. They will drive improved joint working to address issues before an application for development consent is submitted by ensuring key

parties work constructively together, and make consultation and reporting requirements more proportionate, so people are properly informed and clear about the outcomes of consultation. The changes will operate alongside guidance, which will be strengthened, to ensure good quality engagement with communities and consultees.

B. Supporting delivery of infrastructure post-consent

30. In addition to improving the process to get to a decision on an NSIP application, we also want to make sure that as many associated permissions and consents are secured in parallel rather than sequentially in order to accelerate delivery, and allow for common sense corrections and amendments to DCOs once a decision has been reached.

Associated permissions and consents

31. The NSIP regime was originally intended to operate as a 'one-stop-shop' for applicants to secure all the permissions needed to undertake construction. Section 150 of the Planning Act 2008 sets out that an NSIP application may remove the requirement for further prescribed consents or authorisations, subject to the consent of the relevant body that would otherwise grant that consent or authorisation. The aim of this provision was to avoid delays from consents being sought post-DCO. However, section 150 is rarely exercised by applicants, meaning we are losing time to processes happening sequentially rather than in parallel. There are likely various reasons for this behaviour: consenting authorities typically prefer to retain decision making functions after a DCO is approved, due to the potential risk that the full amount of information required to assess a permit request may not be available at the pre-application stage; and applicants want assurance that they are likely to secure the required consents before devoting the effort needed to apply for them in the DCO process.
32. The Government wants to deliver on the original 'one-stop-shop' vision for the NSIP process, and to that end will be encouraging use of section 150, including through clearer guidance and support to applicants and to consenting authorities. In addition, the Government is considering the potential merit of extending to other licences the approach taken with respect to marine licences under section 149A, which enables deemed marine licences to be granted as part of a DCO. Under this approach, a set of conditions would be set out in legislation for when a deemed licence can be sought. If a project meets those conditions, the applicant and consenting authority would be expected to engage early and agree on provisions to be set out in deemed licences. Under such an arrangement, the incentives for both applicant and consenting body will be to cooperate through early engagement and information sharing, certain in the knowledge they will receive all licences required for the project and assured that the environment will not be negatively affected. We are exploring the operability of deemed licences and whether they would be more appropriate for specific permits and or sectors. Subject to further work, and views expressed in response to this working paper, one approach could be to take a power in the Planning

and Infrastructure Bill to extend the use of deemed licences to other permitting regimes frequently required by NSIPs. We will explore opportunities for permitting regimes which could operate in a deemed consent framework (including maintaining existing quality safeguards which underpin them), and assess whether further permitting regimes could be added in the future as and where justified.

DCO corrections

33. At present, the Secretary of State publishes the decision on an NSIP application and at the same time releases a final DCO. Changes made to the DCO from this point forward involve a convoluted process, but in practice, the DCO often needs to be corrected immediately following a decision. This is because it is common for minor typographical or referencing errors to arise during the decision-making stage where adjustments away from the Order as provided by the applicant are made by the decision-making department or, for example, to reflect changes to plans or document numbers that only emerged late in the examination process.
34. We are therefore exploring what steps consenting teams and applicants can make to improve this. Alongside seeking views on how problematic this issue is, we would like to explore whether there would be merit in enabling the Secretary of State to publish a 'draft order' alongside their decision letter and allow for a two-week window for applicants to propose any necessary minor corrections (restricted solely to typographical and referencing errors) to the DCO before it is published.

DCO changes

35. If an applicant wants to amend their DCO post-consent, they can request an amendment under either the 'material' or 'non-material' change process. While guidance exists regarding this change process, it does not prescribe whether any particular types of change would be material or non-material. Originally intended to provide flexibility, in practice too much time is spent in discussions to determine which route should apply to a requested change, before the application is made. As a result, delays in the change process can lead to lost opportunities to improve consented schemes as they progress through detailed design to delivery and have a knock-on impact on cost, including by holding up construction while a change is being considered.
36. At other stages of the DCO, and in other consenting regimes, the process for making changes is simpler and more efficient. For example, the change process for DCOs at examination stage has removed the materiality distinction, with the Planning Inspectorate considering all change requests under one route. This allows for decisions on change requests made in a proportionate manner, be that in providing a swift decision, or through additional direction to applicants on any further evidence required.

37. We are therefore considering removing the legislative distinction between material and non-material changes on post-consent changes to DCOs, and replacing it with a single change process which sets out a clear and proportionate approach to all changes. The relevant Secretary of State would direct this, supported by clear guidance and associated timelines to further reduce delays. This should reduce the overall time taken by applicants applying for approval for a change to their DCO and improve the process by which Ministers take decisions on changes.

C. Creating a more flexible regime

38. The NSIP regime is designed to be a rigorous system for facilitating decisions in the national interest while balancing local impacts. It therefore necessarily covers a wide range of sectors and a diverse range of projects within them, each capable of raising unique issues and questions. And yet, the Planning Act 2008 stipulates a uniform approach which can serve to limit the degree to which the Planning Inspectorate and others can adapt the process to reflect the characteristics of a particular project or type of development. The Government is therefore considering whether and how to introduce greater flexibility into the regime.

39. One approach which we believe has merit would be to allow projects that would qualify as NSIPs to be taken through alternative consenting routes, where that is deemed more appropriate.

40. We are also seeking views more widely as to whether there is a case for providing the Secretary of State with the ability to adjust the DCO process for certain types of projects in instances where there may be a clear justification for doing so. We want to explore the need for such a measure, and, if such need is evidenced, to consider whether the limitations of the present regime in relation to handling such projects are best addressed through either a general process modification power, further specific changes to the Planning Act 2008, or via non-legislative interventions.

Alternative consenting routes

41. The Planning Act 2008 provides that projects within the definitions of the Act and above certain thresholds must be consented by a DCO through the NSIP regime, and that undertaking development without a DCO is an offence. Only the relevant Secretary of State has the power through secondary legislation to amend, add, remove or make further provision about which projects enter the NSIP regime because the types and thresholds of development are defined in sections 14 to 30A of the Planning Act 2008. Thresholds should ensure the regime only consents the largest and most nationally significant projects.

42. There are rare occasions where the most complex projects with multiple elements remain unclear as to whether they sit above or below the NSIP threshold or not – in these cases, there is no means of the applicant obtaining certainty until they are close to submitting an

application, and this can lead to disproportionate work and cost preparing applications for more than one consenting regime. If NSIP thresholds are set too low, the process to secure a DCO can be disproportionate to the cost and value of the project. There is evidence from the solar sector, for example, that suggests that if there is a risk that part of a project may cross the NSIP threshold, investors and developers tend to pull out or attempt to keep developments below NSIP thresholds. For example, the Government announced in December 2024 that the threshold for solar projects to enter the NSIP regime will increase from 50MW to 100MW. Due to technological advancements, solar projects are increasingly cheaper and less complex to build, and developers had therefore found the NSIP system for projects from 50–100MW disproportionate. The result was a lack of those medium sized projects coming forward, and a clustering of many 49.9MW projects in the TCPA regime.

43. While changing thresholds in the Planning Act 2008 addresses this specific problem, it may take time to gather sufficient evidence that the thresholds are incorrect or that there is a viable alternative consenting route available for a scheme. While section 35 of the Planning Act allows individual projects below the NSIP thresholds to enter the regime where the Secretary of State so directs, responses to the National Planning Policy Framework consultation noted that there is no equivalent opportunity for projects to be directed out of the NSIP regime, even in cases where they are not complex or particularly contentious and a more appropriate consenting route exists.
44. We therefore propose to correct this problem by introducing a new power for the Secretary of State to judge, on a case-by-case basis, whether a project would be more suited to be consented via an alternative regime. Similar to the existing provisions in section 35, proposed applicants would need to submit a request to the Secretary of State, demonstrating that they meet a clear set of conditions and criteria to be considered suitable for direction out of the NSIP process. The Secretary of State would prepare and publish criteria for making these decisions, which would ensure there is clarity about which projects would be considered suitable to be consented via an alternative regime. We will seek to implement cost recovery powers for public bodies on these projects, where these are needed, to support the consenting of projects through those alternative regimes.
45. Projects that seek to opt out must do so before applying for development consent. The aim is to provide as much certainty as possible to all stakeholders at an early stage about which planning regime will apply. Alternative consenting routes could include the Town and Country Planning Act 1990 (in which case the relevant National Policy Statement could be a ‘material consideration’), the Highways Act 1980, or Transport and Works Act 1992.

Going further on flexibility: varying NSIP process requirements

46. The Government is of the view that the other measures outlined in this paper will support a more effective and efficient system for infrastructure consenting – especially when combined with related measures in the Planning and Infrastructure Bill, including the Nature

Restoration Fund. Nevertheless, the complexity and the volume of projects which will need to be decided in the next five years will be unprecedented. Determining 150 DCOs by July 2029 will nearly triple the number of decisions in the last Parliament. Many sectors will be using the regime for the first time or for the first time in decades.

47. As a result, the Government would like to thoroughly test that the system is able to meet this challenge head on and has the flexibility and tools to adapt and innovate. In addition to other changes set out in this paper, the Government therefore wishes to explore whether the NSIP regime is sufficiently flexible enough to adapt to the needs of these projects and sectors, which may raise unique considerations, in order to continue to deliver robust but swift consenting decisions.

Potential limitations of a one size fits all approach

48. At present, the Planning Act 2008 handles a broad range of projects across energy, transport, waste, waste water and water sectors. Projects entering the regime differ in their complexity but are all the largest and most strategically important of their kind. The Planning Act 2008 was conceived as a means of creating greater certainty for consenting these types of major projects by introducing uniformity on what would be expected of applicants and decision makers. It has broadly achieved that objective: providing greater certainty for applicants on what are often one-off, unique and once in a generation schemes, and for this reason is widely supported by industry.
49. Nonetheless, the Government is interested in views on whether the Planning Act 2008, and its associated secondary legislation and guidance, is sufficiently flexible to adapt to the specific requirements of different sectors, unique projects in a given region, or groups of interlinked pieces of infrastructure.
50. While the Planning Act 2008 has provided certainty through its uniform approach to the NSIP application process, there is anecdotal evidence to suggest there may have been instances where the lack of flexibility provided for by the current legislative framework prevents potentially beneficial adjustments being applied. Given the volume of projects the Government expects to come through the NSIP regime in the coming years, we are therefore interested in views as to whether the current regime is too rigid.
51. We have identified several types of projects where we think there may be merit in considering varying the standard process and on which we would welcome views as to whether the case for process adjustments is robust.
- a. **Solar projects, where planning, land and environmental issues are more limited.** Solar farms tend to be single site developments which are relatively compact, they follow a standard design, and raise a relatively limited number of issues. These often relate to landscape and visual impacts, loss of agricultural land, and require no

compulsory acquisition. The Planning Inspectorate is already supporting consenting many of these projects via a specialist solar team. However, we know the volume of solar schemes is likely to grow rapidly to support the transition to clean power by 2030. While we envisage more straightforward schemes being redirected out of the NSIP regime (see section on alternative consenting routes above), it is likely that largescale solar schemes will still need to be consented via this route. Given these projects are relatively straightforward compared to other NSIPs, a more flexible regime might streamline the process for examining and determining such projects including granting greater discretion to the Examining Authority to streamline or combine written and relevant representations as part of an examination.

- b. **A cluster of NSIPs in one region.** As things stand, NSIP applications move through the system independently, but this can mean that co-ordination of these schemes is difficult, to the detriment of communities and developers. Greater flexibility in the process could bring benefits to all parties by enabling projects to be jointly consulted on or examined (including for example through joint hearings or representations from stakeholders). Indeed, this has already occurred for offshore wind schemes under the existing flexibility offered by secondary legislation and guidance. However, there may be greater potential to carry out joint hearings or representations across sectors in a single area or in cases where separate DCOs interact. Further changes could also include requiring greater co-operation between applicants, to help local areas manage the cumulative impacts of multiple infrastructure projects both during and after the consenting process.
- c. **Complex and lengthy linear projects, including some grid and transport schemes.** Such schemes span a significant amount of land, and often raise difficult issues as they cross multiple local authority boundaries, are built across different environmentally protected areas, and involve substantial compulsory land acquisition. Modifications to the consultation processes could be designed to support or require more strategic working between Local Authorities across the route, to simplify the process for applicants, while supporting communities to collaborate to secure optimal benefits. This could include standardising survey methodologies for the route of a proposed development, where currently there are often differences between local authorities on the approach, type of information and survey information required for issues such as archaeological assessments. The Planning Inspectorate noted that on a recent scheme, local authorities appointed the same Counsel to represent them, aiding the Examining Authority to hear submissions from a single representative, reducing the amount of hearing time that would otherwise have been needed. Greater flexibility in the requirements imposed on applicants could help ensure that projects benefit from a more proportionate and effective overall process, increasing the attractiveness of the NSIP regime for these types of projects.

A process modification power

52. Subject to views on the merits of allowing for adjustments to the standard process and the instances in which that might be merited, the Government would welcome views on whether the best means of making such adjustments would be by means of a general process modification power to be used on a discretionary case-by-case basis, or whether it would be more appropriate to make a series of specific changes to the current regime (for example, the ability to undertake joint hearings where needed) achieved either by amendments to the Planning Act 2008, changes to secondary legislation or improvements in guidance. General process modification powers do exist in other planning infrastructure regimes. For example, the Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006 make provision for an applicant to seek a waiver with the need to comply with certain prescribed procedural requirements from the Secretary of State. In Wales, the recently passed Infrastructure Planning (Wales) Act 2024 makes provision for Welsh Ministers by regulations to direct the disapplication of requirements imposed by the Act in a specific case or more generally, requiring that where they do so the direction setting out the disapplied requirements is published and a statement laid in the Senedd explaining its effect and why it was made. The Planning Act 2008, under section 40, already makes provision for the Secretary of State through secondary legislation to modify or exclude any statutory provision under the Act for applications made by or on behalf of the Crown. However, for different reasons (including novelty and narrowness) these powers are barely, if ever, used. It therefore begs the question as to whether it is possible to balance the certainty of a planning regime with a power to introduce flexibility where it is merited, and if so under which circumstances. Given the unprecedented pressure facing the infrastructure planning system, we are interested in understanding whether such a power could be crafted so as to achieve this end, simultaneously being *transparent* and *targeted* enough to be used in those handful of cases where it could materially improve outcomes for developers and communities at large.
53. Should feedback support increasing flexibility in the NSIP regime above and beyond changes to secondary legislation, guidance or specific measures in primary legislation to tackle the issues outlined above, a general process modification power would need to be informed by clear evidence and consultation with key stakeholders with Government committed to ensuring that decisions are subject to robust safeguards. We are therefore interested in views as to whether such a power could be targeted to focus on:
- a. particular stages of the process of consenting (e.g. limiting changes to key application stages such as pre-application, acceptance, pre-examination and examination);
 - b. those types of projects that would be suitable and benefit from bespoke changes to the application process (those that are particularly complex, novel, or raise questions of geography due to the clustering of schemes near each other or their linear nature);
 - c. those projects of greatest need, possibly those identified in any 10-year Infrastructure Strategy, or which have Critical National Priority status (as defined in

- the suite of Energy NPSs) or which are identified in any forthcoming sectoral spatial plan (such as the Strategic Spatial Energy Plan); or
- d. a combination of all of the above.

54. If introduced, we would propose being explicit in saying the power could not amend statutory requirements relating to environmental regulation or compulsory acquisition.

55. The use of such a power, if pursued, would also need to be transparent, to provide certainty and accountability to the public and Parliament that its use did not undermine the fundamental rights to access to justice and fairness secured by following due process before consent for a scheme is granted. The Government is open to hearing from industry about what an appropriate mechanism for exercising such a power would entail, but we currently consider that the following safeguards would need to be included:

- a. a statutory requirement to consult on any proposed change to requirements with key stakeholders (which could include developers, local authorities, communities and public bodies) before they are pursued and come into effect;
- b. clear and transparent decision making and ministerial accountability informed by robust evidence and needs case for making such changes; and
- c. a requirement for Parliament to approve any changes through scrutiny of the regulations before they were made, which would build on the strong and unique role Parliament already places in scrutinising and approving NPSs.

56. We would welcome views on whether the potential benefits of making process modifications via a broad power would outweigh the possible drawbacks in terms of certainty in the system and the time taken to consult on and implement changes; and whether on balance such a power would be beneficial in creating a more agile and proportionate approach to consenting in the future. If a general process modification power were not deemed appropriate or necessary, we would welcome views on what further targeted changes to the current regime would help ensure it is sufficiently flexible to efficiently deal with the diverse range projects the system will need to accommodate over the coming years.

D. Strengthening statutory guidance

57. Under the Planning Act 2008, the Secretary of State has limited power to produce statutory guidance in relation to procedures. To support the changes outlined above, and improve the operation of the system overall, the Government is proposing to introduce a new power for the Secretary of State to make statutory guidance across the whole consenting process under the Planning Act 2008. This will enable greater clarity over expectations for all those involved in the consenting process at all stages including acceptance, pre-examination and examination, and decision, and support implementation of changes to primary legislation and secondary legislation. This includes, for example, clarity about changes to consultation

requirements, by providing guidance in relation to notification of Category 3 people under Part 6 of the Planning Act 2008.

Updating transport consenting regimes

58. Finally, the Government recognises that alternative consenting regimes also need to offer a suitably streamlined and efficient process to deliver infrastructure. We are therefore also proposing to introduce the following measures including via the Planning and Infrastructure Bill to support the timely delivery of transport infrastructure projects.

- a. **Highways Act 1980** – measures to streamline and improve the efficiency of delivering road infrastructure schemes, including: powers to enable temporary possession of land for construction to better frame land negotiations; cost recovery by defined statutory consultees and local authorities when dealing with applications to support resourcing decisions; introduction of statutory deadlines for specific stages in the process and amending objection periods to align with other planning regimes to provide certainty to stakeholders; the ability to deem planning permission when sought with specific types of application to consolidate application processes and amendments to align the format and handling of orders and schemes under the Act.
- b. **Transport and Works Act 1992** – measures to streamline and improve the efficiency of delivering new transport schemes such as guided transport schemes, certain railway schemes, and tramways as well as inland waterways and works interfering with rights of navigation. Measures include: cost recovery by defined statutory consultees and local authorities when dealing with applications; introduction of statutory deadlines for specific stages in the process to provide certainty to stakeholders; ability to include additional authorisations to streamline multiple processes; moving Model Clauses to guidance so they can be better kept up to date; and points of clarification achieved by legislative amendments.

Conclusion and areas for further work

59. The legislative proposals outlined in this working paper reflect the Government's commitment to ramping up significantly the delivery of major economic infrastructure, reflecting the Plan for Change's ambition to determine 150 DCO applications by the end of the Parliament. By shifting to a more strategic and outcomes-focused system, the targeted interventions that we are proposing will build upon existing reforms introduced through the NSIP Reform Action Plan, as well as the Levelling Up and Regeneration Act 2023, to make the consenting system for major infrastructure better and faster.

60. We would welcome views on the options set out in this paper, and in particular on the following questions.

- a. Would the package of measures being proposed in this paper support a more streamlined and modernised process? Are there any risks with this package taken as a whole or further legislative measures the Government should consider?
- b. Are the proposed changes to NPSs the right approach and will this support greater policy certainty?
- c. Do you think the proposals on consultation strike the right balance between a proportionate process and appropriate engagement with communities?
- d. Do you agree with the proposal to create a new duty to narrow down areas of disagreement before applications are submitted? How should this duty be designed so as to align the incentives of different actors without delaying the process?
- e. Do you support the changes proposed to Category 3 persons?
- f. With respect to improvements post-consent, have we identified the right areas to speed up delivery of infrastructure after planning consent is granted?
- g. What are the best ways to improve take-up of section 150 of the Planning Act? Do you think the approach of section 149A has the potential to be applied to other licences and consents more generally?
- h. With respect to providing for additional flexibility, do you support the introduction of a power to enable Secretaries of State to direct projects out of the NSIP regime? Are there broader consequences for the planning system or safeguards we should consider?
- i. Do you believe there is a need for the consenting process to be modified or adapted to reflect the characteristics of a particular project or projects? Have we identified the main issues with existing projects and those likely to come forward in the near future? Can we address these challenges appropriately through secondary legislation and guidance; or is there a case for a broad power to enable variations in general? What scope should such a power have and what safeguards should accompany it? If a general process modification power is not necessary, what further targeted changes to the current regime would help ensure it can adequately deal with the complexity and volume of projects expected over the coming years?



Assistant Clerk

From: Jonathan Hobbs <[REDACTED]>
Sent: 14 February 2025 13:34
To: admin@holmevalleyparishcouncil.gov.uk
Subject: Invitation to Participate in Study on Social Sustainability of UK High Streets

To whom it may concern,

I hope this email finds you well.

My name is Jonathan Hobbs and I am a second year PhD researcher at Manchester Metropolitan University. I am writing to invite you to take part in an exciting PhD research project that focuses on the social sustainability of UK High Streets (UKHS). The study aims to explore current challenges, support mechanisms, and opportunities to empower local communities, with a particular emphasis on enabling local communities to have a greater say in how their High Streets develop and evolve, including Holmfirth Town Centre.

As part of this study, I am seeking input from a diverse range of groups, including local authorities (such as council leaders, urban planners, and health and economic officers), businesses (e.g., retailers, hospitality owners, and business associations), and community members (including residents, youth, elderly, and local organisations/charities). The insights gathered will play a crucial role in understanding the power dynamics shaping sustainable High Streets and help guide future initiatives that can drive positive change for local communities.

Given the importance of these groups in shaping the future of UK High Streets, I am particularly keen to hear from individuals in the roles listed above, as these experiences and perspectives will provide valuable insights into the sustainability of these spaces. Should there be a high level of interest in participating, I may prioritise recruitment from these specific roles to ensure a diverse and impactful range of viewpoints. Alternatively, if you know of any other individuals or parties who might be interested and relevant to this study, please feel free to let me know or forward this email to them.

Participation in this study will involve either a one-on-one interview with me, lasting approximately 30-60 minutes, or a focus group of around 60-90 minutes. The focus group will include multiple participants, with efforts made to ensure a balanced representation of local authority members, community members, and business owners/landlords.

If you are interested in participating or would like further information about the study, please feel free to contact me directly at [\[REDACTED\]](mailto:[REDACTED]) and I will be happy to provide more details.

Thank you in advance for considering this invitation. I look forward to hearing from you.

Kind regards,

Jonathan Hobbs

PhD Researcher in Urban Planning

Marketing Retail & Tourism / Institute of Place Management
Manchester Metropolitan University
Faculty of Business and Law

Good morning Richard,

Thank you very much for your email. This sounds very promising!

I have outlined your questions below (*italicised*) with my responses in red:

Do you have anything you want to share with the committee as supporting documents to the agenda about your project?

The study is essentially examining the stakeholder participation on UK High Streets. Alongside Holmfirth, I am reviewing Newcastle City Centre and Alnmouth High Street. The purpose of this study is to examine whether these spaces are genuinely socially sustainable and, subsequently, equitable and developed for all. As such, voices from various positions, including local authorities, business owners/landlords and local residents, are of critical importance to this study. I should stress that all data collected through interviews or focus groups are anonymised, and only I will know who has participated in the study. Interviews can be done online or in person, whereas focus groups will be conducted in person. Participants can choose to withdraw from the study at any time, which would result in the removal of the data (up until its fully anonymised). The study is quite flexible for participants and takes the collection of data, including its storage, very seriously (this is further discussed in the attached Participation Information Sheet).

I have attached to this email my previous email outlining that the study has received ethical approval from Manchester Metropolitan University, and this means that all research methods and questions have been prior reviewed and agreed with the ethics board at the University. I have also provided below the link to the Google doc page that takes you to the Study's Consent Form and Participatory Information Sheet; however, for ease, I have also attached these to this email. The Participant Information Sheet is an informative and provides a lot of relevant information about the study, including data handling etc.



The Parish Council does have a commitment to support tourism.

The study will conduct an in depth case study review of Holmfirth, its location, history etc. and will be made publishable in reputable academic journals with all participants having the choice of receiving a copy once the study is completed. It will also be available via the University's online academic depository. The study topic is incredibly relevant currently as high streets are facing various threats and resource limitations. Therefore, when considering all of the above, the study could encourage tourism in this regard, highlighting Holmfirth and promoting the location through its publication and distribution to relevant persons upon completion. For instance, I have already generated a LinkedIn post outlining my desire to review Holmfirth Town Centre amongst the other abovementioned locations. Additionally, I participate in conferences frequently regarding this study, where I discuss Holmfirth to large volumes of people. To that end, it would not be unreasonable to conclude that the study would generate more tourism or, at the very least, encourage discussions about this town and bring its attention to more people, which, in itself, could generate more tourism.

Lastly, I want to mention that I have nearly completed the data collection for Newcastle City Centre and will be shifting my focus to Alnmouth before moving on to Holmfirth. I will be coming to Holmfirth to review the town and generate a case study analysis of this area and would be more than happy to speak to relevant persons then. I will also be recruiting willing participants where possible.

Thank you very much for your time and consideration on this matter.

I look forward to your response and receiving an outcome from the Parish Council.

Kind regards,

Jonathan Hobbs

PhD Researcher in Urban Planning

Marketing Retail & Tourism / Institute of Place Management

Manchester Metropolitan University

Faculty of Business and Law

Guidance

Green Belt

Advice on the role of the Green Belt in the planning system.

From: **Ministry of Housing, Communities and Local Government** (</government/organisations/ministry-of-housing-communities-local-government>), **Ministry of Housing, Communities & Local Government (2018 to 2021)** (</government/organisations/ministry-of-housing-communities-and-local-government-2018-2021>) and **Department for Levelling Up, Housing and Communities** (</government/organisations/department-for-levelling-up-housing-and-communities>)

Published 22 July 2019

Last updated 27 February 2025 —

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- Considering the potential impact of development on the openness of the Green Belt

Scope of guidance

This guidance sets out:

- the considerations involved in assessing the contribution Green Belt land makes to Green Belt purposes, where relevant to identifying grey belt land
- the considerations involved in determining whether release or development of Green Belt land would fundamentally undermine the remaining Green Belt in the plan area;
- guidance for considering proposals on potential grey belt land
- guidance on identifying sustainable locations when considering the release or development of Green Belt land
- updated guidance on how major housing development on land which is released from the Green Belt through plan making, or on sites in the Green Belt, should contribute to accessible green space
- updated guidance on how to consider the potential impact of development on the openness of the Green Belt

Assessing Green Belt to identify grey belt land

This guidance is relevant to those authorities performing a review of Green Belt boundaries to meet housing or other development needs (either prior to or as part of the plan making process), those authorities otherwise required to determine whether land constitutes grey belt in decision making, and others seeking to identify grey belt land.

Where grey belt is identified, it does not automatically follow that it should be allocated for development, released from the Green Belt or for development proposals to be approved in all circumstances. The contribution Green Belt land makes to Green Belt purposes is one consideration in making decisions about Green Belt land. Such decisions should also be informed by an overall application of the relevant policies in the National Planning Policy Framework (NPPF).

Why should authorities assess their Green Belt to identify grey belt land?

As set out in national policy, the review and alteration of Green Belt boundaries should take place, where necessary, as part of the plan making process. In doing so, we expect authorities to identify grey belt land to inform this review and the prioritisation detailed in [paragraphs 147 and 148 of the NPPF \(https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land\)](https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land).

National policy also requires authorities to identify, where necessary, whether land is grey belt for the purpose of considering applications on Green Belt land. Where land is identified as grey belt land, any proposed

development of that land should be considered against [paragraph 155 of the NPPF \(https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land\)](https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land), which sets out the conditions in which development would not be inappropriate on grey belt land.

Paragraph: 001 Reference ID: 64-001-20250225

How should authorities assess their Green Belt to identify grey belt land?

In order to identify grey belt land, authorities should produce a Green Belt assessment, either as part of the review of Green Belt boundaries during the preparation or updating of a local plan, or at another relevant point. This assessment should be informed by the guidance below.

We expect most Green Belt assessments to be undertaken by local authorities or appropriate groups of local authorities. Green Belt assessments should also inform the preparation of Spatial Development Strategies where these will be setting the strategic context for land release.

When updating or preparing plans, authorities will need to consider whether any existing Green Belt assessment remains up to date.

Paragraph: 002 Reference ID: 64-002-20250225

What are the key steps in a Green Belt assessment?

In order to assess the Green Belt in the relevant local or strategic development area effectively, authorities will need to:

- identify the location and appropriate scale of area/s to be assessed
- evaluate the contribution each assessment area makes to Green Belt purposes (a), (b), and (d), using the criteria identified below
- consider whether applying the policies relating to the areas or assets of particular importance in [footnote 7 to the NPPF \(https://www.gov.uk/guidance/national-planning-policy-framework/2-achieving-sustainable-development#footnote7\)](https://www.gov.uk/guidance/national-planning-policy-framework/2-achieving-sustainable-development#footnote7) (other than Green Belt) would potentially provide a strong reason for refusing or restricting development of the assessment area
- identify grey belt land
- identify if the release or development of the assessment area/s would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan

Paragraph: 003 Reference ID: 64-003-20250225

How should authorities define the land to be assessed?

In assessing their Green Belt, it will in most cases be necessary for authorities to divide their Green Belt into separate assessment areas for the purpose of identifying grey belt. The number and size of assessment areas can be defined at a local level and respond to local circumstances. However, the following principles will need to be considered:

- when identifying assessment areas, authorities should consider all Green Belt within their Plan areas in the first instance
- to ensure any assessment of how land performs against the Green Belt purposes is robust, assessment areas should be sufficiently granular to enable the assessment of their variable contribution to Green Belt purposes
- a small number of large assessment areas will not be appropriate in most circumstances – authorities should consider whether there are opportunities to better identify areas of grey belt by subdividing areas into smaller assessment areas where this is necessary
- authorities should consider where it may be appropriate to vary the size of assessment areas based on local circumstances. For example, the assessment of smaller areas may be appropriate in certain places, such as around existing settlements or public transport hubs or corridors

Paragraph: 004 Reference ID: 64-004-20250225

How should the contribution land makes to the relevant Green Belt purposes be assessed?

When making judgements as to whether land is grey belt, authorities should consider the contribution that assessment areas make to Green Belt purposes a, b, and d. Considerations for informing these judgements are set out below:

Purpose A – to check the unrestricted sprawl of large built up areas

This purpose relates to the sprawl of large built up areas. Villages should not be considered large built up areas.

Contribution	Illustrative features
---------------------	------------------------------

Strong	Assessment areas that contribute strongly are likely to be free of existing development, and lack physical feature(s) in reasonable proximity that could restrict and contain development. They are also likely to include all of the following features:
--------	--

Contribution	Illustrative features
---------------------	------------------------------

-
- be adjacent or near to a large built up area
 - if developed, result in an incongruous pattern of development (such as an extended “finger” of development into the Green Belt)
-

Moderate

- Assessment areas that contribute moderately are likely to be adjacent or near to a large built up area, but include one or more features that weaken the land’s contribution to this purpose a, such as (but not limited to):
- having physical feature(s) in reasonable proximity that could restrict and contain development
 - be partially enclosed by existing development, such that new development would not result in an incongruous pattern of development
 - contain existing development
 - being subject to other urbanising influences
-

Weak or None

- Assessment areas that make only a weak or no contribution are likely to include those that:
- are not adjacent to or near to a large built up area
 - are adjacent to or near to a large built up area, but containing or being largely enclosed by significant existing development
-

Purpose B – to prevent neighbouring towns merging into one another

This purpose relates to the merging of towns, not villages.

Contribution	Illustrative Features
---------------------	------------------------------

Strong

- Assessment areas that contribute strongly are likely to be free of existing development and include all of the following features:
- forming a substantial part of a gap between towns
 - the development of which would be likely to result in the loss of visual separation of towns
-

Moderate

- Assessment areas that contribute moderately are likely to be located in a gap between towns, but include one or more features that weaken their contribution to this purpose, such as (but not limited to):
- forming a small part of the gap between towns
 - being able to be developed without the loss of visual separation between towns. This could be (but is not limited to) due to the presence or the close proximity of structures,

Contribution	Illustrative Features
---------------------	------------------------------

natural landscape elements or topography that preserve visual separation

Weak or None

Assessment areas that contribute weakly are likely to include those that:

- do not form part of a gap between towns, or
- form part of a gap between towns, but only a very small part of this gap, without making a contribution to visual separation

Purpose D – to preserve the setting and special character of historic towns

This purpose relates to historic towns, not villages. Where there are no historic towns in the plan area, it may not be necessary to provide detailed assessments against this purpose.

Contribution	Illustrative Features
---------------------	------------------------------

Strong

Assessment areas that contribute strongly are likely be free of existing development and to include all of the following features:

- form part of the setting of the historic town
- make a considerable contribution to the special character of a historic town. This could be (but is not limited to) as a result of being within, adjacent to, or of significant visual importance to the historic aspects of the town

Moderate

Assessment areas that perform moderately are likely to form part of the setting and/or contribute to the special character of a historic town but include one or more features that weaken their contribution to this purpose, such as (but not limited to):

- being separated to some extent from historic aspects of the town by existing development or topography
- containing existing development
- not having an important visual, physical, or experiential relationship to historic aspects of the town

Weak or None

Assessment areas that make no or only a weak contribution are likely to include those that:

- do not form part of the setting of a historic town
- have no visual, physical, or experiential connection to the historic aspects of the town

How should the application of footnote 7 be considered when identifying land as grey belt?

As defined in the NPPF, grey belt excludes land where the application of policies relating to the areas or assets in footnote 7 to the NPPF (other than Green Belt) would provide a strong reason for refusing or restricting development. In reaching this judgement, authorities should consider where areas of grey belt would be covered by or affect other designations in footnote 7. Where this is the case, it may only be possible to provisionally identify such land as grey belt in advance of more detailed specific proposals.

Paragraph: 006 Reference ID: 64-006-20250225

Making an assessment of whether land is grey belt

After consideration of the above criteria, any assessment area that is not judged to strongly contribute to any one of purposes a, b, or d can be identified as grey belt land, subject to the exclusion of land where the application of the policies relating to the areas or assets in footnote 7 to the NPPF (other than Green Belt) would provide a strong reason for refusing or restricting development.

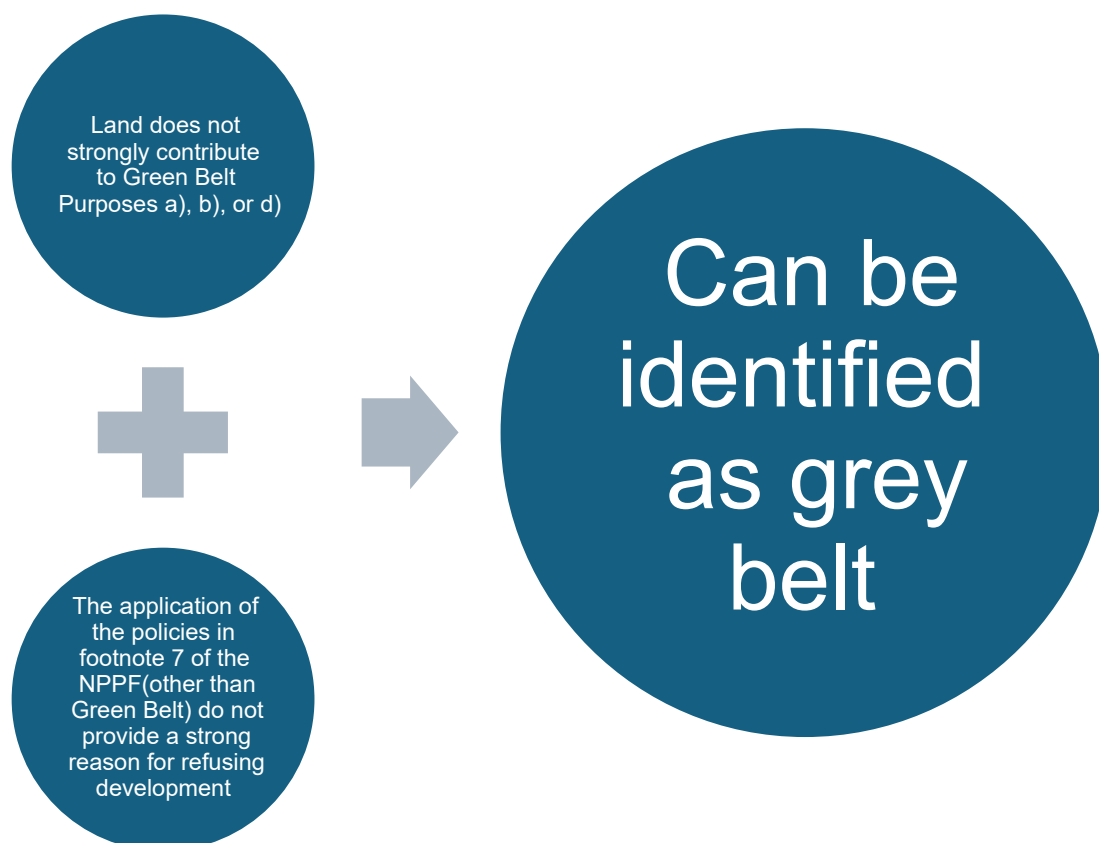


Figure 1. When can land be identified as grey belt

Considering the impact on the remaining Green Belt in the plan area

How can the impact of releasing or development on the remaining Green Belt in the plan area be assessed?

A Green Belt assessment should also consider the extent to which release or development of Green Belt land (including but not limited to grey belt land) would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as whole.

In reaching this judgement, authorities should consider whether, or the extent to which, the release or development of Green Belt Land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way.

Proposals on grey belt land

How can Green Belt assessments be used in the development management process?

An assessment of Green Belt will (alongside other considerations) inform the determination of applications which involve reaching a judgement as to whether proposals utilise grey belt land and whether development of the site would fundamentally undermine the purposes of the remaining Green Belt across the plan area.

Where grey belt sites are not identified in existing plans or Green Belt assessments, it is expected that authorities should consider evidence, in light of this guidance, on:

- whether the site strongly contributes to the Green Belt purposes a, b or d; and
- whether the application of policies to areas and assets of particular importance identified in footnote 7 to the NPPF (other than Green Belt) provide a strong reason to restrict development; and
- whether development of the site would fundamentally undermine the purposes of the remaining Green Belt across the plan area, as set out in national policy and this guidance.

In what circumstances should proposals on grey belt land be approved?

Where a site is judged to be grey belt, and to not fundamentally undermine the purposes of the remaining Green Belt across the plan area if released or developed, wider considerations will still be relevant to the consideration of development proposals on the site. These would include determining whether the development would not be inappropriate development in the Green Belt, as set out in [paragraph 155 of the NPPF](https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land) (<https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land>). That question would include consideration of whether a development is sustainably located, whether it would meet the 'Golden Rules' contributions (where applicable), and whether there is a demonstrable unmet need for the type of development proposed.

Where a development is not inappropriate in the Green Belt, this does not itself remove the land from the Green Belt nor require development proposals to be approved. In accordance with [section 38\(6\) of the Planning and Compulsory Purchase Act 2004](https://www.legislation.gov.uk/ukpga/2004/5/section/38) (<https://www.legislation.gov.uk/ukpga/2004/5/section/38>), wider policies and considerations apply, including those in the area's adopted Plan, and in the NPPF read as a whole.

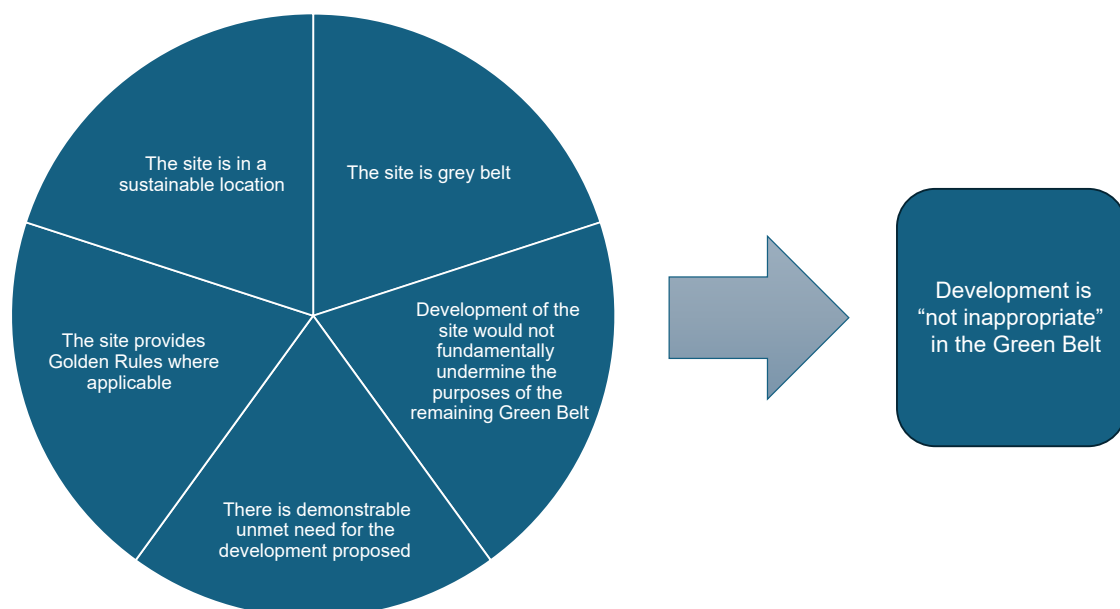


Figure 2. When is development in the Green Belt not inappropriate under paragraph 155 of the NPPF?

Identifying sustainable locations

How should authorities establish whether Green Belt land is in sustainable locations?

The Framework is clear that, when reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site's location would be appropriate for the kind of development proposed. Similarly, when making decisions regarding planning applications on grey belt land, authorities should ensure that the development would be in a sustainable location. For the purpose of these decisions, where grey belt land is not in a location that is or can be made sustainable, development on this land is inappropriate.

Whether locations are sustainable should be determined in light of local context and site or development-specific considerations. However, in reaching these judgements, national policy is clear that authorities should consider opportunities to maximise sustainable transport solutions, as set out in [paragraphs 110 and 115 of the NPPF](https://www.gov.uk/guidance/national-planning-policy-framework/9-promoting-sustainable-transport) (<https://www.gov.uk/guidance/national-planning-policy-framework/9-promoting-sustainable-transport>).

Paragraph: 011 Reference ID: 64-011-20250225

Golden Rules

Further guidance on Golden Rules for Green Belt development is set out in the [Viability guidance](https://www.gov.uk/guidance/viability#golden-rules-for-green-belt-development) (<https://www.gov.uk/guidance/viability#golden-rules-for-green-belt-development>).

How can major housing development on land which is released from the Green Belt through plan making, or on sites in the Green Belt, contribute to accessible green space?

The following contributions to accessible green space should be considered:

- New residents and the wider public should be able to access good quality green spaces which are safe; visually stimulating and attractive; well-designed; sustainably managed and maintained; and seek to meet the needs of the communities which they serve.
- Accessible green spaces are areas of vegetation set within a landscape or townscape, often including blue space, which are available for public use free of charge and with limited time restrictions.

- Where possible access to green spaces should include safe active travel routes and should be served by public transport, which also means providing the necessary infrastructure (such as footpaths and bridleways).
- Proposals should consider how the creation or enhancement of existing green spaces can contribute to the priorities for nature recovery set out within the relevant Local Nature Recovery Strategies, providing greater benefit to nature and contributing to the delivery of wider environmental outcomes.
- Where appropriate, authorities should consider the use of conditions or planning obligations. The Community Infrastructure Levy can also be used to fund improvements to existing greenspaces or the provision of new ones. Local authorities should consider arrangements for the long-term maintenance of green spaces.

Paragraph: 012 Reference ID: 64-012-20250225

Considering the potential impact of development on the openness of the Green Belt

What factors can be taken into account when considering the potential impact of development on the openness of the Green Belt?

Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgement based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness
- the degree of activity likely to be generated, such as traffic generation

Paragraph: 013 Reference ID: 64-013-20250225

How should harm to the Green Belt including harm to its openness be considered if a development is not inappropriate development?

[Footnote 55 to the NPPF \(https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land#footnote55\)](https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land#footnote55) sets out that if development

is considered to be not inappropriate development on previously developed land or grey belt, then this is excluded from the policy requirement to give substantial weight to any harm to the Green Belt, including to its openness.

This is consistent with rulings from the courts on these matters that, where development (of any kind, now including development on grey belt or previously developed land) is not considered to be inappropriate in the Green Belt, it follows that the test of impacts to openness or to Green Belt purposes are addressed and that therefore a proposal does not have to be justified by “very special circumstances”.

Paragraph: 014 Reference ID: 64-014-20250225

Published 22 July 2019

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Guidance

Effective use of land

Provides guidance on making effective use of land, including planning for higher density development.

From: [Ministry of Housing, Communities and Local Government \(/government/organisations/ministry-of-housing-communities-local-government\)](#), [Ministry of Housing, Communities & Local Government \(2018 to 2021\) \(/government/organisations/ministry-of-housing-communities-and-local-government-2018-2021\)](#) and [Department for Levelling Up, Housing and Communities \(/government/organisations/department-for-levelling-up-housing-and-communities\)](#)

Published 22 July 2019

Last updated 27 February 2025 —

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- Planning for higher density development

Supporting more effective use of land

What evidence can be used to help determine whether land should be reallocated for a more deliverable use?

When considering whether there is a realistic prospect of an allocated site being developed for its intended use, it may be relevant to take into account factors such as:

- the length of time since the site was allocated in the development plan;
- the planning history of the site including any planning applications or pre-application enquiries;

- whether there is evidence that the site has been actively marketed for its intended use for a reasonable period, and at a realistic price; and
- whether there are any changes of circumstance that mean that take-up of the site for its intended use is now unlikely.

Where an alternative use for the allocated site is proposed, it will also be relevant to consider the extent to which evidence suggests the alternative use would address an unmet need, as well as the implications for the wider planning strategy for the area and other development plan policies.

Paragraph: 001 Reference ID: 66-001-20190722

Revision date: 22 07 2019

What tools can local planning authorities use to assemble land in support of their planning and development objectives?

Local planning authorities have a range of tools to support proactive land assembly. These include:

- powers to acquire land compulsorily or by agreement;
- powers to dispose of land in their ownership; and
- powers to override easements and other rights in land.

The effectiveness of, and justification for, the use of these powers can be enhanced by having up-to-date plans, which articulate a vision and objectives for the future development of an area and policies to help achieve them.

The government's [guidance on the compulsory purchase process and the Crichel Down Rules \(https://www.gov.uk/government/publications/compulsory-purchase-process-and-the-crichel-down-rules-guidance\)](https://www.gov.uk/government/publications/compulsory-purchase-process-and-the-crichel-down-rules-guidance) explains the purposes for which compulsory purchase powers can be exercised and the procedures for doing so. It also sets out the government's expectations for how compulsory purchase powers should be used, and relevant considerations Ministers will take into account when taking decisions on compulsory purchase orders.

Paragraph: 002 Reference ID: 66-002-20190722

Revision date: 22 07 2019

How can local planning authorities encourage best use of under-utilised land in the short term?

Temporary uses can help improve the physical appearance of vacant or partially-utilised land or buildings, and provide space for local services and community spaces, businesses and residential accommodation, until more permanent development is delivered.

Depending on the nature of the temporary use, the change may be covered by [permitted development rights \(https://www.gov.uk/guidance/when-is-permission-required#What-are-permitted-development-rights\)](https://www.gov.uk/guidance/when-is-permission-required#What-are-permitted-development-rights). Planning permission will usually be required for any material changes of use, or for temporary uses that are incorporated as part of a longer term development. Such temporary uses may also affect the lease of a land or building, and may need to satisfy other legal requirements.

Paragraph: 003 Reference ID: 66-003-20190722

Revision date: 22 07 2019

How does policy 125(c) (substantial weight to brownfield land proposals) apply to decision making?

Paragraph 125(c) of the National Planning Policy Framework states planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused. When determining such proposals, decision makers will need to take account of this policy alongside other policies within the Framework taken as a whole. As an example, where a proposal would cause less than substantial harm to the significance of a designated heritage asset, paragraph 215 (which requires the public benefits of the proposals to be weighed against the less than substantial harm) would still need to be applied. Where relevant, decision makers will need to provide a clear articulation of how paragraph 125(c) has been demonstrably considered and applied alongside other policies.

Planning for higher density development

What tools are available to local planning authorities to help identify appropriate densities?

A range of considerations should be taken into account in establishing appropriate densities on a site or in a particular area. Tools that can assist with this include:

- accessibility measures such as distances and travel times to key facilities, including public transport stops or hubs (and taking into consideration

service capacity and frequencies and destinations served). A range of tools are available to support such assessments.

- characterisation studies and design strategies, dealing with issues such as urban form, historic character, building typologies, prevailing sunlight and daylight levels, green infrastructure and amenity space;
- environmental and infrastructure assessments, such as the capacity of services and presence of environmental risks (e.g. flood risks or overheating), and the opportunities to address these; and
- assessments of market or site viability.

Paragraph: 004 Reference ID: 66-004-20190722

Revision date: 22 07 2019

How can density be measured for planning purposes?

Different measures of density can be used to help make effective use of land, including optimising the housing potential of particular areas or sites by identifying appropriate building forms:

- **Plot ratio measures** can help to indicate how a development will relate to its surroundings and the provision of open space within the site. For example the site coverage ratio (gross external ground floor area ÷ site area) indicates the ratio of building cover to other uses.
- **Bedspace per hectare**: indicates the density of potential residential occupation.
- **Dwellings per hectare**: measures the number of homes within a given area.

Dwellings per hectare, used in isolation, can encourage particular building forms over others, in ways that may not fully address the range of local housing needs. For example, an apartment building containing one person studios could deliver significantly more dwellings per hectare, but significantly fewer bedspaces per hectare, than a terrace of family-sized townhouses on a similarly sized site. It is therefore important to consider how housing needs, local character and appropriate building forms relate to the density measures being used.

Paragraph: 005 Reference ID: 66-005-20190722

Revision date: 22 07 2019

How are daylight and sunlight regulated?

Where a planning application is submitted, local planning authorities will need to consider whether the proposed development would have an unreasonable impact on the daylight and sunlight levels enjoyed by neighbouring occupiers, as well as assessing whether daylight and sunlight within the development itself will provide satisfactory living conditions for future occupants.

In some cases, properties benefit from a legal '[right to light](https://www.lawcom.gov.uk/project/rights-to-light/#related)' (<https://www.lawcom.gov.uk/project/rights-to-light/#related>), which is an easement that gives a landowner the right to receive light through specified openings, and can be used to prevent this from being obstructed without the owner's consent. Such rights are not part of the planning system, but may affect the scope for development on neighbouring sites.

Paragraph: 006 Reference ID: 66-006-20190722

Revision date: 22 07 2019

What are the wider planning considerations in assessing appropriate levels of sunlight and daylight?

All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.

In such situations good design (such as giving careful consideration to a building's massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards.

Paragraph: 007 Reference ID: 66-007-20190722

Revision date: 22 07 2019

Published 22 July 2019

Last updated 27 February 2025 [+ show all updates](#)

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Assistant Clerk

From: Harrop Sandra <[REDACTED]>
Sent: 06 March 2025 11:39
To: Undisclosed recipients:
Subject: Consultation on the updated Local Validation list
Attachments: Appendix 1 Local validation list draft.pdf; Appendix 2 Local validation list draft guidance.pdf

CONSULTATION ON THE UPDATED LOCAL VALIDATION LIST

The Peak District National Park Authority (PDNPA) deals with all planning applications that are within the National Park boundary.

Soon we will be updating the list of documents required to be submitted with these applications. This list reflects the most recent guidance on local validation requirements in accordance with the Town and Country Planning (General Development Management Procedure) (England) Order 2015, and should be reviewed every two years to ensure it remains relevant and fit for purpose.

The proposed local validation list can be found attached along with a draft guidance.

We are therefore consulting you on the proposed list and ask for any comments you might have on its contents.

Please send any comment you have to planning.adviser@peakdistrict.gov.uk before the 30th April 2025.

Sandra Harrop
Planning Liaison Officer

[REDACTED]

Peak District National Park Authority



Sign up to receive the Peak District National Park Foundation's [Our Peak e-newsletter](#) to keep up to date with [appeals and projects](#) to look after the National Park for everyone forever.

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE. Phone:01629 816200

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Assistant Clerk

From: Sarah Longbottom
Sent: 07 March 2025 15:34
To: Cllr Donna Bellamy; Cllr Charles Greaves; Cllr Tony McGrath;
admin@holmevalleyparishcouncil.gov.uk
Subject: BT consultations on removing payphones across the district - our ref 2025/20244
Attachments: BTEMAIL.pdf; List of payphones.xlsx; BTNotice.pdf

Dear Councillors,

Please find attached a formal consultation email from BT regarding the removal of 6 payphones across Kirklees. This formal consultation follows the earlier publication of notices in each box setting out the intention to remove them and the actions the community might take to 'adopt' them - or where the community might specifically object to the removal of the payphone.

One payphone affected is in the Holme Valley North ward (no.4 on the attached list). The kiosks shown in red (including this one) are Listed so BT propose to remove the telephony and lock the kiosk.

To date I am not aware of any expressions of interest being received by the Council regarding communities wishing to adopt any payphone/kiosk.

Before any response is sent back to BT I would welcome your comments on the proposals to remove payphones in your ward as set out on the attached list.

There is a time-critical date to respond to BT and as such I can I ask that any comments are returned to me by Tuesday 27th May please.

With regards,

Sarah

Sarah Longbottom
Deputy Team Leader – Development Management
Planning & Development Service
Growth and Regeneration
PO Box 1720, Huddersfield, HD1 9EL
Tel: 01484 221000
Website: www.kirklees.gov.uk



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Ref.	Call box ID	Address	Post Code	Relevant Public Body	Removal proposal sent	Representation period ends	Mobile coverage				Mobile Coverage OK?	Total calls (last 12 months)	Helpline calls (last 12 months)	High frequency accident location	High frequency suicide location	BT Evidence of other reasonable need
							EE	Three	O2	Vodafone						
1	01274872308	O/S CO-OP STORES PCO1 BOTTOMS LANE BIRKENSHAW BRADFORD	BD11 2HL	Kirklees District (B)	03/03/2025	01/06/2025	3	3	4	3	YES	0	0	No	No	No
2	01484435442	PCO PCO1 RIDDINGS ROAD HUDDERSFIELD	HD2 1HP	Kirklees District (B)	03/03/2025	01/06/2025	3	4	4	4	YES	44	0	No	No	No
3	01484513104	O/S NO 10 PCO1 BROAD LANE HUDDERSFIELD	HD5 9BX	Kirklees District (B)	03/03/2025	01/06/2025	4	4	4	4	YES	44	0	No	No	No
4	01484661236	PCO PCO1 HALL ING LANE HONLEY HOLMFIRTH	HD9 6QR	Kirklees District (B)	03/03/2025	01/06/2025	3	4	4	3	YES	4	0	No	No	No
5	01924461264	JCT HALIFAX RD/BIRKDALE RD/ PCO1 NEWSOME STREET DEWSBURY	WF13 4HE	Kirklees District (B)	03/03/2025	01/06/2025	3	4	4	3	YES	14	0	No	No	No
6	01924463339	PCO PCO1 HUDDERSFIELD ROAD DEWSBURY	WF13 3JW	Kirklees District (B)	03/03/2025	01/06/2025	3	4	4	4	YES	20	0	No	No	No

Planning Portal

From: btp.authorisation.team@bt.com
Sent: 03 March 2025 23:05
To: Planning Portal
Subject: FW: Kirklees District (B) Payphone removal proposal/s
Attachments: Street_Payphone notice_English.pdf; Annex.xlsx

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: btp authorisation team
Sent: 03 March 2025 22:59
To: [REDACTED] local.development@kirklees.gov.uk.
Subject: Kirklees District (B) Payphone removal proposal/s

We plan to remove payphones in your area. You can make representations for 90 days, which ends on 01 June 2025

Dear Chief Planning Officer,

We've identified 6 public payphones in your area that are no longer needed. We've assessed these using the criteria in Ofcom's [Review of the telephony universal service obligation](#). I've attached the list of payphones that we're planning to remove.

The kiosks shown in red are Listed so we propose to remove the telephony and lock the kiosk.

To make sure that the local community are fully informed, we've placed notices (including the posting date) on these payphones. I've attached a sample copy.

Communities can 'adopt' phone boxes to turn into something completely different

With payphone usage falling, communities are looking at new ways of using them. Thousands of boxes have been reinvented as cafes, mini-libraries, and defibrillator sites. Communities can adopt most red boxes for just £1.

They can also adopt modern glass boxes if they want to house a defibrillator. Visit bt.com/adopt for more information

You can make representations in the next 90 days until 01 June 2025

We'll take account of representations you make about our plans when we're making our final decision. We'll also write to with you the reasons for our decision (we'll also publish the reasons on www.bt.com/payphones/service).

If you've got any questions or want to make representations, please email us at btp.authorisation.team@bt.com.

Thanks,

The BT payphones team



This email contains BT information, which may be privileged or confidential. It's meant only for the individual(s) or entity named above. If you're not the intended recipient, note that disclosing, copying, distributing or using this information is prohibited. If you've received this email in error, please let me know immediately on the email address above. Thank you.

We monitor our email system, and may record your emails.

BT Group plc

Registered office: One Braham, Braham Street, London, E1 8EE

Registered in England no: 1800000

Notice date:



We're planning to remove this payphone

Unfortunately, it just isn't used enough for us to carry on running it.

If you think it should stay, please contact your local authority within 90 days of the date on this notice.

Call **0800 661 610** (option 1) to find out how to contact your local authority.



Assistant Clerk

From: Metcalfe Adele [redacted]
Sent: 10 March 2025 08:04
To: Undisclosed recipients:
Subject: Peak District National Park - Local Plan Review - Call for Sites

Dear Parish Council,

I am writing to you with regard to our Local Plan Review. As part of this process we are undertaking a 'Call for Sites' from 10 March to 5 May 2025.

The Call for Sites is an opportunity for landowners, developers, community groups, and individuals to put forward sites to be considered for:

- the development of new homes and businesses
- nature recovery
- designation as Local Green Space.

Information and site submission forms are on our website.

[Call for Sites: Peak District National Park](#)

Kind Regards
Adele

Adele Metcalfe
Policy and Communities Team Manager

[redacted]
[redacted] Peak District National Park Authority

I work full time hours over a nine day fortnight, with every other Friday as a non-working day

Peak District National Park Authority



Sign up to receive the Peak District National Park Foundation's [Our Peak e-newsletter](#) to keep up to date with [appeals and projects](#) to look after the National Park for everyone forever.

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE. Phone:01629 816200

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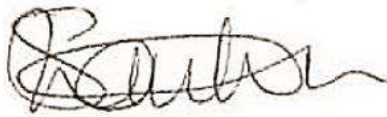
**KIRKLEES COUNCIL
LOCAL GOVERNMENT ACT 1972 - SECTION 123 (2A)
DISPOSAL OF OPEN SPACE**

Former Holmfirth Council Offices - 49-51 Huddersfield Road, Holmfirth, HD9 3JP

NOTICE IS HEREBY GIVEN that Kirklees Council intend to dispose of the property known as Former Holmfirth Council Offices-49-51 Huddersfield Road, Holmfirth, HD9 3JP and the council has identified that some part or parts of the site as are not occupied by buildings may fall within the definition of Open Space as defined in s336 of the Town and Country Planning Act 1990.

Any person having any objection to the disposal should make such objection in writing to Harry Garland (quoting reference: DEV/HG/D70a-585), Kirklees Council, Legal Services, PO Box 1720, Huddersfield, HD1 9EL no later than 14 March 2025, giving full reasons for such objection.

A copy of the plan showing the area in question may be inspected free of charge online at [Council land and property | Kirklees Council](#). A copy may also be requested by contacting Kate O'Malley on 01484 221000, or by email: [\[REDACTED\]](#), and quoting reference DEV/HG/D70a-585.



Samantha Lawton
Service Director – Legal, Governance and Commissioning

Kirklees Council
Legal Services
PO Box 1720
Huddersfield
HD1 9EL



Holme Valley Parish Council

Kirklees Council update of the Local Plan

Initial response of the Reference Group

Outline

Executive summary

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1.2 Methodology	
1.3 Characteristics of the Holme Valley	

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2.3 <i>Economy</i>	
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Appendices

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B. Characteristics of the Holme Valley: detailed information	Page 16

TO NOTE: Responses to the issues in red above are not contained in this document but will be submitted later.

Initial Response: Executive Summary February 2025

Holme Valley Parish Council (HVPC) has set up a Reference Group, with representation, currently, from twelve local groups, to formulate a response to the update of the Local Plan.

We understood that it would be helpful if the Reference Group submitted an Initial Response at the end of February, to coincide with the deadline for responses to the Initial Engagement Consultation. This is what we have attempted to do.

Given that time was very short, and the Reference Group has only met three times, we were always aware that our Initial Response would be patchy and superficial in parts. We will spend the next few months working on a vision for the Holme Valley, against which we will consider the updates to the Local Plan. We hope that this process can be a dialogue with Kirklees Council.

The Initial Response starts with an outline of the characteristics of the Holme Valley and what we believe makes it special. The Reference Group recognises and is keen to protect the distinctive characteristics of different parts of the area.

We are very aware that the issues covered by the Local Plan are interdependent but in order to make the task manageable, we have divided responsibility for specific areas between particular groups and individuals. There are responses on five areas. Some of these are initial summaries, whilst others are much more detailed and developed.

- For **Agriculture/Food security** a major concern is the lack of outlets to sell local produce. Food security is practically zero. Local agriculture ranges from subsistence to marginal, with low levels of investment and output.
- The recent designation of **Greybelt** land is unlikely to result in any major developments in the Holme Valley.
- The updated Local Plan should ensure that the built **Heritage** is preserved and enhanced. However, there is serious concern about the current capacity of Kirklees Council to carry out its statutory duties under existing legislation.
- The section on **Housing** is much more developed than other sections. There appears to be a significant shortage of suitable and affordable housing for local people in the Holme Valley. Many recently developed estates consist of large, expensive houses, beyond the means of local people. Insufficient houses are being built to meet the needs of specific households, eg starter homes, housing for older people. Associated infrastructure and services should be planned and provided, to minimise resistance from neighbouring residents to new housing.
- Current concerns around **Transport** locally are the need for the harmonisation of bus and rail services, the need for a simplified and integrated fares and ticketing system and the lack of investment in active travel routes by walking / wheeling / cycling. There is an urgent need for level access and upgrades at Honley Station.
- **River Holme Connections** has identified points to consider when identifying land for development.

Responses on other issues, including Design, the Economy, Greenspace and Health and wellbeing, will be developed and submitted later.

There are appendices listing the members of the Reference Group and detailed statistics on the characteristics of the Holme Valley.

1. Introduction

1.1 Background

This document is a response to the call from Kirklees Council for local groups and individuals to be involved in the update of the Local Plan. The statutory development plan for Kirklees consists of the Local Plan and the Holme Valley Neighbourhood Development Plan. The Local Plan has two parts – the *Local Plan: strategy and policies* and the *Local Plan: allocations and designations (and Policies Map)*.

There is a requirement that the Local Plan is reviewed every five years. The current Plan was adopted in 2019 and its review completed in October 2023. The decision to fully update the Plan, to reflect significant changes, including the declaration of a climate emergency, was made by the Kirklees Council Cabinet in November 2023.

The Planning Committee of the Parish Council was tasked with deciding on how to the Council should respond to the opportunity to be involved in the update of the Local Plan. It was decided that whilst the Parish Council, as the local body with a democratic mandate, should take a lead, it was imperative to work with a range of local groups and organisations to formulate a response.

This is an initial response, for submission by 28 February '25, which is the deadline, set by Kirklees Council, for responses to its Early Engagement Consultation. This document has been produced in haste and is inevitably partial. The intention is that we will produce a much more robust document later, in response to the draft updated Local Plan, which is due to be published by September '25.

1.2 Methodology

The Parish Council issued invitations to several local groups and organisations, to attend an inaugural meeting of a Reference Group, held on 14 January '25. The meeting was attended by representatives of nine different groups – listed at the end of this document.

At the inaugural meeting we discussed Terms of Reference for the group and made a start on allocating responsibility for particular issues, e.g. Housing, Transport, Farming, to sub-groups of particular organisations and individuals. Time was very short and some of the sub-groups will be exploring their chosen issue for the first time. This being so, we recognised that in this interim response, issues could only be addressed unevenly.

One clear decision, made at the inaugural meeting of the Reference Group, was that we would not set up a sub-group on the Climate Emergency but would expect all sub-groups to address the issue in their response.

Having contacted Johanna Scruton, who is leading for Kirklees on the Local Plan update, we were told that responses from us to the Initial Engagement Survey would be particularly welcome, though other comments, on wider issues would also be welcome. As a Parish Council we have encouraged residents to respond to the Initial Engagement Survey, with items on our Facebook page and web page. We also placed an article in the Huddersfield Hub, on 11 February '25.

In the interim period, before the publication of the updated Local Plan, we will be working to

develop a consensus on the needs of the Holme Valley, against which we can consider the updated draft of the Local Plan. We hope that this process can be a dialogue with Kirklees Council.

1.3 Characteristics of the Holme Valley

The detailed statistics in Appendix B, reinforce the perception that the Holme Valley is relatively affluent, car and home-owning, predominantly white and relatively old.

The price of houses is higher than average prices in Kirklees, though not as high as national averages. A high percentage, 46% of households own their homes outright. Houses are bigger than the Kirklees and national averages, with an average of 6.3 rooms.

The comparatively high levels of income and wealth are indicated by the low figure for free school meals, which at 15.3% is well below the Kirklees average of 25.7% and the national average of 24.6%. However, it is important not to overlook the fact that there are pockets of deprivation.

The age profile of the Holme Valley differs from that of Kirklees as a whole and has implications for policy-making. The number of young people in the Holme Valley drops at the age of 16 and does not rise until 30 years of age. The proportion of people in later life are significantly above the national average.

2. Responses

2.1 Agriculture – Farming and Food Security

Current situation

The agriculture in the Holme Valley ranges from subsistence to marginal. Levels of investment and output are both low. The main activity is raising livestock - sheep and beef. There is only one dairy farm left, which is in Honley. Egg production used to be a major activity in the area. This has pretty much died out, to some extent because of regulations and to a large extent because of a lack of sales outlets.

Food security

The Holme Valley has close to zero food security and relies almost entirely on imports from out of the area. This food insecurity has been encouraged by local plans, which are heavily reliant on cars, and which have focussed on centralised shopping at supermarkets, built alongside housing developments with no small-scale retail.

Selling food locally

The fundamental problem in the Holme Valley is the lack of outlets for locally produced food. There are a limited number of local outlets, including Andrew's (Holmfirth), Brindon Addy (Hade Edge), Taylor's (Honley). There is also the Holmfirth Market and the WI Market in Holmfirth.

The way ahead

We have great potential to reinvigorate the local market for locally produced food. The opening up of more opportunities/outlets to sell local produce should be a priority in the plan.

Opportunities and possibilities:

- The new market in Holmfirth could be a major opportunity.
- An egg marketing co-operative would be a big boost for local smallholders.
- Learn from experience elsewhere. Slaithwaite has many examples of how the Holme Valley could develop and encourage local farming and improve food security.
- Examples of good practice are Heaps, The Pantry @ The Fleece, Hinchliffe's Farm Shop (Netherton).
- Potential outlets include milk rounds, local coops, local Londis shops, new enterprises.

2.4 Greenbelt / Greybelt

2.4.1 Greenbelt

The Kirklees Early Engagement Consultation does not directly address the issues around Green or Grey Belt land.

However, the updated NPPF (December 2024) makes some key changes and adds some clarity to what is meant by Grey Belt. The five key Green Belt purposes are outlined in the NPPF and still remain:

- i. To check the unrestricted sprawl of large built-up areas.
- ii. To prevent neighbouring towns merging into one another.
- iii. To assist in safeguarding the countryside from encroachment.
- iv. To preserve the setting and special character of historic towns.
- v. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

However, the new NPPF will see Green Belt Boundary reviews made mandatory in instances where an LPA cannot meet its local housing need and when it has already exhausted all other options.

So, a new exceptional circumstance for reviewing Green Belt boundaries is when an LPA cannot meet its housing, commercial, or other development needs via other avenues. Given the reinstatement of housing targets and the jump in the National Goal from 300,000 to 370,000, many LPAs will now be required to adjust their Green Belt boundaries.

Holme Valley South Green Belt boundaries are well established and protected; our expectation is that Kirklees will identify sufficient land to meet their targets without resorting to reviewing the boundaries. Any major changes to Green Belt would be very unpopular locally.

2.4.2. Grey Belt

Grey Belt now has a definition, found in the glossary of the new NPPF:

‘For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.’

Whilst there may be small areas of land in the Holme Valley that would fit this definition, we do not expect any major developments as a result of the introduction of Grey Belt. We would also expect any such land to be identified from the “call for sites” process currently taking place.

2.7 Heritage

The update should ensure that the character and appearance of conservation areas is preserved and enhanced, as required by the Planning (Listed buildings and Conservation Areas) Act 1990, Section 71 and that the setting of listed buildings is respected as required by Section 66 of the Act.

We would welcome boundary reviews and additional conservation designations. In principle, these designations should be part of the Local Plan.

2.8 Housing

Preamble

Despite the provisions within the existing Kirklees Local Plan (LP) to meet local housing needs, there is still a significant shortage of suitable and affordable housing for local people in the Holme Valley - those who have grown up, lived and work(ed) locally. This applies to housing for rent as well as purchase. Longley Farm, as a significant local employer, is finding it increasingly difficult to attract interest in available jobs.

The past five years has seen many of the LP allocated housing sites in the Holme Valley developed out with estates of larger homes for sale at a price beyond that affordable to local people. In some instances of sites over 10 dwellings or 0.4 ha, developers have not provided the full 20% of 'affordable' housing. Furthermore, insufficient homes are being built to meet the needs of specific groups e.g. smaller starter homes, homes for the elderly etc.

The evidence is clear that the local housing market is not functioning efficiently, and Kirklees Council itself has acknowledged they have failed to provide the homes our community needs. Whilst much still depends on central government action, we consider that Kirklees Council can and should do more to stimulate the provision of more suitable affordable housing in the Holme Valley, including the following measures:

- i. **Develop a local housing strategy** within the LP to meet the housing needs of the community, including Identifying those areas where housing is most needed – numbers, mix, type and location of such housing e.g. affordable homes for rent and for sale, homes for people with local connections, work/live homes, homes for first time users, vulnerable individuals, older households/downsizers, key workers etc, and a pro-active plan for meeting these housing needs, including providing their associated infrastructure.
- ii. **Invest in land** to make more sites available for affordable housing through the use of redundant Council land and by acquiring new land and make this available at affordable / subsidised prices for affordable and social housing providers e.g. housing associations and community led-housing organisations.
- iii. **Raising seeds funding to incentivise more social and affordable housing**, including using Right to Buy (RtB) receipts and other local and national funding sources, to acquire land and build homes. This would require a policy change at national level.
- iv. **Other measures:**
 - Encouraging best practice in design, quality and build of homes, including setting energy efficiency/Net Zero objectives for sustainable homes for the future, built by local builders with good eco-credentials.
 - Invest in improving Council housing stock.
 - Release redundant Council property for affordable and social housing conversions.
 - Identify and consult on infrastructure needs to support new housing developments e.g. roads, schools, health centres, retail etc.
 - Partner with housing providers e.g. housing associations, to ensure a steady supply of new local affordable and social housing. Note that long term partnerships e.g. 5+ year deals, will better secure the stable long term investment streams they can bring for building affordable housing.

Local Plan (LP) update commentary

We consider the updated LP should address the following:

- i. **Council to be more pro-active in meeting the housing needs of the local community** - the Council should adopt a more 'proactive' role in directing the mix and type of housing built in each locality¹. With the Council's current 'passive' role in the existing LDP, the mix and type of housing build in a locality is influenced more by developer profit ambition than by community need. Instead, the Council should set the mix and type of housing for localities based on evidenced community housing need, rather than leave this choice up to developers and house builders. Consider zoning for this 'active stock management' approach to meeting housing need in each locality.
- ii. **Local definition of 'affordable housing'** – a revised or clarified definition of 'affordable housing' as that which is realistically affordable in each locality – the current national NPPF definition as 80% of market is not truly affordable in many localities within Kirklees. Note this may require different definitions for each locality within Kirklees, depending on their unmet needs.
- iii. **Evidenced housing need for local community** - housing provision in localities should cater for the different housing needs identified in the latest housing evidence in terms type, tenure, size and suitability to meet the needs of specific groups in a locality; this should include first-time home users, vulnerable individuals, older households and downsizers, key workers, live/work units for home workers, people with local connections etc.
- iv. **Minimum % affordable homes** - the proportion of affordable homes in housing developments should be set for each locality by Council, dependent on the evidenced level of unmet local need for that locality. Say typically between 20% and 50% of the total units on market housing sites, weighted to reflect unmet need.
- v. **Rental Vs Sale** – the Council should facilitate and plan for the building of a steady stream of new affordable homes for rent as well as for sale.
- vi. **Brownfield Vs greenfield** – the Council should facilitate and incentivise the use of brownfield land and empty properties as housing land, including remediation and enabling works. However, in the interests of sustaining the local economy, all proposals for housing using brownfield properties should evidence they are not removing viable commercial/industrial premises and businesses from the local economy.
- vii. **Affordable house building incentives** – create financial incentives by the Council for building more affordable homes e.g. tax breaks, grants, access to subsidised or free council land or properties etc.
- viii. **Associated infrastructure and services provision** – ensure *either* housing developers *or* Council make appropriate provision for necessary social infrastructure (education, health, leisure and community facilities) and economic infrastructure (road improvements, transport facilities and utility services), to mitigate impact on existing residents.
- ix. **Energy efficiency of housing** - all proposals for housing, including those affecting the existing housing stock should evidence how they will address and maximise energy efficiency in homes in compliance with good practice and Net Zero objectives.
- x. **Biodiversity** - biodiversity targets, should be built into all housing development

1

Locality in this context is a suitable geographic area within Kirklees Metropolitan Council area which aligns with one of the existing Kirklees administrative areas e.g. Parish and Town, Ward, Locality etc, as described in the Kirklees Observatory.

proposals, monitored and assessed on completion, with fines/sanctions for non-delivery built in to contracts.

- xi. **Conversion of town centre buildings** - Prioritise the conversion of town centre buildings to accommodation, breathing new life into centres with accompanying benefits of economic input to businesses, reducing transport needs as a result of pedestrian access to community facilities etc. Everyday services, such as health, education and play provision, should be located nearby and accessible.
- xii. **Kirklees Council's housing stock** - Kirklees Council should take every opportunity to build/convert housing for its own, community owned stock. To keep this stock in public ownership and protect it from 'right to buy' would require a change in policy at national level.
- xiii. **External funding** – Access external funding wherever possible, to keep the costs of new builds and conversions accessible

2.10 Transport

Rail Improvements

- **Enhanced accessibility** to train stations through local bus schemes, particularly for rural communities (work with Stotts, and other bus providers – need a service from Holmfirth centre around villages to Rydings Fields to drop off at Brockholes Station).
- **Station upgrades** to improve safety, connectivity, and accessibility for all users. As part of the Penistone Line upgrade Honley Station to be developed with level-access and improved station facilities to include seating, CCTV, lighting, and a wider platform to accommodate school children using the station to travel to and from Honley High School.
- **Harmonised and simplified fares system**, including smart ticketing technology.
- **Improved rail connectivity** across the district, including better timetables and service categorisation (high-speed, commuter, community rail, etc.).
- **Increased investment** in infrastructure and rolling stock to reduce overcrowding and enhance passenger experience.
- **Planned improvements** to key routes Huddersfield to Sheffield via Barnsley (Penistone Line, Tier 2).
- **Future development** of the Penistone Line, including selective door opening for longer trains, more frequent services, and a potential light rail solution.
- **Integration with other transport modes**, ensuring smooth transitions between rail, bus, cycling, and walking.

Bus Improvements

- **Better local bus services** to enhance access to train stations and town centres.
- **User-friendly ticketing system**, with smart cards and seamless integration across different transport modes.
- **Improved bus priority measures** to reduce delays and make bus travel more attractive.
- **Expansion of bus-based park and ride facilities** where congestion is high, to encourage modal shift.
- **Investment in the West Yorkshire Core Bus Network**, ensuring frequent and reliable services across the district.

Cycling Improvements

- **Expansion and maintenance of the core cycling network**, ensuring efficient links between urban centres, railway stations, and key development sites.
- **Increased cycle parking at transport hubs and interchanges** to encourage multimodal travel. Also incorporate cycle parking facilities at Brockholes and Honley stations.
- **Safe and continuous cycling infrastructure**, including segregated lanes and priority crossings.
- **Integration of cycling infrastructure with rail and bus services**, making it easier to switch between modes of transport.
- **Encouragement of cycle-friendly developments**, with secure parking and changing facilities for commuters.

Walk / Wheel / Ride

- **Improvement of the core walking network**, ensuring safe and accessible routes for pedestrians.
- **Prioritization of pedestrian-friendly design** in new developments, reducing reliance on private cars.
- **Better connectivity between walking routes and public transport**, making it easier

to walk to bus stops and train stations.

- **Increased investment in public footpaths and pedestrian infrastructure**, including better lighting and signage.
- **Better provision for horse riders**, which would keep riders off the roads. There is a sizeable horse-riding community locally.

Park & Ride Improvements

- **Development of park and ride facilities** near key transport hubs to encourage a shift from private cars to buses and trains.
- **Expansion of car parking near railway stations**, while promoting cycle parking options. Land close to the two stations in the area – Honley and Brockholes – has been built on, making this problematic and increasing the need for public transport links.
- **Improved links between park and ride sites and core public transport routes**, ensuring smooth connections.

Fair & User-Friendly Ticketing

- **Implementation of an integrated ticketing system**, making it easier to switch between buses, trains, and cycling facilities.
- **Affordable and competitive fares** to encourage public transport use over private cars.
- **Digital and contactless payment options**, reducing barriers to access.

Strategic Integration with Plans & Policies

- Align transport improvements with **West Yorkshire Local Transport Plan and Emerging Transport Strategy**.
- Support economic growth in Kirklees by improving transport infrastructure, as outlined in the **Kirklees Economic Strategy**.
- Promote sustainable travel options in line with the **Joint Health and Wellbeing Strategy**.
- Ensure transport developments align with climate change and environmental objectives from the **Local Plan**.

Sustainability & Future Considerations

- **Encouraging modal shift** from private car use to more sustainable travel options through infrastructure investment and policy incentives.
- **Demand management measures** such as promoting low-emission vehicles, car sharing, and home working.
- **Collaboration with key stakeholders**, including Department for Transport, Highways England, Network Rail, and local transport operators, to deliver a fully integrated transport network.

2.11 River Holme Connections

Local Development Plan Engagement. Considerations for Kirklees officers when writing the LDP.

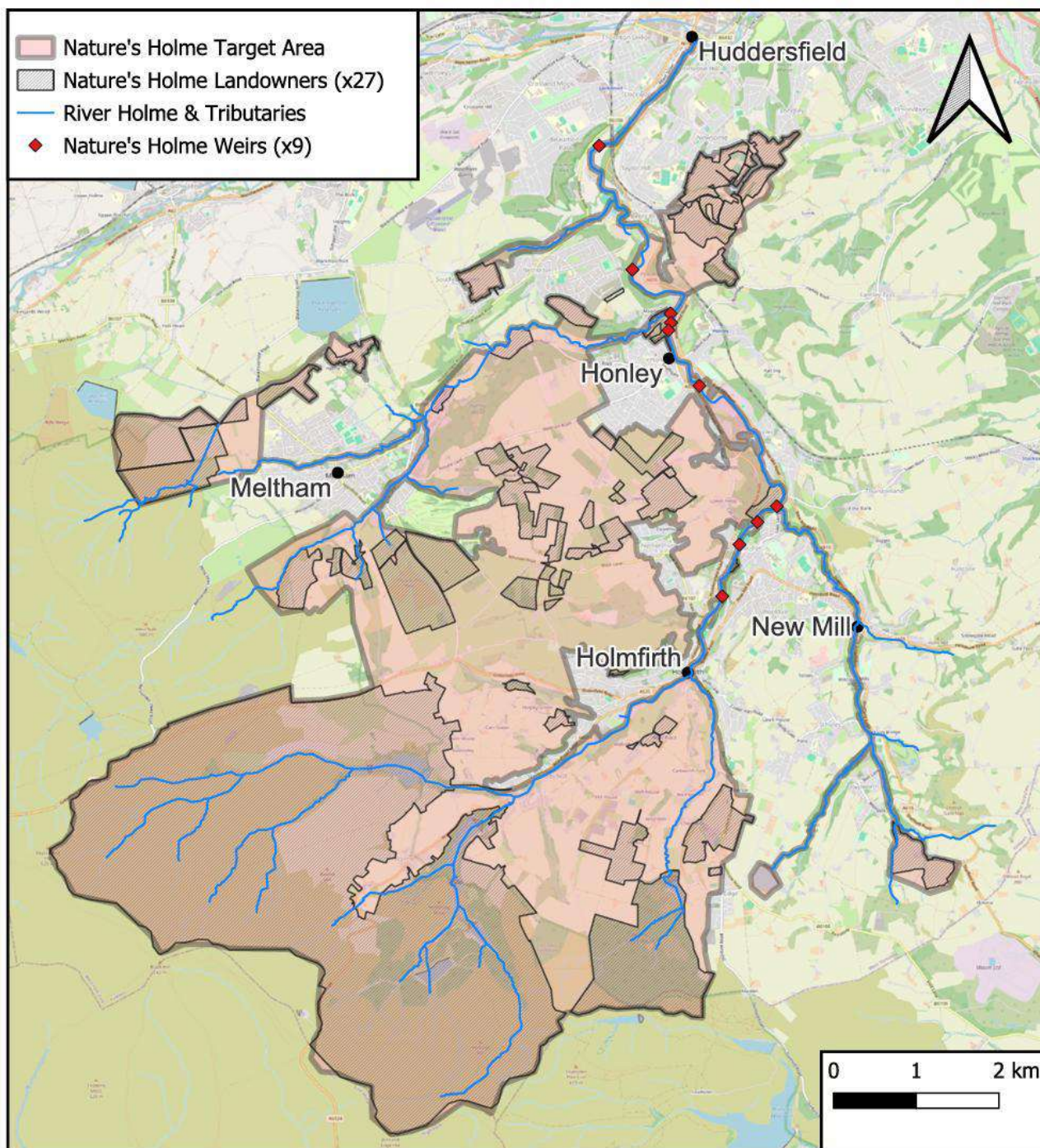
Submission from River Holme Connections. February 2025

Authors: Adrian Barraclough & Rosslyn Colderley (CEO)

Points of Consideration when identifying land for development

- Nature's Holme is a c. 30-year national Landscape Recovery project, led by River Holme Connections with partners, influencing and shaping land use change with 27 landowners across c5000 hectares in the Holme valley. The first legal agreements covering c200 hectares will be signed and implemented in 2025/26. We have maps, data and designs we can share with Kirklees LDP officer to highlight areas where development should not take place because of the importance and opportunity for significantly improving biodiversity, and especially those habitats that will support endangered species.
- The River Holme and its tributaries provide an enriched biodiversity corridor which RHC, local community groups, riverside businesses, Yorkshire Water, Environment Agency and Kirklees Council, are all working towards improving as an exemplar for a rich, diverse and healthy ecosystem. Numerous sites have been identified to encourage endangered red list species including water vole, signal crayfish and woodland birds. It is imperative this work continues especially as we are in the headwaters of the Calder catchment and the benefits accrued here will flow downstream. **We strongly recommend that no new development is approved within a 20m buffer strip along the river corridor and its tributaries.**
- The Riverside Way trail runs for 15km from Digley to Snow Island in Huddersfield. High levels of public use and community feedback demonstrate the value of this multiuser path to health and wellbeing (especially during and after the Covid 19 pandemic). Section 106 monies from development should be used to upgrade and improve the Riverside Way for wider use by walkers, those with mobility challenges and cyclists. The Riverside Way provides a safe, green and healthy corridor for commuting into Huddersfield as well as local recreation and enjoyment.
- When development (commercial or residential) does take place, monies secured to mitigate the carbon footprint from construction and section 106 agreements (Biodiversity Net Gain and Access) should be reinvested back into the Holme valley via River Holme Connections.
- River Holme Connections, Yorkshire Water and the Environment Agency are working together to adapt or remove 9 weirs between Huddersfield and Holmfirth over the next 10 years to promote the passage of migratory fish – a key reason why the river ecology cannot improve as measured and reported under the Water Framework Directive. This programme of weir removal could provide an opportunity for sympathetic development that celebrates the historical and cultural heritage as well as improving the Riverside Way and providing attractive places to live for people. Designs would, of course, need to mitigate against flood risk.

Nature's Holme: Target Area, Project Area & Weirs



APPENDIX A

Members of the Reference Group + Contributors

- Ask Honley (Carrie Birch)
- Brockholes Green Spaces & Station Adopters (Paul Coleman)
- Ecoholmes (Tony Hood, John Queening)
- Holme Valley Climate Action Partnership (Peter van Ruiten)
- Holme Valley Parish Council (Lawrence Baylin, Mary Blacka, Pat Colling, Jo Liles, Steve Ransby, Sarah Whitelaw, Andy Wilson)
- Holme Valley Vision (Margaret Dale)
- Holmfirth Business Together (Margaret Dale)
- Holmfirth Conservation Group (Steve Davie, Steve Ransby)
- Honley Village Community Trust CIO (David Hardy, Margaret Wadsworth)
- Kirklees Council (Cllr Donna Bellamy, Cllr Damian Brook, Cllr Moses Crook, Cllr Jane Rylah)
- Longley Farm Estate (Amanda Crawshaw, Jim Dickinson)
- Penistone Line Partnership (Sarah Wells)
- River Holme Connections (Adrian Barraclough)

APPENDIX B

Characteristics of the Holme Valley: detailed information

Economic activity

The national economic climate has an impact on how well off the Valley feels. There are pockets of significant deprivation and hardship but generally the Valley is comparatively affluent. This is a product of the economic activity in the Valley.

RESIDENT ACTIVITY

Occupation

This can be seen in the analysis of residents by occupation. According to the 2023 statistics, shown below, more people than Kirklees' and national averages work in Accommodation and Food Services, Construction and Property. More than Kirklees' average work in Professional, Scientific and Technical jobs. Perhaps, surprisingly fewer work in Health, Business Admin and Support Services and in Public Admin and defence jobs.

	Holme Valley CP		Kirkless		England	
	Count	%	Count	%	Count	%
Business Register and Employment Survey : open access: Employment - 1 : Agriculture, forestry & fishing (A) - Count,2023	20	0.3	1,000	0.6	332,000	1.2
Business Register and Employment Survey : open access: Employment - 2 : Mining, quarrying & utilities (B,D and E) - Count,2023	40	0.6	900	0.6	306,000	1.1
Business Register and Employment Survey : open access: Employment - 3 : Manufacturing (C) - Count,2023	861	12.2	25,000	15.4	2,056,000	7.3
Business Register and Employment Survey : open access: Employment - 4 : Construction (F) - Count,2023	621	8.8	8,000	4.9	1,366,000	4.8
Business Register and Employment Survey : open access: Employment - 5 : Motor trades (Part G) - Count,2023	185	2.6	4,500	2.8	493,000	1.7
Business Register and Employment Survey : open access: Employment - 6 : Wholesale (Part G) - Count,2023	309	4.4	9,000	5.6	1,060,000	3.8
Business Register and Employment Survey : open access: Employment - 7 : Retail (Part G) - Count,2023	635	9	15,000	9.3	2,317,000	8.2
Business Register and Employment Survey : open access: Employment - 8 : Transport & storage (inc postal) (H) - Count,2023	205	2.9	8,000	4.9	1,431,000	5.1
Business Register and Employment Survey : open access: Employment - 9 : Accommodation & food services (I) - Count,2023	927	13.2	11,000	6.8	2,206,000	7.8
Business Register and Employment Survey : open access: Employment - 10 : Information & communication (J) - Count,2023	174	2.5	2,500	1.5	1,319,000	4.7
Business Register and Employment Survey : open access: Employment - 11 : Financial & insurance (K) - Count,2023	79	1.1	2,250	1.4	959,000	3.4
Business Register and Employment Survey : open access: Employment - 12 : Property (L) - Count,2023	242	3.4	3,500	2.2	586,000	2.1
Business Register and Employment Survey : open access: Employment - 13 : Professional, scientific & technical (M) - Count,2023	628	8.9	9,000	5.6	2,734,000	9.7
Business Register and Employment Survey : open access: Employment - 14 : Business administration & support services (N) - Count,2023	279	4	10,000	6.2	2,479,000	8.8
Business Register and Employment Survey : open access: Employment - 15 : Public administration & defence (O) - Count,2023	69	1	6,000	3.7	1,199,000	4.2
Business Register and Employment Survey : open access: Employment - 16 : Education (P) - Count,2023	768	10.9	17,000	10.5	2,356,000	8.3
Business Register and Employment Survey : open access: Employment - 17 : Health (Q) - Count,2023	634	9	23,000	14.2	3,749,000	13.3
Business Register and Employment Survey : open access: Employment - 18 : Arts, entertainment, recreation & other services (R,S,T and U) - Count,2023	309	4.4	6,000	3.7	1,298,000	4.6
Business Register and Employment Survey : open access: Employment - Total - Count,2023	7,041	100	162,000	100	28,248,000	100

Homes

There are nearly 12,000 households, according to the 2021 Census with 27,976 residents. The average household size is 2.3 people and overcrowding stands at 1.6%. Houses are bigger than the Kirklees and English averages, with nearly 6 rooms each compared to 5.3 and 5.4 respectively. House prices are higher than the Kirklees prices but not so high as the English averages.

Mean house prices

	Holme Valley CP		Kirklees		England	
	Mean (£s)	Sales	Mean (£s)	Sales	Mean (£s)	Sales
Average (mean) house price paid (£s),2020	248,919	155	172,515	2,024	300,646	258,312
Average (mean) house price paid for semi-detached houses (£s),2020	225,174	38	161,533	663	262,493	75,565
Average (mean) price paid for detached house (£s) ,2020	387,062	52	300,814	442	428,457	58,222
Average (mean) price paid for flats (£s) ,2020	120,017	11	105,049	100	292,158	44,713
Average (mean) price paid for terraced house (£s),2020	158,858	54	120,403	819	248,288	79,812

Just over 46% own their homes outright and 33.4% have a mortgage. 14% rent the home privately and 5.3% rent from the Local Authority or private landlords.

Poverty

15.3% of children are able to claim free school meals. This is lower than the Kirklees and English proportions, standing at 26.7% and 24.6% respectively. There is other data available about the levels of deprivation in the Valley but not at Parish Council levels. Because of the way the boundaries are drawn, even at the lowest level of data collection, it is difficult to evidence the level of need even though it is well known there are pockets where hardship can be found. These include, for example, Kirkcroyds, Cinderhills, the Oval, parts of Scholes and Burnlee and the Roundway.

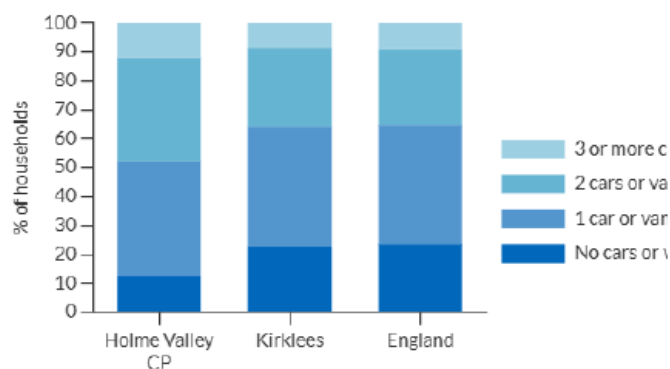
Crime

The highest crime rates were in violent and sexual offences and anti-social behaviour. However in comparison the offending rate was lower than that seen in Kirklees and England.

Car Ownership

Car ownership, given the semi-rural nature of the area, is higher than the Kirklees average and English rates. The number of households without a car is lower.

Car/van ownership per household



Health

The overall health of people living in the Valley is good.

Business population

The following information relates to the Holme Valley Parish Council area so includes Honley whereas the Holme Valley South Ward boundaries exclude this area:

There are over 1,330 businesses registered in the Holme Valley. This does not mean they are all trading in the Valley, some will be active elsewhere, with just registered offices here. This number also excludes the self-employed who do self-assessment tax returns rather than set up a company.

Assets

12 had more than £1,000,000 in the bank. 90 reported between £100,000 and £999,999 and 948 did not make a report. 279 did not report their total assets. Of those who did 81 had assets of over £1,000,000, 76 had assets of less than £1,000, 225 showed a negative value between their total assets and total liabilities, and 39 had a positive value of over £1,000,000 with 196 between £100,000 and £999,999. The highest positive value was £8,250,180.

Employment

Of the 840 businesses that reported having employees, 767 had between 1 and 9 employees, 22 had between 10 and 100, and 2 (but the same company) had over 100 employees.

Classification

The proportion of businesses classified as Professional, Scientific and Technical Activities is significant. The number of businesses is 203 and of these 80 are Management Consultancies. The number of businesses involved in Construction and Real Estate Activities, combined, totals 285. Grouping Wholesale and Retail Trade, Repair of Motor Vehicles and Motorcycles is not helpful. Of the 171 businesses in this category, 46 are involved in the motor trade, 34 are agents or wholesales and 91 retailers of one sort or another. There are 75 cafes, restaurants and pubs hiding in the Accommodation and Food Services category. There are 111 manufactures and mining related businesses.

Location

94 are registered with an HD9 1 address, 374 in HD9 2, of these 60 are registered with the accountants at HD9 2JT, 61 are registered in HD9 2, 239 are in HD9 3 with 60 in HD9 3JA (Victoria Court), 448 are in HD9 6 187 at HD9 6QZ (Queens Square, Honley) and 179 in HD9 7.

Resident population

Information about the economic activities of the local population has been provided above.

Age

The age profile of the population is significant. While Kirklees as a whole tends to mirror the national profile, the number of young people in the Holme Valley drops at the age of 16 and starts to increase at 30. At the time of the Census there were 4,660 people aged 0-15 but only 3,434 in the 16–29 age group.

The proportion of people peaks in the later middle years and remains higher than the district and national proportions thereafter.

Education

Holmfirth High School performance tables released in December 2024 show the school was 'well above average' based on the progress score which assessed the academic progress that pupils make from the end of key stage 2 to the end of key stage 4. This measure is based on 8 qualifications and 2022 student results. 65.6% gained Grade 5 in GCSE English and Maths. Of the 260 pupils included in the destination report, 93% stayed in education or employment for at least 2 terms after key stage 4 (the same as in Kirklees) with 89% of these staying in education compared with 85%. 62% of these went to Sixth Form College (36%) and 22% (31%) to FE colleges.

Given the high number of pupils who go on to further education at the age of 16, the following table suggests they could leave the area at the age of 19:

Schoolchildren and full-time students

	Holme Valley South Ward (as of 2022)		Kirklees Local Authority		England Country	
	count	%	count	%	count	%
	All usual residents aged 5 years and over	18,699	100.0	408,072	100.0	53,413,097
Student	3,418	18.3	89,081	21.8	10,920,505	20.4
Not a student	15,281	81.7	318,991	78.2	42,492,592	79.6

Honley High School tends to have a lower profile in the Valley yet it has 1,283 pupils. It achieved a 'above average' rating. 94% stayed in education or employment for at least 2 terms after key stage 4. 64.6% gained Grade 5 or above in GCSE English and Maths, compared to 46.6% in Kirklees. Of the 80% who stayed in education, 54% entered a sixth form (4% in school and 50% at college). 11% stayed in an apprenticeship and 4% in employment.

Ethnicity

The general population is predominantly White European, with most born in the UK. 45.3% said they had no religion compared to 35% in Kirklees and 37% in England.

Conclusion

The above information paints a picture of the local population and confirms the stereotypical image of the Holme Valley comprising a home owning, well-educated, middle-class population. The age profile continues to be a concern. The lack of 15 – 30 residents and the number of 50 + skews the nature of the Valley.

The business profile indicates the Valley has hidden strengths in its diversity. It also indicates the common belief that the retail and hospitality sectors dominate. The vast majority of advertised vacancies are in these sectors. Professional activities sector tends to be concealed and is probably higher than the data reveals as it is suspected there is a high number of self-employed professionals in the Valley in addition to those registered as businesses. It should be of no surprise to find the local construction industry, given the comparative wealth in the Valley and type of home ownership, is strong. The main weakness is the size and comparative wealth of the businesses. Being so small they have little capacity for innovation or investment in training.