

Holme Valley Neighbourhood Development Plan (NDP)

2019 – 2031



Summary of Proposed Policies within the Regulation 14 Draft for Public Consultation

VISION FOR THE VALLEY

The Holme Valley of the future will continue to be a beautiful rural landscape offering safe environments for wildlife and celebrating its culture, heritage and splendour for the benefit of local people and visitors. It will be home to a vibrant and welcoming community whose people live and/or work within its thriving settlements. It will offer the services and facilities for modern life, whilst sustaining a strong sense of identity and belonging for everyone.

OBJECTIVES

- A. To preserve and promote the distinctive characteristics of the Holme Valley.
- B. To protect important open spaces, views and landscape of the Holme Valley.
- C. To promote the type of housing that meets the needs of the local population, and ensure that all new development meets appropriate design and building standards.
- D. To promote growth of the economy, employment and tourism in the Holme Valley.
- E. To promote education and life-long learning for all through investment in improved local community facilities.
- F. To promote the health and well-being of residents.
- G. To improve accessibility, infrastructure and movement around the Valley by promoting more sustainable transport choices.
- H. To promote sustainability, reduce impact on climate change and move towards a zero-carbon local economy.

To view the full Draft Neighbourhood Development Plan, please visit our website at www.holmevalleyparishcouncil.gov.uk where you can find the link to our on-line questionnaire at: <https://www.surveymonkey.co.uk/r/HolmeValleyNDPReg14>

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Draft Policy 1: Protecting and Enhancing the Landscape Character of Holme Valley

New development in Holme Valley should protect and enhance the local landscape character of each Landscape Character Area as identified and described in the Heritage and Character Assessment (2016). These are:

- LCA 1: Wessenden Moors
- LCA 2: Holme Moorland Fringe
- LCA 3: Hade Edge Upland Pastures
- LCA 4: River Holme Settled Valley Floor
- LCA 5: Netherthong Rural Fringe
- LCA 6: Honley Village Centre
- LCA 7: River Holme Wooded Valley and
- LCA 8: Settled Slopes of the Holme Valley.

Development proposals will be required to demonstrate how they have considered land use and cover, greenspace and public realm, views, settlement pattern and built form of the Local Character Area and how designs have responded positively to protect and enhance the distinctive characteristics of each area.

The design and siting of new development and associated landscaping schemes should address the following:

1. Development should aim to support the principle of developing sites within existing settlements as a priority; such development could include brownfield sites, small infill sites¹ and the re-use of existing buildings.
2. New development schemes in areas protected by Green Belt will only be acceptable where they meet the criteria of the relevant policies in the Kirklees Local Plan (Policies PLP 54, PLP 55, PLP 56, PLP 57, PLP 58, PLP 59 and PLP 60) and national Green Belt Policy.
3. Development should respect the significant views from built up areas to the upland areas of moorland and moorland fringe and significant local landmarks as described in the Heritage and Character Assessment and Conservation Area Appraisals, and wherever possible protect these views through attention to layout, form and height of new development. Proposals for development that enhance and promote such views will be supported. Opportunities should also be taken for new development to help 'frame' a particular view to enhance the surrounding townscape;
4. Modern agricultural buildings should comply with Local Plan Policy PLP54 and should have appropriate screening and landscaping. Buildings should use neutral colours and tones (such as earth browns and soft greens) to reduce visual impact. Where appropriate large roof spans

¹ For the purposes of Policy 1, small infill sites within settlements not in the Green Belt, and in villages within the Green Belt (as in NPPF paragraph 145 e), are defined as:

- Where the plot is small, normally sufficient for not more than 2 dwellings; and
- Development fills a restricted gap within a continuously built up frontage where the site has existing building curtilages adjoining on at least two sides; and
- Development of the site is for a complete scheme and is not the first stage of a larger development.
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should include variations in heights;

5. Schemes should protect existing areas of dry-stone walls, and in areas where dry-stone walls are prevalent include new dry-stone walls as boundary treatments wherever possible;
6. Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and Green Infrastructure networks in line with Local Plan Policy PLP 33;
7. Development should include pedestrian linkages from new residential developments to existing tracks and routes including historic packhorse routes and long-distance footpaths;
8. Development should protect wildlife resources, green corridors and key biodiversity assets as identified in Kirklees Green Corridors, Tree and Woodland and Biodiversity Strategies including areas of woodland on valley slopes;
9. Landscaping schemes and planted boundary treatments should use traditional and appropriate species to support and enhance biodiversity as outlined in Kirklees Biodiversity Policy². The species should take account of the location, height, density and need for on-going management.
10. Existing hedgerows should be retained (except where they restrict the achievement of the aims of this Plan) and the establishment of new native hedgerows on external facing boundaries is encouraged where appropriate to the Local Character Area to support and protect wildlife.
11. New development proposals within and adjacent to the Strategic Green Infrastructure Network will be required to demonstrate designs which deliver high quality green infrastructure, complementing and enhancing Kirklees' Local Plan's Strategic Green Infrastructure and Kirklees Wildlife Habitat Network³. Links to villages and settlements should aim at creating new ecological and recreational networks with opportunities for residents and visitors to have direct contact with the natural environment and the Holme Valley's heritage.
12. In the rural areas, and subject to Green Belt policy where applicable, redevelopment, alteration or extension of historic farmsteads and agricultural buildings should be sensitive to their distinctive character, materials and form.

² <http://www.kirklees.gov.uk/beta/delivering-services/policies-and-strategies.aspx>

³ http://consult.kirklees.gov.uk/portal/pp/pd/pd/pd_pol?pointId=s1459508610277

Draft Policy 2: Protecting and Enhancing the Built Character and Conservation Areas of the Holme Valley and Promoting High Quality Design

1. Local Character

Proposals for new development and alterations to existing buildings should respond to the context of the Landscape Character Area in which they are located and seek to protect and enhance:

- a) local built character and distinctiveness and in particular the character of conservation areas;
- b) both designated⁴ and non-designated heritage assets (see Policy 3) and their settings according to their significance; and
- c) historic landscape character.

Suitable measures should be put in place to avoid any adverse impacts on heritage assets, and where this is not feasible, to minimise or mitigate damage.

2. Sense of Place

New developments should strengthen the local sense of place by providing visual references to past industrial and agricultural heritage through detailed design and use of local materials. Where historic features such as mill chimneys function as key focal points, they should be retained and restored as an integral part of new development schemes. Local Millstone Grit and stone flags should be used wherever possible.

3. Visual Impact and Key Views

All development should have regard to its visual impact on approaches to the villages. Key views across the Valley must be considered, including from other areas looking towards the development scheme. Proposals should pay particular regard to any visual impact at key gateways and along through routes.

4. Utilising Existing Assets

All significant trees, internal boundaries, water courses, structures and other features on the site should be identified and wherever possible, incorporated in the new design.

The aspect of the site should be considered and the ways in which the site contours and the remaining features are likely to produce areas of extensive shade or shelter. Advantage should be taken of sunny slopes in orientation of gardens and or main elevations. Exposed areas should be protected from wind, noise or intrusive views.

Development of individual and groups of buildings should utilise site characteristics to improve energy efficiency and maximise use of renewable technologies.

5. Innovation and Responding to Local Context

The use of traditional materials and design will be promoted. However, where appropriate modern materials and design will be supported where the special character of the area is enhanced.

Up-to-date or contemporary details, for example in window and door designs, or the use of robust,

⁴ See NPPF definition of designated heritage assets: ' A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

modern materials are supported in new buildings where they do not conflict with sensitive historic settings. Site layout should respect the existing grain of development of the surrounding area. High quality design should not only be visually attractive but should incorporate flexibility to allow future adaptation to meet the changing needs of occupiers over time, including meeting the needs of older residents and / or those with changing care needs.

Commercial, industrial, community, sports and leisure proposals as well as residential development present an opportunity for innovative design, using modern materials and building techniques that will achieve flexibly planned, sustainable and energy efficient buildings.

Proposals will be encouraged to demonstrate thermal efficiency, use of renewable and sustainable energy sources and reduction of carbon emissions.

6. Public Spaces

New major development should make a positive contribution to publicly accessible spaces. In particular, this should include:

- a) a clear distinction between streets and other publicly accessible spaces and areas that are intended for private use
- b) a designed sequence of spaces that connects with and relates to the pattern of spaces already present in the area
- c) where appropriate, the “greening” of public spaces by using trees and other suitable planting
- d) a full hard and soft landscaping scheme is to be submitted with all planning applications.

Open spaces should be designed and located to satisfy their intended, specific function, such as toddler’s play, older children’s activities, sitting out, or visual amenity.

7. Built Form and Materials

Designs should reflect the scale, mass, height and form of existing locally characteristic buildings. New buildings must follow a consistent design approach in the use of materials, windows and other openings and the building’s roofline. Materials must be chosen to complement the design of the development and add to the quality or character of the surrounding environment.

8. Boundaries

Site boundaries should be formed of local stone or cast iron railings and hedge planting should be retained and repaired. Work to existing boundaries must use reclaimed or accurately matching materials. Any proposed openings in existing boundaries should be kept to a minimum and salvageable materials used elsewhere on site.

9. Scale and Proportion

Scale, height and massing of development should not be an “off the shelf” solution but should be demonstrably purpose designed to reflect the setting and location of each individual site. In doing this, development should fit in and neither dominate nor have a detrimental impact on its surroundings and neighbouring properties.

10. Amenity, Privacy and Space Standards

Housing developments should be designed so that individual dwellings have reasonable distances between and around them so that users can enjoy privacy in which to enjoy their amenity space. If new housing development proposals fail to achieve these dimensions, unless they are of special design such as single aspect dwellings, then it will be concluded that privacy and amenity standards will be inadequate.

11. Planting

Planting proposals should be designed to be an integral part of all new development and use native species where appropriate. Proposals will only be supported when it is clear that careful

consideration has been given to the creation of a strong landscape structure throughout the site. Planting around the external boundaries should include an appropriate mix of native trees, hedgerows and new woodland areas (although not in Pennine Fringes), wildflower verges and wildflower rich grasslands. Wildlife corridors should be linked to the existing green infrastructure resource.

Sustainable urban drainage schemes using porous materials should be integrated within the planting scheme. The planting scheme should not be used simply to fill space which is not occupied by the proposed buildings. Planting should be seen as an integral part of the overall master plan, used to define spaces, frame views, and provide screening and shelter. Native species should be used to enrich the natural habitat and increase biodiversity. Corridors for wildlife movement should be provided on sites next to or in green fields, hedgerows and tree belts these are particularly valuable when they incorporate existing natural features such as ponds and watercourses.

12. Mixed Uses

Mixed uses should be considered. Provision of small workspaces can be both in association with some house types and/or grouped in courts. New shops and services will need to be visible from public routes, beyond the proposed development, if they are to be viable.

13. Designing out crime

Locations at risk of crime should be identified and design solutions incorporated to reduce opportunities for anti-social behaviour.

Draft Policy 3: Conserving and enhancing local non-designated heritage assets

1. Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention. Any loss of the whole or part of such an asset will require clear and convincing justification.
2. Any extensions which require planning permission should be designed sympathetically, without detracting from or competing with the heritage asset.
3. Proposals within the setting of a non-designated heritage asset will be required to give due consideration to its significance and ensure that this is protected or enhanced.

Draft Policy 4: Design Codes for High Quality Shopfronts and Advertisements

Design Principles for Shopfronts

1. General Principles

Many of the Holme Valley's buildings date from the 18th and 19th centuries. During this period shopfront design sought to achieve a successful relationship between the shopfront itself and the building as a whole. Some adaption may be necessary to take account of technological change, but such original features should be retained where possible.

Shopfronts should be integrated into the building by respecting the period and style of the building. They should not attempt to divorce the ground floor from the rest of the building or over emphasise the fascia which can occur if a deep fascia is used.

Shopfront design should reflect the characteristics of the street where a variety of different building styles may be prevalent. Exceptions to this are terraces of several shopfronts within a single building or building group.

2. Retention of Existing Shopfronts

Where an existing shopfront positively contributes to the character of the building or area, there will be a presumption in favour of its retention. Any loss will require clear and convincing justification.

Very few early shopfronts survive. Special care is needed to ensure that these are preserved and restored in a sensitive manner. Sometimes original features such as pilasters and fascias have been hidden by later work and where this is the case such features should be revealed and restored.

3. Replacement of Shopfronts

Some shopfronts may not be capable of retention because of their physical condition or their suitability to change.

The replacement of modern shopfronts that do not incorporate traditional features has positive benefits, large plate glass windows, excessively deep fascias, crude joinery and unsuitable materials such as unpainted tropical hardwood or aluminium should be replaced with more appropriate designs and materials.

4. Accessibility

All new shopfront designs should be fully compliant with the requirements of the Equality Act 2010 and Part M of the Building Regulations, which sets out statutory access requirements.

Wherever possible barriers, such as stepped entrances, narrow doorways and unsuitable surfaces should be removed. The provision of alternative means of access should be a last resort.⁵

5. Historic Areas

In historic areas, it is expected that proposals for new shopfronts, or alterations to existing shopfronts should consider the following design concepts to ensure that the proposal is sympathetic to the character and amenity of the locality. Designs should:

- a) Enclose and frame shop windows and entrances with essential visual and functional

⁵ For further guidance on this matter please refer to Historic England's 'Easy Access to Historic Buildings' published in 2004.

elements such as pilasters, fascia and stallriser. Accurate and authentic detailing is essential to avoid unconvincing or clumsy results;

- b) Use shopfronts that do not dominate the architecture of the main building;
- c) Avoid linking two or more buildings with one fascia unless historically already established by continuous architectural pattern or shop use;
- d) Make sure that shopfronts have individual distinctive identities with different stallriser heights, window designs and fascias that positively contribute to the character and integrity of the building and the complexity and diversity of the street scene;
- e) Make use of energy-efficient measures with regard to any illumination arising from the shopfront, particularly through the use of LED lighting where appropriate; and
- f) Make use of recessed doorways, single and double to give more three-dimensional quality.
- g) Avoid use of uPVC windows in historic areas.

6. Fascias

Consideration should be given to the proportions of the existing building, particularly in relation to the existing design of the shopfront and the height and depth of the building.

Proposals for shopfronts should seek to incorporate moulded cornices weathered with a properly detailed lead flashing above the fascia. This will provide a clear visual break and throw water clear of the shopfront to help prevent rot and avoid long-term maintenance issues.

7. Doors and Windows

Incorporating a stallriser protects the shop window and provides a visual break between the window and the street surface. The height of the stallriser will depend upon the style adopted. Designs for shopfronts should seek to include part-glazed door panels that reflect the height of the stallriser.

Window design should include the sub-division of large areas of glass to reflect the character of the shopfront and building.

8. Materials and Colour

Proposals should seek to make use of matt, non-reflective materials such as painted timber and avoid gloss surfaces like acrylic sheeting, Perspex, aluminium, plastic or stained hardwood.

Within conservation areas, sensitive colours that are sympathetic and appropriate to the local character of the area should be used with the avoidance of strong, strident colours.

Proposals should ensure that paintwork on windows, gutters, downpipes, eaves and bargeboards is treated as part of an overall colour scheme and is of subdued colour. Rich dark colours may be used to offset the use of bright colours and variety in window displays.

9. Blinds and Canopies

Proposals should ensure that blinds and canopies are retractable so that the fascia is not permanently obscured, integrating any blind / shutter boxes that are shown to be necessary into the overall design / structure. In appropriate circumstances roller blinds can be incorporated within cornices.

10. Shutters and Grilles

Some types of retail, commercial and financial uses may require increased security measures. Solid roller shutters and the introduction of shutter boxes to the exterior of a historic building is unacceptable.

Other alternatives may also be considered in the following hierarchy:

- a) Security glass with alarm or internal cameras;
- b) A reduction in the size of window glass;
- c) Internal see-through shutters; or
- d) External shutters that are removed during working hours - decorative options may be applicable, themed on shop trade.

In the case of unlisted buildings, externally mounted open mesh roller shutters may be acceptable provided that the box housing is concealed behind the fascia or the extent to which it projects from the face of the building, does not result in increasing its depth or the creation of a sub-fascia.

Roller shutters may have box housings positioned beneath the soffit of the fascia provided that the box housing is concealed by obscure glass and does not project forward of the fascia.

Where roller shutters have already been installed, and enforcement action is no longer appropriate, the opportunity should be taken when, for example, future reconstruction or refurbishment of the premises is proposed, to install security measures which respect the terms of these policy guidelines.

Design Principles for Advertisements

11. General Principles

Where planning consent is required⁶ proposals for fascia, hanging and projecting advertisement signs should complement the design of the building and shopfront.

Proliferation of advertisements should be avoided as this can detract from the visual amenity of the locality and creates a 'cluttered' appearance. The cumulative impacts of advertisements should also be assessed in relating to impacts on visual amenity and 'cluttering'.

Consideration should be given to an advertisement's impact on highway safety. Advertisements which are distracting to road users, by the virtue of their scale, design or positioning should be avoided.

Illuminated signs should be treated as an integral part of the overall design, and should seek to be discreet, energy efficient and substantially hidden from view.

12. Fascia Signs

Proposals for fascia signs should seek to sympathetically integrate the design of the fascia with the shopfront, making use of traditional design fascias. New illuminated boxed fascias that project from the face of the building and the addition of new fascias on top of existing ones should be avoided.

Lettering should:

- a) Convey the essential message of the retailer, in most cases the shop name alone;
- b) Either be a sign written onto the fascia or applied as individual lettering in a traditional manner directly to the structure of the building;
- c) Reflect the use and character of the shop and the building;
- d) Be of a style and size that relates to the area of the fascia or sign and building on which it is used;
- e) Use sensitive colours and appropriate shading and blocking of letters which reflect the local character and appearance of the area – for example in Conservation Areas bold bright colours are unlikely to be accepted; and
- f) Minimise impacts on the historic fabric of the building.

In instances where illuminated fascia signs are proposed, they should be sensitively designed in order to be sympathetic to both the building they are attached to and the surrounding area,

⁶ Many fascias and projecting signs do not require consent if they are below first floor level and are not illuminated. Illuminated signs within conservation areas are likely to require a formal application (express consent). The main categories of signage that can be displayed using deemed consent (basically permitted development rights for signage) are set out in Class 3 and 5 in the document below:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11499/326679.pdf

There is no 'special area of advertisement control' in the Holme Valley (or Kirklees).

particularly if situated in a historic area. Illumination of fascias should not be excessive or intrusive and should make use of energy efficient methods of lighting such as via LED. Schemes should avoid light pollution into adjoining residential properties and unnecessarily cause poorly directed light pollution elsewhere.

13. Projecting Signs

Projecting signs should be avoided unless they are clearly appropriate to the character of the area and necessary in relation to the existing business. The use of internally illuminated projecting box signs that form a projecting part of a fascia should be avoided.

Where a projecting sign is appropriate, proposals should make use of a traditional hanging sign, which is hung from a metal bracket that can add interest to the street without unobtrusive external illumination. Consideration should be given to the use of hanging symbols denoting the trade being carried on in the premises as an interesting and eye-catching alternative to a hanging board.

Projecting signs should be of a high quality and relate to the size and scale of the existing building façade and do not appear either overly intrusive or inappropriately small. Projecting signs should be carefully positioned to take into account the design and architectural detailing of the existing building – normally below the first-floor windows.

Projecting signs will be restricted to one sign per building and should relate only to the business which occupies the premises.

14. Stand-Alone Advertising

Proposals for use of A-Boards or any other sort of stand-alone advertising should consider alternative types of advertising methods which do not have as significant impact on local amenity.

The use of A-Boards or any other stand-alone methods of advertisement which gives rise to the sense of clutter and which detract from the general amenity of the locality should be avoided.

Equally, the use of stand-alone advertisements which present an obstacle for pedestrians and other road users will not be supported.

Draft Policy 5: Promoting High Quality Public Realm

Proposals for public realm improvements should enhance the quality of life for residents and visitors alike and should be an integral part of transport links through towns, settlements and villages.

Proposals for public realm enhancements will be supported where they:

- a) Are of a high-quality design and sensitive to the visual appearance of surrounding buildings and street scene, especially in the case of a Heritage Asset or within a Conservation Area;
- b) Enhance or open up views towards existing locations of interest, such as the river or public spaces within the town and local centres, so that new developments improve rather than hide existing points of interest.

Refuse collection should be considered with any new proposals for business or retail facilities and provision should be made by the retail facility for trade waste bins off the public highway or pavements. Adequate public waste bins should be provided where uses are likely to lead to increased littering by customers.

Gateways and Highways

Where development is close to gateways into the Holme Valley, for example at entry points along the main transport routes including roads along valley floors and at rail stations, consideration should be given to gateway improvements to provide a sense of arrival.

To ensure a balance is achieved between highway safety and highway dominance, and to ensure that the character of a place is maintained whilst still enabling a safe and sustainable highway, the following principles should be applied:

1. Designs and materials should demonstrate understanding of the origins, development and local character of the place through use of local details;
2. Traffic dominance should be minimised through surface treatment and layout;
3. Visual clutter should be limited;
4. Useable public space should be maximised whilst accommodating vehicular movement;
5. Use of shared surfaces and flush crossing points are supported;
6. Accessibility for everyone particularly those with mobility impairments should be introduced;
7. Consideration of Green Infrastructure⁷ should be built into the public realm where appropriate;
8. Views as identified locally or in the AECOM Heritage and Character Assessment and access to those views should be protected;
9. Street furniture should be integrated with the streetscape and be a secondary visual feature, and be well placed and subtle in design;
10. Signage and interpretation should be clear and visually unobtrusive;
11. Lighting should limit light pollution and the use of columns.

⁷ Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features:

publications.naturalengland.org.uk/file/94026

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Draft Policy 6: Building Homes for the Future in Areas Not Protected by Green Belt

Proposed developments

In addition to the sites allocated by Kirklees Council in the Allocations and Designations DPD, new housing development will be supported within existing settlements

Proposals are required to address the following additional considerations.

1. Redevelopment of brownfield sites and the conversion of other suitable buildings for residential use is strongly encouraged within existing settlements.
2. Housing should be suitable in terms of design, house size and tenure and development should not lead to ribbon development which impacts adversely on the distinctive character of individual existing settlements and villages.
3. Conversion of mill buildings for low cost housing and apartments rather than demolition is preferred. Wherever possible proposals for conversions of former mill buildings to residential accommodation should include provision for suitable commercial or employment uses as part of mixed use schemes, including live / work type accommodation.
4. Adequate parking for residents and visitors should be provided in accordance with the most up to date Kirklees parking standards as set out in Kirklees Council's Highways Development Delivery Planning Pre-application and Application Advice Note in Appendix 4. This document sets out general principles used as a starting point to be evidenced in relation to site accessibility, forecast car ownership, highway layout, existing on street parking, availability. Additional parking provision to accommodate visitors and delivery vans is encouraged to minimise additional on street parking on nearby roads.
5. Developments should have good access to public transport routes and encourage walking and cycling by enhancing, expanding and linking to existing routes.
6. Proposals will be expected to demonstrate that densities make best and efficient use of land and reflect local settlement character.

House types and sizes

All housing development should address the identified local housing need of the locality through density, size, tenure and type of development. Schemes should provide suitable housing in response to the most up to date local housing need assessment, Strategic Housing Market Assessment or other up to date needs assessment.

In particular new housing schemes will be supported where they:

1. Include a mixture of smaller one, two and three-bedroom properties for sale and rent.
2. Include a suitable proportion of housing designed to meet the needs of older people and properties for first time buyers.

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3. Provide a suitable proportion of affordable housing⁸ in line with the recommendations in the Kirklees Local Plan and the NPPF. Priority will be given to the delivery of affordable housing and maximising the potential for meeting identified local needs and local affordable needs from appropriate individual development opportunities.

⁸ See NPPF definition of Affordable Housing in Appendix 6

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Draft Policy 7: Supporting Business Generation

Subject to Green Belt policies, proposals will be supported which result in the creation or sustainable expansion of existing and new businesses, particularly those defined as micro (sole traders or those with less than ten fewer employees) or small (ten to fifty employees) in all business sectors within the Neighbourhood Plan designated area.

Such proposals will be supported where:

1. The site is located outside the Green Belt and is within the built-up areas of Honley or Holmfirth, or it is in a village, or it is an identified priority employment area or it is an allocated site for business and industry in the Local Plan.
2. The proposal supports new business investment or the expansion of an existing business within its existing site.
3. The proposal is for the sensitive conversion or redevelopment of existing buildings or makes use of a previously developed site, or, where development is on a greenfield site it should be physically well related to an existing main settlement or village or to an existing group of buildings.
4. They are connected to the existing highway and transport network and will not generate additional and unacceptable adverse traffic impacts on surrounding roads.
5. The site is large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.
6. They take account of the impact on the natural environment and contribute to the protection, conservation and enhancement of the natural beauty of the landscape
7. They recognise the overall aim to reduce carbon emissions through sustainable design and promoting access by walking, cycling and public transport.

Where the proposal is part of a farm diversification scheme or comprises new development within the rural area, it must be acceptable having regard to Green Belt policy.

Proposals which promote the role of home-working within the economy, through improvements to broadband and telecommunications infrastructure and small-scale extensions to existing residential dwellings will be supported subject to other policies in the NDP.

The Night Time Economy

In addition, new developments associated with the night-time economy should demonstrate the following:

8. Consideration of appropriate opening hours to mitigate any adverse impact on surrounding residential properties; and
9. Consideration of managing the noise pollution caused by the congregation of customers or delivery vehicles outside the premises through appropriate opening hours and parking facilities.

Encouraging Tourist and Visitor Facilities

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Proposals that contribute to and strengthen the visitor and tourist economy of Holme Valley are supported. This includes the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions and new development, where proposals are acceptable having regard to other policies in the NDP.

In addition to consideration of the criteria above, all proposals must demonstrate how they meet the following specific criteria:

10. New caravan, chalet, cabin or lodge style developments may be supported providing they comply with Green Belt policy and address other policies in the NDP, are appropriately screened, provide adequate car parking spaces, are accessible to people with disabilities, contribute to the conservation of the landscape character and natural environment, do not have a detrimental impact on the natural beauty of the area and do not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance.
11. Proposals for development within existing caravan, camping or visitor accommodation sites should be within the footprint of an existing site, contribute to improving the offer to tourists and not have a detrimental impact on the landscape character and natural beauty of the area. Proposals should mitigate any adverse impact on the capacity of road, sewerage or other infrastructure and contain adequate provision for car parking and access for people with disabilities.

In all cases development should be acceptable in terms of Green Belt policy.

Draft Policy 8: Facilitating Development in Holmfirth, Honley and other Local Centres

Within Holmfirth Town Centre and Honley District Centre, development for retail, leisure, office, commercial, cultural and tourism and other main town centre uses⁹ will be encouraged where they help enhance the viability and vibrancy of the centres.

The provisions of NDP Policy 2 should also be considered as both centres are Conservation Areas.

Development proposals in town and village centres will be assessed against the following criteria:

1. New developments and changes of use should complement existing provision and ensure that the town or village centre offer as a whole is balanced. Care should also be taken to ensure that development does not adversely affect other amenities, such as open and green space.
2. Proposals should ensure that there is adequate provision for pedestrians, such as seating and pavements, sufficient cycle and car parking (including electric charging points) and public transport facilities within walking distance, clear and useful signage, facilities for the disposal of litter and sustainable street lighting.
3. For retail uses development should be located in one of the primary shopping areas as set out in NPPF and Local Plan policy PLP 13, part B. If outside the primary shopping area, retail proposals are subject to the sequential test¹⁰.
4. The re-use of upper floors for residential use and other uses is supported.
5. Distinctive and detailed features of buildings should be retained and enhanced.
6. Business premises should contribute towards a varied and interesting frontage.

Within the primary shopping areas of Holmfirth Town Centre and Honley District Centre the majority of ground floor space should remain in main town centre uses open to the public.

Proposals which lead to the permanent loss of retail units should be supported by evidence to demonstrate that their continued commercial and public use is no longer viable, or that an alternative use would positively enhance the viability and vitality of the town centre.

⁹ NPPF Glossary: Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

¹⁰ The 'sequential test' is a "planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites"

(https://www.planningportal.co.uk/directory_record/496/sequential_approach_sequential_test.)

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Within other local centres, development for appropriate commercial, public and community uses will be considered acceptable in principle providing that it satisfies other policies elsewhere in the Plan, and:

7. It is of an appropriate scale in relation to the centre; and
8. The amenities of local or adjoining residents or users are protected.

Draft Policy 9: Protecting and Enhancing Local Community Facilities

Community facilities are defined as facilities which are of value to the local community and they will be protected and enhanced where possible. They are recognised as an essential part of providing accessible and varied services for the area.

For the purposes of the Holme Valley Neighbourhood Plan this includes buildings and open spaces.

Examples of the types of building and facility that fall under this category include but are not limited to:

- Village Halls
- Civic Halls
- Community Centres
- Churches
- Libraries
- Parks and Gardens
- Recreation grounds and facilities
- Leisure facilities
- Village Greens
- Schools, colleges and adult education facilities
- Market Halls
- Doctors Surgeries
- Medical services

The development or change of use of the identified community facilities (and similar ones not listed) to non-community uses will not be supported unless:

1. It has been demonstrated that it is in accordance with relevant policies of the Kirklees Local Plan
2. It can be demonstrated that its ongoing provision is not viable
3. It can be demonstrated that the provisions offered by the facility can be accommodated at an equal or higher standard elsewhere in the local area (within the NDP area)
4. It can be demonstrated that every attempt has been made to identify and support local community or voluntary groups wishing to continue the operation of the facility.

Education and Community Learning

1. The continuing provision of high quality primary education through the network of community-based schools and secondary education through the existing comprehensive schools is encouraged and any necessary expansion to provide additional space or facilities is supported.
2. Proposals for the use of schools and other suitable facilities as centres of extra-curricular learning for all through extended opening hours or community use of facilities in evenings and weekends is encouraged.
3. The development of educational opportunities for all ages in the Valley including the retention of library services will be encouraged.
4. The expansion of health provision in the Valley using existing community facilities or new locations or technology will be supported.
5. Proposals to expand the provision of Forest Schools and open up areas of green space to

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make them accessible to all ages will be supported subject to be in accordance with other policies within the plan.

Draft Policy 10: Protecting Local Green Space

The following locations have been identified as Local Green Space:

- 1) Scholes Marsh Road Well Garden (Map 17)
- 2) Scholes Sandygate Fields (Map 18)
- 3) New Mill 'Chapel Field' (Map 19).
- 4) Hade Edge Gateway Triangle (Map 20)

New development which impacts adversely on the openness of these sites will not be permitted except in very special circumstances in accordance with Policy PLP62 of the Kirklees Local Plan.

Draft Policy 11: Improving Transport, Accessibility and Local Infrastructure

Traffic Management and Design

1. Proposals should follow the principles set out in the Kirklees Highway Design SPD¹¹.
2. Traffic management interventions should be managed on the basis of two principles:
 - a) a balanced approach, with pedestrians and cyclists treated with equivalent priority to vehicle users; and
 - b) minimal interventions, thereby enhancing the historic environment and public realm.
3. Any new schemes should aim to protect the key characteristics of transport corridors which contribute to the local distinctiveness of Holme Valley including grass verges, traditional road surfaces such as stone setts, and dry stone walls as reflected in other policies within this NDP.
4. Widening roads or providing new footways should be considered on the basis of clear and compelling evidence of need on highway safety grounds.
5. Proposals to create 20mph speed limits in residential areas are encouraged.
6. Proposals to introduce weight limits on roads or access only for HGVs on the main through routes in the valley are encouraged.

Accessibility and Infrastructure

7. All development proposals should, where appropriate, include safe and legible access to local streets, footpaths, and publicly accessible spaces for all users to help support healthier lifestyles.
8. Layouts should be imaginative and adopt approaches that downplay the uninspiring, standard highway engineered standard by incorporating traffic calmed streets and nodal points, with frequent changes of direction, and introduce a sense of enclosure to reflect the traditional design and layout found in the Valley.
9. New vehicle and pedestrian route networks should be designed to link with routes and facilities adjacent to the site. A hierarchy of routes should be established.
10. Public transport, pedestrian and cycle routes should be incorporated in the layout wherever possible, especially where these can provide safe and convenient routes to schools, local shops and other facilities. The potential to connect the new development to the existing settlement by providing pedestrian and other non-vehicular routes through the site should be fully explored.
11. Major developments should consider opportunities to provide car share or car-pooling facilities.

¹¹ <http://www.kirklees.gov.uk/beta/planning-policy/highway-design-guide-spd.aspx>

Parking Provision and Standards

12. Proposals to convert existing garaging into non-parking provision are discouraged unless suitable alternative off-road parking is available.
13. Proposals to develop new communal parking areas to reduce the amount of on-street parking will be encouraged where they are not in conflict with Green Belt or other NDP policies.
14. Proposals to develop 'park and walk' or 'park and ride' facilities to access Holmfirth town centre or festivals / events in the valley will be supported provided they comply with Green Belt policy and mitigate any detrimental impact on the landscape through appropriate surfacing and screening as necessary.
15. New developments must provide sufficient off-road parking provision in line with Kirklees Council's adopted parking standards (see Appendix 4) to ensure schemes do not contribute to further on street parking. Parking areas should be designed sensitively and use suitable materials which are sympathetic to the character of the local area.
16. Wherever possible new car parking should be sited entirely within the curtilage of private dwellings in walled and screened courtyards or drives softened by suitable planting.
17. Extra and new shared and communal parking is encouraged to reduce the current level of car parking on unsuitable roads.
18. Where communal parking is required for flat and apartment development it should be conveniently located close to the dwellings it is intended to serve and care should be taken to ensure it is of good design.

Draft Policy 12: Promoting Sustainability

All major development as defined in the NPPF¹² must prepare a sustainability statement which outlines how the development will evaluate and contribute to the following elements of sustainability.

Promoting Renewable Energy

1. Proposals for individual and community scale energy from hydro-electric, solar photovoltaic panels, biomass, anaerobic digestion plants and ground source heating will be supported where they can be achieved without conflicting with the NDP policies to protect and enhance the landscape and built character of the Valley.
2. Proposals for limited wind turbine development on the 'moorland' area as defined by AECOM, will be supported where they do not conflict with Green Belt policy, provided potential harmful impacts are avoided and the required consultation with the local community is undertaken.
3. New developments should install district heating from renewable resources and will be expected to deliver an on-site heat network, unless it can be demonstrated that this would render the development unviable. In this case, developers must demonstrate that they have worked with 3rd parties, commercial or community, to assess the opportunity.
4. Developments using renewable and low carbon energy sources should demonstrate how these have been incorporated into the development.

Energy Efficiency

1. Sustainable, energy efficient designs should be used. Reclaimed materials from sustainable sources should be used where possible.
2. All new non-residential buildings should achieve a BREEAM rating of excellent or outstanding.
3. All new buildings should aim to meet a high level of sustainability, design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This might include:
 - a. Orientation to optimise passive solar gain.
 - b. Use of high quality, thermally efficient building materials, subject to consideration of local character and context - see Policies 1 and 2.
 - c. Installation of loft and wall insulation and double/triple glazing.
 - d. On site energy generation from renewable resources.
4. It is recommended that all new buildings should seek to secure at least 50% of total energy from renewable sources.
5. Retrofitting of older properties to reduce energy demand and to generate renewable energy is encouraged where achievable and where adverse impacts on character are minimised. Alterations to existing properties must be designed to reduce energy demand and comply with sustainable design and construction.

Flooding and Extreme Weather

¹² **Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015. (NPPF Glossary)

1. The flood risk sequential test will be applied to development proposals in areas at risk of flooding. The sequential test must be passed before consideration of flood risk mitigation through design. An exception test will also be required for residential development in flood zone 3 (where mitigation and design could be considered).
2. Sustainable drainage must be incorporated in new developments to increase recharge of groundwater, reduce run off and reduce levels of water treatment.
3. Drainage schemes and permeable hard surfacing should be sustainable and address any limitations of the existing system in the area.
4. Surface water should be retained on the development and the risk of run-off minimised by the inclusions of water attenuation facilities such as lagoons, ponds and swales.
5. Use of “green” or “living” roofs and “blue roofs” is encouraged where adverse impacts local character and distinctiveness are minimised.
6. Rainwater and greywater harvesting will be encouraged in old and new build.
7. Front gardens should not be hard covered, and any cover should be of a permeable design to allow water to drain away slowly rather than run-off.
8. Planting of trees on hillsides and street planting will be encouraged to reduce flash flooding risks and increase health. Any large extensive planting schemes and their likely impact on the views valued by residents must include effective consultation with the local community.

Sustainable Living in New Development Proposals

1. The creation of community gardens and further allotments space in the valley for local food growing will be supported.
2. The expansion of urban gardening for sustainable food is supported as is the further development of ‘communal’ growing land.
3. Proposals to increase the level of recycling of waste will be encouraged and new retail developments must demonstrate how they will manage and reduce their waste in planning statements or other supporting documents. These should include proposals to reduce the use of single use plastics and support the principle of plastic free living.
4. Proposals to increase the usage of local shops and businesses providing locally produced food will be encouraged to reduce consumer vehicle miles and carbon emissions.
5. Proposals must minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution must be minimised, and security lighting must be appropriate, unobtrusive and energy efficient.

Green Infrastructure and Biodiversity

1. Proposals to reduce garden space and convert it to hard cover in front gardens will be resisted.
2. Tree planting is encouraged and existing mature and important trees should be protected.
3. Existing green infrastructure should not be compromised by new development and proposals to enhance access, particularly to the River Holme for leisure activities will be supported.
4. Wherever possible water spaces such as mill ponds must be retained to preserve and enhance biodiversity and streams and rivers should not be culverted as this decreases biodiversity.

Draft Policy 13: Focusing Developer Contributions on Local Priorities

Wherever possible, development will be required to support proposals which enhance community facilities and infrastructure in the neighbourhood plan area.

The Parish Council will prioritise funds received through the Community Infrastructure Levy and other developer contributions to support and enable projects which seek to address the following aims:

- Improvement of public rights of way
- The provision of better facilities for either young or older people
- Highway improvements for the benefit of local residents
- Environmental or heritage projects seeking to improve the built and natural environment
- Improvements to car parking provision
- The ongoing retention and support of community facilities including public toilets.