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21 September 2018

The Chief Planning Officer
Calderdale Council

Landowner Representations to the Calderdale Local Plan – Publication Draft 2018
Proposed Residential Allocation Ref LP0978, North of Lower Edge Rd, Elland

Dear Sir,

You will be aware from our previous submissions that we, P and JH Boyle & Son, are the landowners of this site (ref LP0978) at Lower Edge Rd, Elland and have previously made representations to the Local Plan in 2016 and 2017 in support of the Council's allocation of it for residential development.

Perhaps firstly we could say at this Publication Draft stage that we consider the Local Plan itself is legally compliant and sound for planning purposes. We understand that the Council has complied with its duty to co-operate.

Our previous submissions in February 2016 included a suite of technical documents dealing with such matters as planning, highways and access, landscape, ecology, drainage, flood risk and ground conditions. Following the Council's release of its very positive RAG site appraisal in July 2017, which we endorsed, we commissioned two further reports, which were submitted in September 2017 and dealt in more detail with access and highway impact considerations and noise. These more recent reports evidence that there are no constraints to delivery and further endorse the Council's very positive assessments to date. Our September 2018 representations during this Publication Draft consultation period include further updates and submissions from Walker Morris LLP, Barton-Howe (Landscape and Ecology) and Optima (Highways and Transportation) and which provide further comfort in regard to the schemes credibility and delivery.

Our Architects and Masterplanners, STEN, worked up a Revised Illustrative Masterplan SK02 in Sept 2017 with our Consultancy Team. Indeed, we hope you will appreciate from all of the submissions made by our Consultancy Team, led by Mr Stephen Sadler MRTPI, Head of Planning

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at Walker Morris LLP, that compositely the significant level of information provided to you thus far indicates, and provides confidence, that the site can be delivered in early term and in an appropriate manner. We believe that the Illustrative Masterplan gives a strong indication that the land can support a very attractive new development as an urban extension to Elland and with a strong sense of space and place. It will provide a balanced and mixed development of housing to provide choice and address needs (including 20% affordable provision), good provision of in situ public open space and landscaping protection and provision, accessibility improvements through the site to retain and connect to the existing PROW network and much needed expansion facilities for the adjacent School.

Indeed, as you will be aware from representations made by our neighbours, the Governing body and Headteacher at Old Earth School, the School continues to fully endorse and support the allocation of the site. The Council will know from the previous submissions made on the School's and our behalf in February 2016 and September 2017 that the proposed allocation is fully endorsed by both principal parties who are working collaboratively on the project. We would urge the Council to continue to support the allocation in the public interest so that the obvious benefits can be secured.

Perhaps we could describe a brief history and the background to the proposals, which the School has also made you aware of;

- For several years we and the School have been working closely together to plan for the provision of benefits for both parties and the local community.
- Three years ago we allowed the School to seek planning permission to put a small car park in our field adjacent to the School. This was to alleviate parking pressures by taking staff cars off the main Lower Edge Road. The very special circumstances were agreed by the Council and planning permission was granted
- Subsequently and given the obvious capacity problems for the School, and the need to be able to respond positively to the community's educational needs and demands, we reached an agreement to gift land to the School. This was based on the consideration that the Council and community were supportive of the proposal to expand the School onto our land to provide extra classrooms with better and safer off street parking etc and for the residential development of the remainder in accordance with the allocation in the emerging Local Plan

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Significantly, in July last year the School hosted a community meeting for parents, local residents and other interested parties. Supporting the meeting and in attendance were ourselves, Mr Sadler, the three local Ward Members Cllrs Gallagher, Allen and Ford; representatives from the Governing body of the School, the Headteacher, plus some 50 local residents and parents. We and the School were particularly grateful for the Ward Members support, their commitment to the School's and local community's needs and endorsement of the allocation.

The meeting outlined possible plans for the land if it was successfully allocated via the Local Plan process for residential development and school/community use. All attendees had thoughts and opinions, but the clear outcome was that the group supported the plans for this particular parcel of land. The group felt that houses were going to be built somewhere, and this was the parcel that offered the most for the local people of Lower Edge and for the community's needs. Our clear conclusion from the meeting was that there was a local consensus in favour of the allocation of our land and indeed it was preferable to other sites being considered nearby.

We have been pleased to work with and include the School as an important partner and component of the emerging preliminary layout for the proposed allocation. We strongly endorse the further submissions made to the Local Plan – Publication Draft 2018 by Mr Sadler and our Consultancy Team on our and the School's behalf. The School benefits include;

- A dedicated one way system and off street car park for school run time (positively responding to the current highway safety issues is a key component of the proposal)
- Provision of new classrooms and an increase in school places by 15 per year group. This will cater for current needs, the new children from this new development and likely from across the greater Elland area, too. This expansion of existing provision – from 2 to 11 – is clearly excellent value for money for the system as a whole and will directly benefit the local community.
- Increase in out of hours care for School age children.
- Future opportunities will see the School provide further leisure facilities for the local community.

We and the School feel strongly that the proposed allocation of this site will therefore benefit all. It has very positive Ward Member and local community support and can be delivered in the short to medium term. We intend to continue to work together with the School to deliver the benefits

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and consequently would invite the Council to continue to support this allocation and see it as part of the formally adopted Local Plan and following the Examination in Public in due course.

Should any immediate or residual matters arise please do not hesitate to contact us.

Yours faithfully

P & JH Boyle & Son

Cc Messrs. Stevens, Reynolds – Old Earth School

S Sadler – Walker Morris LLP and Consultancy Team