

Appeal 6013428

Appeal questionnaire

Submitted on 6 August 2026.

Appeal type	Full planning
Appeal site	Land south of Heybeck Lane, Chidswell, Kirklees, WF12 7QZ
Agent contact details	
Application number	2020/60/92350/E

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	Other Ancient woodland
Tree Preservation Order	Yes
Tree Preservation Order extent	01_87_O.pdf (/document/830420d7-0583-4228-80a1-4c9cf4197ae2) 43_93_Pln&Sch.pdf (/document/2f6b837e-81c5-4948-95d1-7e12d3bfc522) 43_93_O.pdf (/document/3c5c8654-eea9-460b-abbd-8e96559e1782) 01_87_Pln&Sch.pdf (/document/8c8ab7d2-c042-49b3-b516-c373edc5baa5)

Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Schedule 2
Development description	Infrastructure projects
In, partly in, or likely to affect a sensitive area	No
Meets or exceeds the threshold or criteria in column 2	No
Issued screening opinion	Yes
Screening opinion	Heybeck - Screening Opinion.pdf (/document/7c7b9fb9-a031-4b8e-9e54-78e1eadfd6f8)
Screening opinion environmental statement	No
Did the applicant submit an environmental statement?	No
Upload the screening direction	Heybeck - Screening Opinion.pdf (/document/951a9e72-cd78-46b5-8069-579bf11c2366)

Notifying relevant parties

List of neighbours' addresses that you notified about the application	neighbour notification list.pdf (/document/34072170-48ac-42e1-a65f-c099ec6316f9)
Type of notification	A site notice Letters or emails to interested parties An advert in the local press
Uploaded site notice	site notice 27-08-2020.docx (/document/d3d96097-d545-4155-a9ad-3bb0d96b5a12) site notice 02-11-2022.docx (/document/fc6f2d89-734f-47f1-a35c-9aa998c5cafc)
Letter sent to neighbours	neighbour letter 27-10-2022.pdf (/document/43f2ced1-9634-442e-9361-4625bd7fcaa3) neighbour letter 12-08-2020.pdf (/document/1cf690bc-9508-4cc6-8dc4-9c045ca6fb45)

Uploaded press advert	press notice 03-11-2022.pdf (/document/0faf8de1-570b-4efe-8940-2e43596d51a7) press notice 13-08-2020.pdf (/document/e9b9e97a-c5fb-4a54-8ead-c297ef64bfd5)
Upload the appeal notification letter and the list of people that you notified	Appeal notification list - holding note.docx (/document/20968a1e-3bf6-4a99-8f26-8685d743bd57)

Consultation responses and representations

Statutory consultees	Yes Coal Authority National Highways Lead Local Flood Authority
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	National Highways.PDF (/document/c611d186-9adb-4f3b-94c4-2a0eefcdec1c) Coal Authority.PDF (/document/7f3fd3d0-a9d9-477d-a417-9be533a3914a) Lead Local Flood Authority.PDF (/document/a0838c2f-37b1-412a-a925-d18dbd1ac6f6)
Representations from other parties	Yes
Upload representations from other parties	Consultation responses and representations - holding note.docx (/document/74bf4cc8-d93d-429d-938f-d519939197a7)

Planning officer's report and supporting documents

Upload planning officer's report	Committee report - December 2025.PDF (/document/3555e6b8-4c8b-47df-bf6a-62a3444c573b)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	Kirklees Local Plan policies and cover.pdf (/document/1ac8dedd-97bb-4cb4-b994-01c0016e6bab) Kirklees Local Plan allocations-and-designations.pdf (/document/13696a98-f200-4722-978d-a1d9a05e2a48)
Emerging plans	No
Do you have any other relevant policies?	No
Supplementary planning documents	Yes

Upload supplementary planning documents

[housebuilders-design-guide-spd.pdf \(/document/6bd5d307-e142-4753-b918-22e27ed676ae\)](#)
[open-space-spd.pdf \(/document/aaee7ea7-82a4-4ff6-aa66-4d266ef59010\)](#)
[affordable-housing-housing-mix-spd.pdf \(/document/cb6eb9e3-1267-407e-a603-c3ceffa5dc99\)](#)
[highway-design-guide-spd.pdf \(/document/7ad301b4-615c-49e2-9383-e01c2421160f\)](#)

Community infrastructure levy

No

Site access

Access for inspection

Yes
To assess impacts on the adjacent ancient woodland (Dum Wood)

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks

No

Appeal process

Procedure type

Hearing

Why would you prefer a hearing?

The relevant planning considerations are relatively straightforward, and can be adequately explored through discussion, without the need for cross-examination.

Appeals near the site

No

Extra conditions

Yes
Appended to Statement of Common Ground.
