

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AT LAND SOUTH
OF HEY BECK LANE, CHIDSWELL, DEWSBURY (REF: 2020/60/92350/E)**

APPEAL - DOCUMENT LIST (APP1)

1 GENERAL

- 1.1 APP1 – List of documents submitted with appeal
- 1.2 APP2 – Application form dated 7 July 2020
- 1.3 APP2.1 – Statement of Procedure
- 1.4 APP3 – Agreed Statement of Common Ground

**2 PLANS, DRAWINGS AND DOCUMENTS SENT TO THE LPA IN CONNECTION
WITH THE APPLICATION**

2.1 Plans and drawings

- 2.1.1 APP4 - Site Location Plan – Heybeck Lane (Drawing No 00-501 Rev B) A1 size dated 4 September 2019
- 2.1.2 APP5 - Extent of Conditions Survey (Drawing No. A13398-T-063 Rev B) A1 size dated 22 April 2024
- 2.1.3 APP6 – Trial Trenching Plan (Project No X655) A3 size undated
- 2.1.4 APP7 - Junction Improvement Proposal Illustrative General Arrangement A653 Leeds Road x Soothill Lane x Heybeck Lane ('Junction 3') (Drawing No. A13398-T-048 B) A3 size dated 6 August 2021
- 2.1.5 APP8 - Demolition Plan of Existing Properties (Drawing No. 00-702) A1 size dated 22 February 2020
- 2.1.6 APP9 - Heybeck Lane Illustrative Site Layout (Drawing No. 00-101 Rev D) A1 size dated 14 February 2020
- 2.1.7 APP10 - Parameter Plan – Heybeck Lane (Drawing No. 00-211 Rev C) A1 size dated 14 February 2020
- 2.1.8 APP11 - Proposed Site Access 1-39 Heybeck Lane (Drawing No. A13398-T-002 Rev E) A3 size dated 16 March 2022

2.2 Documents

- 2.2.1 APP12 - Heybeck Lane Design & Access Statement February 2020
- 2.2.2 APP13 - Sustainability Statement January 2020 (18-0864.05)
- 2.2.3 APP14 - Arboricultural Impact Assessment (including Tree Survey) (AR-3280-02) 6 December 2019

- 2.2.4 APP15 - Air Quality Assessment (18-0864.02) January 2020
- 2.2.5 APP16 - Barn Owl Scoping Assessment & Report (R-3280-02) April 2018
- 2.2.6 APP17 - Bat Activity Survey (R-3280-06) November 2018
- 2.2.7 APP18 - Bat Emergence Survey (R-3280-11) August 2018
- 2.2.8 APP19 - Bat Roost Suitability Assessment (R-3280-10) August 2018
- 2.2.9 APP20 - Bat Roost Suitability Assessment & Report (R-3280-05) April 2018
- 2.2.10 APP21 - Bat Survey Lofts (EL-3280-01A) dated 23 August 2022
- 2.2.11 APP22 - Ornithological Summary (Breeding Birds) (R-3280-03) October 2018
- 2.2.12 APP23 - Coal Mining Risk Assessment (H18119A CMRA) December 2019
- 2.2.13 APP24 - Ecological Impact Assessment (R-3280-12-A) December 2019
- 2.2.14 APP25 - Ecological Summary Note for Land to the East of Leeds Road, Chidswell' and 'Heybeck Lane' (Ref P-4536-01-A) 13 December 2019
- 2.2.15 APP26 - Framework Travel Plan (A13398/VAA) 11 June 2020
- 2.2.16 APP27 - Geophysical Survey Report (Ref MSSE562) October 2019
- 2.2.17 APP28 - Health Impact Assessment February 2020
- 2.2.18 APP29 - Hedgerow Assessment & Report (R-3280-09) July 2018
- 2.2.19 APP30 - Heritage Assessment (CA Project: 661161) October 2018
- 2.2.20 APP31 -High-level Biodiversity Net Gain Assessment (ER-6441-02) 1 November 2022
- 2.2.21 APP32 - Heybeck Lane Biodiversity Metric 3.1 Part 1
- 2.2.22 APP33 - Heybeck Lane Biodiversity Metric 3.1 Part 2
- 2.2.23 APP34 – Habitat Suitability Index (HSI) Assessment & Report (R-3280-01) March 2018
- 2.2.24 APP35 - Landscape Appraisal (RFM-XX-00-L-RP-0002) November 2019
- 2.2.25 APP36 - Masterplan Framework Documents February 2020
- 2.2.26 APP37 - Noise Impact Assessment (18-0864.03) December 2019
- 2.2.27 APP38 - Planning Statement June 2020
- 2.2.28 APP39 - Reptile Survey (R-3280-08) October 2018

- 2.2.29 APP40 - Statement of Consultation February 2020
- 2.2.30 APP41.1 - Transport Assessment (A13398/VAA) 15 May 2020
- 2.2.31 APP41.2 - APP41.26 - Transport Assessments (Appendices A – Y) 15 May 2020
- 2.2.32 APP42 - Visualisation undated
- 2.2.33 APP43 - Water Vole Report (R-3280-07.1) September 2018
- 2.2.34 APP44 – Flood Risk Assessment (H18119) January 2019
- 2.2.35 APP45.1 - Geoenvironmental Desk Study Report December 2019
- 2.2.36 APP46 - Badger Assessment & Report (R-3280-04) April 2018
- 2.2.37 APP47 – NOT USED

3 CORRESPONDENCE WITH THE LPA RELATING TO THE APPLICATION

- 3.1 APP48 - Deloitte letter dated 22 September 2021 in response to letter dated 29 April 2021.
- 3.2 APP49 - Church Commissioners' letter dated 30 November 2022.
- 3.3 APP50 – Brooks' response to comments by Chidswell Action Group dated 11 October 2022
- 3.4 APP51 – Lucion letter responding to concerns about impact of the proposed development on the ancient woodland undated
- 3.5 APP52 – Deloitte letter dated 6 November 2025
- 3.6 APP53 – CRS letter dated 27 November 2025

4 DECISION DOCUMENTS

- 4.1 APP54 – Decision notice (notice of refusal) dated 27 January 2026
- 4.2 APP55 - Decision Notice (grant of permission) dated 23 October 2024
- 4.3 APP56.1 - S106 Agreement dated 17 October 2024 Part 1
- 4.4 APP56.2 - S106 Agreement dated 17 October 2024 Part 2
- 4.5 APP56.3 - S106 Agreement dated 17 October 2024 Part 3
- 4.6 APP56.4 - S106 Agreement dated 17 October 2024 Part 4
- 4.7 APP56.5 - S106 Agreement dated 17 October 2024 Part 5
- 4.8 APP57 - Supplemental S106 Agreement dated 19 December 2024

- 4.9 APP58 - Second Supplemental S106 Agreement dated 27 February 2025
- 5 **STATEMENT OF CASE**
 - 5.1 APP59 - Statement of Case
 - 5.2 APP59.1 – Appendix 1 – Site Allocation MXS7
 - 5.3 APP59.2 – Appendix 2 - Plan showing the dimensions from the site boundary to Dum Wood and the building face of the Illustrative Masterplan to Dum Wood
 - 5.4 APP59.3 - Appendix 3 – Plan from Appendix 5 of the section 106 agreement, showing the expanded buffer zone
 - 5.5 APP59.4 – Appendix 4 - Plan showing existing and proposed informal routes through Dum Wood
 - 5.6 APP59.5 – Appendix 5 - Ancient Woodland Baseline Survey
 - 5.7 APP59.6 – Appendix 6 - Ancient Woodland Management Plan Principles Document
 - 5.8 APP59.7 – Appendix 7 - Lighting Assessment Report
 - 5.9 APP59.8 - Appendix 8 – Housing Land Supply Technical Note
 - 5.10 APP59.9 - Appendix 9 – Ecology Technical Note
 - 5.10.1 APP59.9.1 – Bat Activity Survey (Document No ER-6441-06) dated 27 October 2023
 - 5.10.2 APP59.9.2 – Breeding Bird Survey (Document No ER-9043-04) dated 11 June 2023
 - 5.10.3 APP59.9.3 – Badger Assessment & Report (Document No ER-6441-09) dated 18 October 2023
 - 5.10.4 APP59.9.4 – Barn Owl Scoping Assessment (Document No ER-6441-12) dated 28 February 2024
 - 5.10.5 APP59.9.5 - Badger Assessment & Report (Document No ER-9043-06B) dated 9 July 2026
 - 5.10.6 APP59.9.6 - Bat Activity Survey (Document No ER-9043-07A) dated 9 July 2026
 - 5.10.7 APP59.9.7 - Breeding Bird Survey (Document No ER-9043-05A) dated 17 July 2026
 - 5.10.8 APP59.9.8 - Ground Level Tree Assessment (Bats) (Document No ER-9043-08A) dated 17 July 2026
 - 5.11 APP59.10 - Appendix 10 – Agricultural Land Classification and Soil Resources

6 PLANNING OBLIGATIONS

6.1 APP60 – Draft S106 Agreement with plans

6.2 APP61 – Comparison PDF S106 Agreement (from version published by Local Planning Authority dated 6 November 2025)

7 NEW PLANS OR DRAWINGS THAT SUPPORT THE APPEAL

7.1 APP62 - Parameter Plan (Drawing No 00-211 Rev E) A1 size dated 5 June 2026

8 CORE DOCUMENTS

8.1 Kirklees Council Policy Documents

8.1.1 CD1 - Local Plan Timetable (24 March 2026)

8.1.2 CD2 –Kirklees Local Plan Strategy and Policies (27 February 2019)

8.1.3 CD3 –Kirklees Local Plan Allocations and Designations (27 February 2019)

8.1.4 CD4 - Local Plan Policy Map Kirklees East (February 2019)

8.1.5 CD5 - Housebuilders Design Guide SPD (29 June 2021)

8.1.6 CD6 - Open Space SPD (29 June 2021)

8.1.7 CD7 - Highway Design Guide SPD (4 November 2019)

8.1.8 CD8 - Affordable Housing and Housing Mix SPD (14 March 2023)

8.1.9 CD9 - Kirklees Council Environment Strategy (last accessed on 18 June 2026)

8.2 Other guidance / manuals

8.2.1 CD10 - Natural Environment Planning Practice Guidance

8.2.2 CD11 - Natural England's Standing Advice: Ancient Woodlands, Ancient Trees and Veteran Trees: advice for making planning decisions (January 2022)

8.2.3 CD12 - Forestry Commission Practice Guidance – Managing Ancient and Native Woodland in England (2010)

8.2.4 CD13 - Woodland Trust – Planning for Ancient Woodland – Planners' Manual (2019)

8.3 Committee Reports and minutes

8.3.1 CD14 - Pre-application report to Strategic Planning Committee on 11 July 2019

- 8.3.2 CD15 - Position statement considered by Strategic Planning Committee on 17 November 2020
- 8.3.3 CD16 - Position statement considered by Strategic Planning Committee on 6 October 2022
- 8.3.4 CD17- Committee Report dated 8 December 2022
- 8.3.5 CD18 - Minutes from the Strategic Planning Committee on 8 December 2022
- 8.3.6 CD19 - Committee Report dated 4 December 2025
- 8.3.7 CD20 - Minutes from the Strategic Planning Committee on 4 December 2025
- 8.3.8 CD21 - Committee Report dated 15 January 2026
- 8.3.9 CD22 - Minutes from the Strategic Planning Committee on 15 January 2026
- 8.4 Housing delivery
 - 8.4.1 CD23 - Housing Delivery Test 2023 Results dated December 2024
 - 8.4.2 CD24 – 2022/23 Authority Monitoring Report dated December 2023
 - 8.4.3 CD25 – 2023/24 Authority Monitoring Report dated December 2024
 - 8.4.4 CD26 - 2024/25 Authority Monitoring Report dated December 2025
- 8.5 Other
 - 8.5.1 CD27 – Screening Opinion dated 22 May 2018
 - 8.5.2 CD28 - Kirklees Tree Preservation Order Map
 - 8.5.3 CD29 - National Trust 'Walking' webpage
 - 8.5.4 CD30 - Woodland Trust 'Things to do in the woods' and 'Ancient Woodland' webpages
 - 8.5.5 CD31 - Appeal ref. APP/P0119/W/24/3357956
 - 8.5.6 CD32 – Appeal ref: APP/P0240/W/25/3372878
 - 8.5.7 CD33 - 2016 Strategic Housing Market Assessment
 - 8.5.8 CD34 - Officers report for ref. 2019/62/93550/W
 - 8.5.9 CD35 - CAG Pre-Action Protocol Letter dated 1 November 2024
 - 8.5.10 CD36 - CAG Application to bring Judicial Review dated 25 November 2024 Part 1
 - 8.5.11 CD36.1 - CAG Application to bring Judicial Review dated 25 November 2024 Part 2

- 8.5.12 CD36.2 - CAG Application to bring Judicial Review dated 25 November 2024
Part 3
- 8.5.13 CD36.3 - CAG Application to bring Judicial Review dated 25 November 2024
Part 4
- 8.5.14 CD37 - Judgement by Mr Justice Kerr dated 4 September 2025
- 8.5.15 CD38 – West Yorkshire Combined Authority – Local Nature Recovery
Strategy