APPLICATION NO.	
DATE LODGED	
RECEIPT NO.	FEE RECEIVED
CARD	OTHER
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY (PLUS THE ORIGINAL)

PLANNING - PO Box B93, Civic Centre 3, Huddersfield, HD1 2JR **Tel:** 01484 414746 **E-mail :** dc.admin@kirklees.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Land to the south of
Address line 1	Ravensthorpe Road / Lees Hall Road
Address line 2	
Address line 3	
Town/city	Dewsbury
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	422994
Northing (y)	419726

Description

Local Plan Housing Allocation HS61 - Phase 1

2. Applicant Details

Title	Mr
First name	Thomas
Surname	Fish
Company name	Kirklees Council
Address line 1	Civic Centre III
Address line 2	
Address line 3	
Town/city	Huddersfield
Country	

2. Applicant Details

Postcode	HD1 2JR

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Ian
Surname	Gilbert
Company name	Barton Willmore
Address line 1	Barton Willmore
Address line 2	Tower 12
Address line 3	Bridge Street
Town/city	Manchester
Country	
Postcode	M3 3BZ
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	29.41
Unit	Hectares

5. Description of the Proposal

Please note in regard to:
• Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
• Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
• Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

Hybrid planning application comprised of:

5. Description of the Proposal

a) Application for full planning permission for engineering works, drainage and utilities connection for the provision of site access from Forge Lane and Ravensthorpe Road and associated works; and,

b) Application for outline planning permission for the erection of up to 350 dwellings and mixed use development (including community facilities) with associated works including the provision of internal estate roads and parking, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management) and sustainable urban drainage works drainage principles.

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

The majority of the Site is comprised by vacant agricultural land. An area of woodland is located on the western extent of the Site and the Site also includes Ravensthorpe Road allotments.

The Masjid Abubakr Mosque and Lees Hall Playgroup building at 555 Lees Hall Road is located to the north east of the Site.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ○ Yes ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination ◉ Yes ○ No

7. Materials

Does the proposed development require any materials to be used externally? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Other All Materials	
Description of existing materials and finishes (optional):	NA
Description of proposed materials and finishes:	To be specified in a future Reserved Matters Application

Are you supplying additional information on submitted plans, drawings or a design and access statement? ◉ Yes ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ◉ Yes ○ No

Is a new or altered pedestrian access proposed to or from the public highway? ◉ Yes ○ No

Are there any new public roads to be provided within the site? ◉ Yes ○ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ◉ Yes ○ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Design and Access Statement

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ○ Yes ◉ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ◉ Yes ○ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

- ☑ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☑ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ◉ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ○ No

b) Designated sites, important habitats or other biodiversity features:

- ◉ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ○ No

c) Features of geological conservation importance:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains Sewer
- [ ] Septic Tank
- [ ] Package Treatment plant
- [ ] Cess Pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Drainage Strategy

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ( ) Yes (•) No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? (•) Yes ( ) No

Please select the proposed housing categories that are relevant to your proposal.

- [x] Market Housing
- [ ] Social, Affordable or Intermediate Rent
- [x] Affordable Home Ownership
- [ ] Starter Homes
- [ ] Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	0	280	280
Total	0	0	0	0	280	280

Add 'Affordable Home Ownership - Proposed' residential units

Affordable Home Ownership - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	0	70	70
Total	0	0	0	0	70	70

16. Residential/Dwelling Units

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Total proposed residential units	350
Total existing residential units	0
Total net gain or loss of residential units	350

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses. ◉ Yes ○ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1 - Non-residential institutions	511	511	511	0
Total	511	511	511	0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ○ Yes ◉ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ○ Yes ◉ No

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

(•) The agent
( ) The applicant
( ) Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

21/05/2021

Details of the pre-application advice received

Pre-application request submitted. Further information on this is contained within the Planning Statement and Statement of Community Involvement.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. (•) Yes ( ) No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

If yes, please provide details of their name, role, and how they are related:

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

(•) I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

( ) The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	High Street Buildings
Address line 1	High Street
Address line 2	
Town/city	Huddersfield
Postcode	HD1 2ND
Date notice served (DD/MM/YYYY)	17/09/2021

Name of Owner/Agricultural Tenant	
Number	101
Suffix	
House Name	
Address line 1	Headfield Road
Address line 2	
Town/city	Dewsbury
Postcode	WF12 9EE
Date notice served (DD/MM/YYYY)	17/09/2021

Name of Owner/Agricultural Tenant	
Number	8
Suffix	
House Name	
Address line 1	Ravensthorpe Road
Address line 2	
Town/city	Dewsbury
Postcode	WF12 9EE
Date notice served (DD/MM/YYYY)	17/09/2021

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	40
Suffix	
House Name	
Address line 1	Old Mill View
Address line 2	
Town/city	Dewsbury
Postcode	WF12 9QJ
Date notice served (DD/MM/YYYY)	17/09/2021

Name of Owner/Agricultural Tenant	
Number	416
Suffix	
House Name	
Address line 1	Lees Hall Road
Address line 2	
Town/city	Dewsbury
Postcode	WF12 9EN
Date notice served (DD/MM/YYYY)	17/09/2021

Name of Owner/Agricultural Tenant	
Number	414
Suffix	
House Name	
Address line 1	Lees Hall Road
Address line 2	
Town/city	Dewsbury
Postcode	WF12 9EN
Date notice served (DD/MM/YYYY)	17/09/2021

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	555
Suffix	
House Name	
Address line 1	Lees Hall Road
Address line 2	
Town/city	Dewsbury
Postcode	WF12 9EN
Date notice served (DD/MM/YYYY)	17/09/2021

Name of Owner/Agricultural Tenant	
Number	1
Suffix	
House Name	
Address line 1	Ouzelwell Terrace
Address line 2	Thornhill Lees
Town/city	Dewsbury
Postcode	WF12 9ER
Date notice served (DD/MM/YYYY)	17/09/2021

Name of Owner/Agricultural Tenant	
Number	3
Suffix	
House Name	
Address line 1	Ouzelwell Terrace
Address line 2	
Town/city	Dewsbury
Postcode	WF12 9ER
Date notice served (DD/MM/YYYY)	17/09/2021

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	4
Suffix	
House Name	
Address line 1	Ouzelwell Terrace
Address line 2	
Town/city	Dewsbury
Postcode	WF12 9ER
Date notice served (DD/MM/YYYY)	17/09/2021

Name of Owner/Agricultural Tenant	
Number	7
Suffix	
House Name	
Address line 1	Forest Drive East
Address line 2	
Town/city	London
Postcode	E11 1JX
Date notice served (DD/MM/YYYY)	17/09/2021

Name of Owner/Agricultural Tenant	
Number	8
Suffix	
House Name	
Address line 1	Ouzelwell Terrace
Address line 2	
Town/city	Dewsbury
Postcode	WF12 9ER
Date notice served (DD/MM/YYYY)	17/09/2021

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	5
Suffix	
House Name	
Address line 1	Ouzelwell Terrace
Address line 2	
Town/city	Dewsbury
Postcode	WF12 9ER
Date notice served (DD/MM/YYYY)	17/09/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Civic Centre III
Address line 1	
Address line 2	
Town/city	Huddersfield
Postcode	HD1 2WZ
Date notice served (DD/MM/YYYY)	17/09/2021

Name of Owner/Agricultural Tenant	
Number	1100
Suffix	
House Name	
Address line 1	Century Way
Address line 2	Thorpe Business Park
Town/city	Leeds
Postcode	LS15 8TU
Date notice served (DD/MM/YYYY)	17/09/2021

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	78
Suffix	
House Name	Lloyds Court
Address line 1	Grey Street
Address line 2	
Town/city	Newcastle Upon Tyne
Postcode	NE1 6AF
Date notice served (DD/MM/YYYY)	17/09/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Thorp Arch Grange
Address line 2	Thorp Arch
Town/city	Wetherby
Postcode	LS23 7BA
Date notice served (DD/MM/YYYY)	17/09/2021

Person role

- ○ The applicant
- ◉ The agent

Title	Mr
First name	Ian
Surname	Gilbert
Declaration date (DD/MM/YYYY)	17/09/2021

☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	17/09/2021