KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	**2022/62/93033/W**
Site Address:	Land at, Station Road, Meltham, Holmfirth, HD9 4NL
Description:	Erection of 4 dwellings
Recommending Officer:	Katie Chew

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 11th July 2023

Officer Report

Site Description

Land at, Station Road, Meltham, Holmfirth, HD9 4NL

The application site relates to a portion of grazing land situated on the northern side of Station Road, Meltham. The site slopes up steeply from Station Road however, excavation works have now been undertaken at the site reducing a large portion of this steeply sloped land.

Towards the south-west of the site are a small number of residential properties which are served by Station Road. To the southern boundary is an area of protected trees with Meltham Dyke on the opposite side of Station Road. To the north of the site is grazing land and to the east works are underway on previously approved residential development for 7 dwellinghouses.

The application site is not located within a Conservation Area or located in close proximity to any Listed Buildings.

Description of Proposal

The application seeks planning permission for the erection of 4 dwellings.

All four dwellings (plots 8, 9, 10 & 11) are identified as being House Type 'B'. House Type B comprises of 3 storey dwellings, which are viewed as two-storey properties to the rear given the change in land levels. These dwellings benefit from 4 bedrooms, bathroom, en-suite, lounge, open kitchen/dining area, utility room, large hallway, W.C and an integral garage for the parking of 1 vehicle. 2 further off-street parking spaces are provided to the front of the properties within the designated driveway areas. Amenity spaces are provided to the rear of the dwellings.

The materials proposed to be used within the dwellings are outlined within the submitted External Materials Statement, ref: 1381/EMS, which details the materials as being tumbled and edged to the walls, natural blue grey slates, stone mullions and gutter corbels and anthracite fascia boards, gutters and downpipes. Grey upvc is detailed for all windows and doors.

History of negotiations/amendments received

During the course of the application a number of amendments and additional information has been requested from the applicants, following comments received from consultees. An amendment to the original red line boundary was also requested given the location and relationship between the proposed parking arrangements to the front of the dwellings would not be able to be provided within the originally submitted boundary.

Relevant Planning History

2021/94162 – Variation of condition 2 (plans) on previous permission no. 2015/92638 for erection of 2 pairs of semi-detached dwellings (4 no. new dwellings). Withdrawn 23rd November 2021.

2021/90336 – Variation condition 2 (plans) on previous permission 2015/92638 for erection of 2 pairs of semi-detached dwellings (4 dwellings). Approved 23rd April 2021.

2016/92857 – Discharge of conditions 3 (materials) 4 (highways) 7 (materials) 8 (soakaway) 9 (land contamination) 22 (arboricultural method statement) on previous permission no. 2015/92638 for erection of 2 pairs of semi-detached dwellings (4 no. new dwellings). Approved 28th October 2016.

2016/90103 – Discharge of conditions 3, 4, 9-13 and 20 on previous permission 2014/91714 for erection of 2 dwellings and widening, surfacing and lighting to Station Road. Approved 8th July 2016.

2015/92638 – Erection of 2 pairs of semi-detached dwellings (4 no. new dwellings). Approved 2nd March 2016.

2014/91714 – Erection of 2 dwellings and widening, surfacing and lighting to Station Road. Approved 11th November 2014.

Planning Enforcement

COMP/22/0016 – Planning App no. 2021/90336 – No evidence of breach.

Representations

Final publicity date expires:

Neighbour Letters – Expired 15th November 2022.

No representations received.

Officer note: We are currently undertaking the legal statutory publicity requirements as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters only, details of which are outlined above. As additional information and amended plans have been received, re-consultation has been undertaken with neighbours. The re-consultation date expired on the 7th April 2023. No representations have been received to date.

Consultation Responses

KC Highway Structures – Comments received 15th December 2022. As no drawings for the surface water attenuation facility has been provided a condition is recommended in respect of the location and cross-sectional

information, design and construction details of all surface water attenuation tanks/pipes/manholes which are located within the proposed highway footprint or influence zone of highway loading to be submitted prior to the commencement of the development.

Officer note: Following discussions with the applicant's agent and Highway Structures it was concluded that as the proposed development will be accessed via an unadopted road the development site is deemed to remain private and therefore none of the structure conditions previously proposed will be relevant in this instance. Furthermore, it was noted that Highways Service would have no interest in adopting Station Road in the future. However, it is imperative to advise the developer that Harewood bridge which is a private bridge carrying Station Road over Meltham Dike is in poor condition and also has never been structurally assessed to determine its load carrying capacity and therefore, any proposal to route vehicular traffic over the bridge could potentially cause it to collapse with obvious safety implications for their operatives.

KC Highways Development Management – Comments received 29th November 2022. No objections subject to conditions and informatives.

KC Strategic Waste – Comments received 24th November 2022. Officers provide advice about land quality.

KC Environmental Health – Comments received 10th November 2022. No objections to the proposals but does request conditions and informatives relating to land contamination, electric vehicle recharging points, and the submission of a construction environmental management plan.

Officer note: Further comments were received from the Council's Environmental Health team on the 24th January 2023 following receipt of a Phase 1 Desk Top Study, Phase 2 Ground Investigation Report, Remediation Statement, letter titled 'Re: 2022/93376 - Land off Station Road, Meltham, Huddersfield', and letter titled 'RE: Land at Station Road, Meltham'. Environmental Health conclude that they accept all of the documents provided in relation to contaminated land and that remediation must now be undertaken in accordance with the Remediation Statement by ARC Environmental, dated 4th July 2022 (ref: 22-174). They have no objections to development at the site subject to the necessary conditions to secure remediation at the site (CLC4), a verification report (CLC5) and the contaminated land footnote being applied to any consent granted. An Environmental Management Plan by Brierstone Ltd, dated 10th May 2022 and a plan/diagram titled Traffic Plan and Statement were also submitted, Officers accept these documents and request that they are adhered to throughout the construction of the development.

Officer note: Following receipt of an Environmental Lighting Impact Assessment Report by SHD Lighting Consultancy Ltd, dated 10th February 2023, Environmental Health Officers note that the report details that four illuminated bollards will be installed on a 1200mm high stone pillar at the bottom of each housing plot driveway, they have no objections to the

proposed lighting and their previously recommended conditions remain unchanged.

KC Ecology Unit – Comments received 24th November 2022. An ecological survey report has been submitted with the application, dated August 2015. Given the general validity of ecological survey work is 18 to 24 months, this report is considered out of date for planning purposes and as such, an updated survey will be required, prior to determination.

Officer note: The applicant sought to provide a Preliminary Ecological Appraisal, Ecology Officers have reviewed this information and confirmed that subject to conditions the proposals are acceptable. Whilst the applicant then sought to submit an Ecological Design Strategy, re-consultation was not undertaken in this instance with the Council's Ecologist as it was deemed that the information was sufficient in relation to the nature of the scheme and the adjacent site which is currently under construction, to overcome the originally recommended condition by the Council's Ecologist, therefore this condition has been reworded to ensure that the development is undertaken in accordance with the recommendations within the Ecological Design Strategy.

KC Trees – Comments received 24th November 2022. No objections but does request the submission of a new Arboricultural Method Statement which details tree protection measures for the proposals.

Officer note: Following receipt of a Tree Survey and Arboricultural Method Statement the Council's Trees Officer confirms that the submitted AMS provides sufficient information for the Council to be satisfied that the retained trees would not be significantly harmed during the construction of the proposed development. They therefore raise no objections to the proposals.

Parish/Town Council

Meltham Town Council – No comments have been received within statutory timescales.

Local Ward Members

N/A.

Planning Policy Background

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The application site is located within a Bat Alert Area, it is also important to note that there are a number of TPO trees are found to the north, south and west.

Kirklees Local Plan (LP):

- **LP1** – Presumption in favour of sustainable development
- **LP2** – Place shaping
- **LP3** – Location of new development
- **LP11** – Housing mix and affordable housing
- **LP20 –** Sustainable Travel
- **LP21** – Highway safety and access
- **LP22** – Parking
- **LP23** – Core Walking and Cycling Network
- **LP24** – Design
- **LP27 –** Flood Risk
- **LP28 –** Drainage
- **LP30** – Biodiversity and Geodiversity
- **LP33** – Trees
- **LP51** – Protection and improvement of local air quality
- **LP52** – Protection and improvement of environmental quality
- **LP53 –** Contamination and Unstable Land

Other Guidance Documents:

- National Design Guide
- Nationally Described Space Standards
- Kirklees Highways Design Guide (2019)
- Kirklees Housebuilders Design Guide SPD (2021)
- Kirklees Waste Management Design Guide for New Developments (2020)
- Biodiversity Net Gain in Kirklees Technical Advice Note (2021)
- Kirklees Climate Change Guidance for Planning Applications (2021)

National Polices and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Most specifically in this instance, the below chapters are of most relevance:

- **Chapter 2 –** Achieving sustainable development
- **Chapter 4 –** Decision-making
- **Chapter 5 –** Delivering a sufficient supply of homes
- **Chapter 9 –** Promoting sustainable transport
- **Chapter 12** – Achieving well-designed places

- **Chapter 14** – Meeting the challenge of climate change, flooding and coastal change
- **Chapter 15** – Conserving and enhancing the natural environment

Summary of Principal Planning Issues

The following matters are considered in the assessment below -

1) Principle of development
1) Impact on visual amenity
2) Impact of the proposed development upon the privacy and amenity of neighbouring properties
3) Impact on highway safety
4) Other matters
5) Conclusion

1 - Principle of Development:

1.1 – Sustainable Development

NPPF paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout this proposal. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

The site is not displayed as allocated on the KLP Policies Map. Policy LP2 of the KLP states that:

"All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the local plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below..."

The site is located within the Kirklees Rural Sub Area. The listed qualities will be considered where relevant later in this assessment.

The housing land supply position has recently been updated to provide evidence for a forthcoming planning appeal against the refusal of planning permission. The Council can currently demonstrate 5.17 years of deliverable housing land supply and therefore continues to operate under a plan-led system.

Paragraph 69 of the NPPF recognises that "*small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a*

good mix of sites local planning authorities should…support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes".

The latest published five-year housing land supply position for Kirklees, as set out in the Authority Monitoring Report (AMR), is 5.17 years. This includes consideration of sites with full planning permission as well as sites with outline permission or allocated in the Local Plan where there is clear evidence to justify their inclusion in the supply.

The Housing Delivery Test results are directly linked to part of the five-year housing land supply calculation. The 2022 Housing Delivery Test results have yet to be published and the government is currently consulting on changes to the approach to calculating housing land supply. Once there is further clarity on the approach to be taken, the council will seek to publish a revised five-year supply position. Chapter 5 of the NPPF clearly identifies that Local Authority's should seek to boost significantly the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development.

Policy LP11 of the Kirklees Local Plan requires that all proposals for housing, including those affecting the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities in line with the latest evidence of housing need.

In respect of the density of development, Policy LP7 of the Kirklees Local Plan establishes a desired target density of thirty-five dwellings per hectare, this is further supported by Principle 4 of the Housebuilders Design Guide SPD which also seeks to ensure a density of 35 dwellings per hectare or more is achieved. However, Policy LP7 of the Kirklees Local Plan states that lower densities will be acceptable if it is demonstrated that this is necessary to ensure the development is compatible with its surroundings. In this instance the site could provide 13/14 dwellings per hectare. However, as the site is accessed via an unadopted highway, and the site is characterised by topography which makes it difficult to achieve any layout other than a linear development which fronts the highways, with parking to the front and garden/amenity spaces to the rear, this inhibits the ability for the site to be developed with a higher density of dwellings without introducing other issues relating to visual impact or impact on highway safety. It is therefore considered that to require a higher density of development would lead to issues in relation to other considerations which are material to the determination of this cases and in this instance the lower density of development can be accepted.

Given the above, it is considered that the proposal would be acceptable in principle subject to being concluded as acceptable in relation to all other material planning considerations, including design, visual and residential amenity, as well as highway safety. In addition, it is noted that the

development of this plot would contribute to the housing supply in the district, albeit a limited contribution.

These issues along with other policy considerations will be addressed below.

2 – Impact on Visual Amenity

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby paragraph 126 provides a principal consideration concerning design which states:

"The creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Kirklees Local Plan Policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:

"a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape…"

Principle 2 of the Kirklees Housebuilders Design Guide SPD states that:

"New residential development proposals will be expected to respect and enhance the local character of the area by:

- *Taking cues from the character of the built and natural environment within the locality.*
- *Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.*
- *Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context."*

Principle 5 of the Housebuilders Design Guide states, amongst other things, that buildings should be aligned and set-back to form a coherent building line and designed to front on to the street.

On this occasion the proposed dwellings are designed to front onto Station Road and would run in line with the adjacent development, recently approved under application reference 2022/93376. Officers therefore conclude that a coherent building line would be retained and that the proposals would accord with Principle 5 of the above SPD.

Principle 15 of the Housebuilders design guide sets out that the design of the roofline should relate well to the site context, including topography, views, heights of buildings and the roof types. Principle 14 of the Housebuilders design guide states that the design of windows and doors is expected to relate well to the street frontage and neighbouring properties and reflect local character in style and materials.

In this instance house type B comprises of a front elevation which includes an integral garage and pedestrian door at ground floor, Juliet balcony windows at first floor and windows which have the appearance of small pitch roof dormers to the second floor. The dormer windows bring stonework above the eaves into a gable feature which ties into the front roof slope. The main roof of the dwelling is a gable roof. Both side elevations of this house type are gables to the main roof, featuring openings which serve either utility, hallway or bathrooms. Officer's consider the proposals to be reflective of the design previously approved and constructed within the adjacent site and therefore this house type is deemed to be acceptable and in accordance with principles 14 & 15 of the Housebuilders Design Guide SPD.

Principle 13 seeks to ensure consideration is given to use locally prevalent materials and finishing to reflect the locality.

A materials palette has been submitted as part of this application (External Materials Statement, ref: 1381/EMS) which details the materials as being tumbled and edged to the walls, natural blue grey slates, stone mullions and gutter corbels and anthracite fascia boards, gutters and downpipes. Grey upvc is detailed for all windows and doors. It is considered the materials are suitable to the locality, and it is considered that subject to condition the development is undertaken in accordance with the submitted details the development is acceptable in this regard.

Furthermore, the visual impact of the development could be significantly increased as a result of artificial lighting. An Environmental Lighting Impact Assessment Report (ref: SHD828-SHD-HLG-STAT-RP-EO-Lighting Assessment Report-R0) has been submitted as part of this application. This sets out that low level lighting columns would be installed to the front corner of each plot adjacent to parking areas.

The lighting columns would be 1.2m high and of a stainless-steel material. It is considered the design of the lighting would not be intrusive and would be in keeping with the design of the dwellings. As such it is considered that subject to condition the development is undertaken in accordance with the submitted Lighting Impact Assessment Report, the development is acceptable with regard to artificial lighting.

Principle 6 of the Housebuilders Design Guide SPD highlights that '*the space between buildings can help maximise residential amenity in terms of maintaining privacy, reducing overlooking and ensuring natural light is able to penetrate buildings…normally new build development should seek appropriate separation distances for servicing, accommodating future*

adaptions and creating attractive street scenes. These should be in keeping with the character and context of the site and proportionate to the scale of the dwellings'.

Paragraph 7.19 of Principle 6 states that for two-storey house types there should normally be a minimum of a 2m distance from the side wall of the new dwelling to a shared boundary. In this instance this recommended separation distance can be achieved for all four dwellings, and therefore the proposals are deemed to be in accordance with Principle 6 of the above SPD.

Finally, looking at landscaping, details are provided within the submitted drawing no. 6993.01 Rev F 'Landscape Proposal', this details tree/shrub planting throughout the site, and this would be to the front and rear with elements of soft landscaping to the front of each property. There would be an appropriate mix of hardstanding and soft landscaping throughout each plot.

In conclusion, the proposals are considered to be appropriate in size, scale and design in this location, and would result in a linear development which has a coherent and logical design given the nature of the site, the proposals would maintain a suitable level of soft landscaping and would not appear out of character or overly dominant in the general context of this site. The development is therefore concluded to accord with the requirements of Policies LP1, LP2, LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and principles 2, 5, 6, 13, 14 and 15 of the Housebuilders Design Guide SPD.

3- Impact on Residential Amenity

Sections B & C of the Kirklees Local Plan Policy LP24 which states that alterations to existing buildings should:

"maintain appropriate distances between buildings' and '…minimise impact on residential amenity of future and neighbouring occupiers'.

Further to this, paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future occupiers.

Principle 6 of the Kirklees Housebuilders Design Guide SPD states that: *"Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking."*

Principle 16 of the Housebuilders Design Guide seeks to ensure the floorspace of dwellings accords with the 'Nationally Described Space Standards' document (March 2015).

Paragraph 185 of the NPPF, contained within Chapter 15, sets out that proposals should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development Policy LP52 of the Kirklees Local

Plan seeks to ensure that, amongst other things, the impact from noise for new development is acceptable.

Principle 17 of the Council's adopted House Builders Design Guide Supplementary Planning Document (SPD) requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The nearest residential dwelling to the application site is Law Coyt Cottage, located approximately 20m away to the southwest of the site. Given this large separation distance and the orientation of Law Coyt Cottage to the application site, Officers have no concerns in respect of overlooking, overshadowing, or the proposals appearing overbearing in nature.

In addition, Officers note that 7 new dwellings are currently under construction to the east of the application site (and are currently seeking retrospective planning permission under application 2022/93376 which is pending consideration), with Plot 7 being located closest to the site. Plot 7 is approximately 19m away from Plot 8 and would have a side-to-side elevation relationship. Whilst it is acknowledged that windows are included within the side elevations of both Plots 7 & 8 however, these windows do not relate to habitable rooms and given the large separation distances Officer have no concerns with regard to overlooking or the loss of privacy. Furthermore, these large separation distances also ensure that there are no significant concerns in respect of overshadowing or the loss of light. Finally, both Plots 7 & 8 relate to House Type B properties and run linear to one another, it is therefore considered that the proposals would not appear overbearing or overly dominant in this instance.

Amenity of future occupiers

Consideration must also be given to the amenity of future residents of the proposed dwelling. Principle 16 of the Housebuilders Design Guide seeks to ensure the floorspace of dwellings accord with the 'Nationally Described Space Standards' document (March 2015). Internally, the proposed dwelling would have a GIA that would comfortably exceed the minimum space standards set out in the Nationally Described Space Standards (NDSS), therefore officers are content that the proposed dwelling would provide an adequate standard of amenity for future occupiers. In addition to this, all habitable room windows have access to at least 1 window and therefore outlook and natural light are considered to be acceptable. Finally, in terms of amenity space, principle 17 of the Housebuilders Design Guide seeks to ensure adequate access to private outdoor space that is functional and proportionate to the size of the dwelling and the character/context of the site is provided. In this instance Officers consider that the amount of privacy amenity space provided for the proposed dwellings would be adequate given the size of the property and the context of the area.

In respect to potential impacts arising from noise and dust, the Council's Environmental Health Officers were consulted on the proposals.

Within the consideration of the original 2015 consent (application ref: 2015/92638) it is noted Environmental Health did not raise any objection to the proposal in regard to potential noise issues for the future occupiers or issues relating to operational flexibility of the established commercial site. No objection has been raised in relation to this application either. The same conclusion as the 2015 consent is drawn insofar as the proposed dwellings are considered to be separated from the nearest commercial property by a distance adequate to mitigate any potential impacts.

With regard to construction noise, a Environmental Management Plan dated 10th May 2022 and plans/diagrams titled Planning Condition 12 CEMP Traffic Plan and Statement, dated 12th October 2022, and Phase 2 CEMPT Traffic Plan and Statement, dated 14th October 2022 have been submitted. The submitted detail sets out site specific measures to reduce noise and fugitive dust, as well as that there will be no fires, crushing or screening on the site. Lighting is detailed within the submitted documents as not exceeding the site boundary and excessive noise / dust occur works will cease until an alternative control method can be employed. The Environmental Health Team confirm they consider the amenity of neighbouring occupiers would be appropriately maintained during the construction phase of the development, and recommend a condition is included to ensure the submitted detail in this regard is adhered to for the duration of the construction works.

In conclusion, taking the above into account it is considered that the proposals would not result in significant and detrimental impacts on the privacy and amenity of any neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties and Chapters 12 and 15 of the National Planning Policy Framework. The proposals are also considered to be in accordance with the principles 6, 16 and 17 of the Housebuilders Design Guide SPD.

4 - Impact on Highway Safety:

Turning to highway safety, Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy LP23 of the Kirklees Local Plan relates to cycling / walking network and sets out that proposals that may prejudice the function, continuity or implementation of the core walking and cycling network will not be permitted.

Principle 12 of the Housebuilders Design Guide sets out, amongst other things, that parking to serve dwellings should not dominate streets and should be to the side / rear.

Principle 19 of the Housebuilders Design Guide states that provision for waste storage and recycling must be incorporated into the design of new

developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

The proposals seek permission to erect 4 detached dwellings on land off Station Road in Meltham. Station Road is a cobbled private cul-de-sac, approximately 4.5m wide, with no pedestrian facilities or street lighting. The first 45m of the road also hosts a PROW MEL/23/60. Station Road provides access to 5 dwellings and the Spinksmire Mill Complex.

Given the nature of the proposals the Council's Highways team were consulted. They advise that the visibility splays from Station Road to Huddersfield Road are substandard, although accident records show collisions did not involve vehicles and on the anticipated trip levels are not considered to significantly differ from those previously accepted. As such they raise no objection taking account of this point.

The current proposals are for 4 detached 4 bedroomed dwellings and the trip generation for this is not expected to be sufficient different from the previously approved scheme 2015/92638 as to cause a severe impact on the operation or efficiency of the local highway network. However, it is noted that the Spinksmere Mill Complex was sold in early 2019 and was advertised as having "superb development potential" and this may therefore have an impact on future trip generation from Station Road, whereby any further improvements to the access and junction may be required.

The parking requirements for the number and type of dwellings proposed would be for 3 parking spaces per dwelling and 1 space per 4 units for visitor parking. This would require 13 parking spaces. Based on drawing No 1381-P-005 Rev A each dwelling has 3 parking spaces, one in an integral garage and two driveway parking spaces. The garage has internal measurements of approximately 6m x 4m and would be acceptable as a parking space while the driveway spaces are approximately 3.2m wide and a minimum of 7m deep, these would also be suitable for a parking space.

Officers do request however, that the turning head within the adjacent development is completed prior to this residential development being constructed, to allow construction vehicles to use the turning head. This can be secured via a condition. Moving on to visitor parking, Officers initially raised concerns in respect of the lack of visitor parking provided, following receipt of an amended site layout plan 1 visitor parking space is to be provided at the end of the proposed turning head and therefore this element of the scheme is considered to now be acceptable.

Finally, a construction access management plan has been included with the application (Phase 2 CEMP Traffic Plan and Statement), which takes account of the access and parking requirements of the construction of the adjacent permission (19/90356) and this is considered to be acceptable.

In respect of bin storage, the submitted plans outline the proposed locations for bin storage and collection points of which Highways Officers raise no concerns.

Moving on to highway structures, the initial response of the council's Highways structures Team requested details in relation to location and cross-sectional information together with the proposed design and construction details for all new surface water attenuation tanks/pipes/manholes located within the proposed highway footprint or influence zone of highway loading.

This information is, in part, detailed within drawing 1309-904, Rev P1 (titled Hard Paving Specifications Phase 2). The details within the submitted drawing detail the intention for permeable pavements and access for vehicles to be undertaken. The Highways Structures Team have subsequently commented further and confirmed that as Station Road is private and the Council would not be adopting this access, they no longer recommend the condition initially recommended and have no objection to the development.

Whilst the proposal is accessed via a private drive, it would be viewed as part of a wider form of development with an adjacent site. The consent for the adjacent site requires that details of improvement works to Station Road, including surfacing/resurfacing, drainage, provision of a footway and timetable for the implementation and completion of the works be submitted to the LPA for written approval. This includes a requirement that the surfacing of the carriageway being undertaken using the existing and reclaimed/new stone setts. It is considered necessary to include this condition upon any grant of permission to ensure the overall development of this part of station road is consistent with the adjacent site.

For the aforementioned reasons it is concluded that the scheme would not represent any additional harm in terms of highway safety and as such complies with Local Plan Policies LP21 and LP22, the guidance contained within the National Planning Policy Framework and Principles 12 and 19 of the Housebuilders Design Guide SPD.

5 - Other Matters:

Drainage/Flood Risk

Policy LP28 of the Kirklees Local Plan, Section 14 ('Meeting the challenge of climate change, flooding and coastal change') of the National Planning Policy Framework and the National Planning Policy Framework technical guidance document are considered to be relevant in terms of foul/surface water drainage.

Policy LP27 of the Kirklees Local Plan relates to flood risk and sets out, amongst other things, a site-specific food risk assessment and inclusion of flood mitigation measures for be undertaken for developments.

The site is within Flood Zone 1, that is land at the lowest risk of flooding (land assessed as having a less than 1 in 1,000 annual probability of river flooding). In addition to this there are no specific drainage risks associated with the site (e.g., river, culvert).

The current application states that the premises is to be served by connection to mains sewerage system. The drainage arrangements for the site are details within the following submitted drawings:

- BV Consulting – 1309-903 Rev P1, Drainage Layout Phase 2;
- BV Consulting – 1309-904 Rev P1, Hard Paving Specifications Phase 2;
- BV Consulting – 1309 – Trench Soakaway for Plot 8;
- BV Consulting – 1309 – Trench Soakaway for Plot 11;
- BV Consulting – 1309 – Permeable Pavement Plot 8;
- BV Consulting – 1309 – Permeable Pavement for Plot 11;
- TBA Ltd – 6993.01 Rev F, Landscape Proposal.

A condition requiring the scheme to be developed in accordance with the above listed plans is considered suitable and any grant of planning permission should be subject to a scheme of temporary drainage arrangements being submitted to, and agreed in writing by the LPA.

Officer note: Following receipt of additional information 'Statement on the removal of suspended solids and surface water management during construction', the LLFA confirm that these details are sufficient and that no temporary drainage condition is required in this instance.

Subject to conditions, it is concluded that the development would not have a detrimental impact upon drainage and flood risk and is therefore acceptable in this regard.

Land Contamination

With regard to land quality, paragraphs 174, 183 and 184 of the National Planning Policy Framework and policy LP53 of the Kirklees Local Plan which seeks to ensure land quality is maintained as part of new development.

This site is identified by Environmental Health officers as potentially contaminated land due to its proximity to a potential historic landfill (our site reference: 147/15). Whilst officers have no objection to the application, this would be subject to the necessary land contamination conditions and footnote being applied to any permission.

To avoid the need for pre-commencement conditions the applicant's agent provided a Phase I Desk Top Study Report (Ref: 15-154), Phase 2 Ground Investigation Report (Ref: 16-273) and Remediation and Validation Proposal Sheets (Ref: 22-174). The Council's Environmental Health team have assessed these documents and concluded that they accept all of the documents provided in relation to contaminated land, but that remediation

must now be undertaken in accordance with the Remediation Statement by ARC Environmental dated 4th July 2022 (Ref: 22-174).

It is therefore considered that, taking account of the submitted detail and the response of the Environmental Health Team, the site can be suitably remediated to ensure there would be land quality suitable for residential occupation. It is therefore concluded that subject to inclusion of the recommended conditions the development accords with the requirements of paragraphs 174, 183 and 184 of the National Planning Policy Framework and policy LP53 of the Kirklees Local Plan.

Biodiversity

Paragraphs 174, 180, 181 and 182 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Principle 9 of the Housebuilders Design Guide SPD is also of relevance.

As the site is located within the bat alert layer and is directly adjacent to the Kirklees Wildlife Habitat Network the Council's Ecology Officer was consulted on the proposals. They requested an updated ecology survey report be submitted given that the report originally submitted is considered to be out of date for planning purposes. Following receipt of an updated Preliminary Ecological Appraisal Report it was noted that although the site is of minimal ecological value, the surrounding area and habitats within the Kirklees Wildlife Habitat Network is of increased value, particular for bats and birds. Whilst it is anticipated that the proposed development will have minimal impact on ecological receptors and having regard to the submitted detail, initial response of the Council's Ecologist and the measures considered appropriate for the development of the adjacent site it is considered the proposal is acceptable in this regard subject to conditions requiring the landscaping of the site to be undertaken in accordance with the submitted details, and subject to condition a biodiversity lighting design is submitted.

Taking the above assessment into account, subject to the recommended conditions, the proposals are considered to accord with Principle 9 of the Housebuilders Design Guide SPD, LP30 of the Kirklees Local Plan and Chapter 15 of the NPPF.

Trees

Local Plan Policy LP33 relates to trees, within this policy it states that the Council will not recommend approval for developments which directly or indirectly threaten trees or woodlands of significant amenity.

Given the nature of the proposals whereby the adjacent trees are protected by TPO 18/08, and therefore are considered to be valuable and provide significant public amenity, the Council's Trees Officer was consulted. Following receipt of a request Arboricultural Survey and a Tree Survey the Council's Trees Officer concluded that the submitted details provides sufficient information for the Council to be satisfied that the retained trees would not be significantly harmed during the construction of the proposed development.

Taking the above assessment into account, the proposals are considered to be acceptable and in accordance with LP33 of the Kirklees Local Plan.

Planning Obligations

With regard to planning obligations, in the consideration of application 2015/92638 which was for the erection of 2 pairs of semi-detached dwellings (4 dwellings), it was concluded that the development would not meet the trigger for affordable housing and public open space contributions and that the development was not of a sufficient scale to require an education contribution. Approval of the development was granted on that basis.

It is considered that in the consideration of this application the same conclusion is drawn in respect of planning obligations. It is therefore concluded that no S106 to secure an education contribution, affordable housing, public open space (or commuted sum in regard to those matters) is necessary / relevant in this case.

Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Principle 18 of the Housebuilders Design Guide SPD sets out that new proposals should contribute to the Council's ambition to have net zero carbon emissions by 2038, with high levels of environmental sustainability by ensuring the fabric and siting of homes, and their energy sources reduce their reliance on sources of non-renewable energy. Proposals should seek to design water retention into proposals.

In this case it is considered that the proposed development would have an acceptable impact on climate change as the new dwellings would be

constructed to modern building standards and would include the provision of one electric vehicle charging point per dwellinghouse (as requested by condition). The proposed development would therefore comply with Policy LP51 of the Kirklees Local Plan, Principle 18 of the Housebuilders Design Guide and Chapter 14 of the National Planning Policy Framework.

There are no other matters for consideration.

6 - Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that, subject to conditions, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation:

Approve with conditions.

Decision Authorisation - Delegated Powers

Application Number: 2022/93033

Officer Recommendation: Approve.

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.
   Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this

decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP3, LP11, LP20, LP21, LP22, LP24, LP30, LP33, LP51, LP52 and LP53 of the Kirklees Local Plan, Chapters 2, 4, 5, 9, 12, 14 and 15 of the National Planning Policy Framework and principles xxx of the adopted Housebuilders Design Guide SPD.

3. Before the hereby approved dwellings are brought into use, one electric vehicle recharging point shall be provided within the dedicate parking area to serve each of the dwellings (resulting in 4 EVCP). Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16Amps and a maximum demand of 32Amps. The electric vehicle charging points so installed shall thereafter be retained.
Reason: To encourage ultra-low emission vehicles in the interests of air quality and to accord with the guidance contained in Chapter 9 and Chapter 15 of the National Planning Policy Framework, the West Yorkshire Low Emissions Strategy, Policy LP24 of the Kirklees Local Plan and Principle 18 of the Housebuilders Design Guide.

4. Notwithstanding the submitted plans, the development hereby approved shall be completed from the materials of construction and colour finishes detailed within the submitted External Materials Statement, ref: 1381/EMS. The development shall not be brought into use until the development has been completed in accordance with the materials of construction detailed within the submitted External Materials Statement, ref: 1381/EMS. The materials of construction shall be thereafter retained for the lifetime of the development.
Reason: In the interests of visual amenity to accord with Policies LP11 & LP24 of the Kirklees Local Plan, Principle 13 of the Councils adopted Housebuilders Design Guide SPD and policies contained within Chapter 12 of the National Planning Policy Framework.

5. The development hereby approved shall not be brought into use until the foul, surface and land drainage infrastructure detailed within submitted plans BV Consulting – 1309-903 Rev P1, Drainage Layout Phase 2, BV Consulting – 1309-904 Rev P1, Hard Paving Specifications Phase 2, BV Consulting – 1309 – Trench Soakaway for Plot 8, BV Consulting – 1309 – Trench Soakaway for Plot 11, BV Consulting – 1309 – Permeable Pavement Plot 8, BV Consulting – 1309 – Permeable Pavement for Plot 11, TBA Ltd – 6993.01 Rev F, Landscape Proposal. The foul, surface and land drainage infrastructure approved by this condition shall be thereafter retained.
Reason: To ensure that adequate measures are put in place to ensure the provision of adequate and sustainable means of drainage to ensure that the development accords with Policies LP27 and LP28 of the

Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

6. Notwithstanding the approved plans, the windows contained within the side elevations (to the east and west) of the dwellings hereby approved to serve the W.C, utility, bathroom, and en-suite's, shall be fitted with obscure glazing minimum Grade 4. Notwithstanding the provisions of Section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the windows shall thereafter be so retained obscurely glazed.
   Reason: To protect the amenity of the future occupiers of the dwellings, in accordance with LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principle 6 of the Housebuilders Design Guide SPD.

7. Remediation of the site shall be carried out and completed in accordance with the approved Remediation Statement by ARC Environmental, dated 4th July 2022 (ref: 22-174). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Reports is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
   Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning Policy Framework.

8. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.
   Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and 184 of the National Planning Policy Framework.

9. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the

Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.
Reason: In the interests of access and highway safety to accord with policies LP21 & LP22 of the Kirklees Local Plan and the Council's adopted Highways Design Guide.

10. The boundary treatments for each dwelling shall be in accordance with those set out upon 1381-P-005 Rev B. No dwelling shall not be brought into use until the boundary treatment relating to that dwelling has been completed. The boundary treatments shall be thereafter retained.
Reason: In the interests of visual amenity to accord with Policies LP11, LP24 & LP30 of the Kirklees Local Plan, Principles 7, 9 & 13 of the Council's adopted Housebuilders Design Guide SPD and policies contained within Chapter 12 & 15 of the National Planning Policy Framework.

11. The development hereby approved shall not be first occupied until the lighting scheme detailed within the submitted document titled 'Environmental Lighting Impact Assessment Report' ref: SHD828-SHD-HLG-STAT-RP-EO-Lighting Assessment Report- R0 has been completed. The lighting scheme shall thereafter be retained in accordance with this document.
Reason: In the interests of visual amenity, residential amenity, biodiversity and highway safety and to accord with Policies LP11, LP21, LP22, LP23, LP24, LP30 and LP52 of the Kirklees Local Plan, Principles 7 & 9 of the Housebuilders Design Guide SPD, Chapters 12 and 15 of the National Planning Policy Framework and the Council's adopted Highways Design Guide SPD.

12. The entirety of the construction phase of the development hereby approved shall be undertaken in accordance with the submitted Environmental Management Plan by Brierstone Ltd, dated 10th May 2022 and submitted plans titled Planning Condition 12 CEMP Traffic Plan and Statement, dated 12th October 2022, and Phase 2 CEMPT Traffic Plan and Statement, dated 14th October 2022.
Reason: In the interests of highways safety, including users of the public right of way and amenity of nearby occupiers to accord with Policies LP21, LP24 & LP52 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework.

13. The development shall not be brought into use until the in-curtilage vehicular parking areas and the proposed vehicular turning head marked 'TURNING HEAD' on submitted drawing ref: 1381-P-005 Rev B have been constructed and surfaced in accordance with the detailed specification set out in drawing ref 1381-P-005 Rev B. Thereafter the turning head shall be retained for the unobstructed use for the turning

of vehicles and the parking spaces retained in accordance with the detailed specification set out in the aforementioned drawing.
Reason: In the interests of highway safety, to ensure appropriate access to the site for service vehicles, in the interests of users of the Public Right of Way which runs along Station Road, to mitigation flood risk and to accord with Policies LP21 and LP28 of the Kirklees Local Plan, Chapter 14 of the National Planning Policy Framework and the Council's adopted Highways Design Guide SPD.

14. Prior to occupation, a "lighting design strategy for biodiversity" for the access route shall be submitted to and approved in writing by the local planning authority. The strategy shall:

    a. Identify those areas/features on site that are particularly sensitive for bats and otters and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key area of their territory, for example, for foraging; and

    a. Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

    All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
    Reason: To avoid indirect impacts to bats and other local species in the interests of ecological mitigation, to comply with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

15. Development shall be carried out strictly in accordance with the hereby approved Ecological Design Strategy Report, by Brierstone Ltd Ref. 18464/HC dated 1st July 2022, revised 6th July 2023, and shall be implemented in the first planting and seeding seasons following the first use of the dwellings or on completion of the development, whichever is the sooner. All features shall be retained in that manner thereafter.
    Reason: In the interest of preserving and enhancing local ecological value and visual amenity so as to accord with Policies LP24 and LP30 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

16. Within the first planting season following the substantial completion of the development hereby approved and before first occupation of the dwelling to which it relates, the soft landscaping of the site shall be completed in accordance with the details and specifications within

submitted drawing 6993.01RevF. Following completion of the landscaping scheme all areas of soft landscaping shall be retained as soft landscaping thereafter. If, within a period of at least five years from planting, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species.
Reason: To ensure that there is a well laid out scheme of soft landscape in the interests of amenity and biodiversity of the site to accord with policies LP24 & LP30 of the Kirklees Local Plan, Principles 7 and 9 of the Council's adopted Housebuilders Design Guide SPD and policies within Chapters 2, 12, and 15 of the National Planning Policy Framework.

17. Prior to the occupation of the dwellings hereby approved, and notwithstanding the details shown within the submitted plans a detailed scheme for the proposed improvement works to Station Road, including surfacing/resurfacing, drainage, provision of a footway and timetable for the implementation and completion of the works shall be submitted to the Local Planning Authority. The submitted scheme shall include detail relating to surfacing of the carriageway being undertaken using the existing and reclaimed/new stone setts. Following the issuing of written approval of the scheme by the Local Planning Authority, the works to Station Road shall be provided in accordance with the approved timeframe and shall thereafter be retained as such.
Reason: In the interests of access and highway safety, including users of the public right of way to accord with Policies LP21 and LP22 of the Kirklees Local Plan and the Council's adopted Highways Design Guide.

NOTE: Public Footpath No MEL/23/60, which crosses the access road, shall not at any time prior to, during or after construction of the proposed development be unofficially obstructed or closed without the prior written consent of the Local Planning authority.

NOTE: Electric Vehicle Charging Points –

A standard electric vehicle charging point is one which is capable of providing a continuous supply of at least 16A (3.5kW). a 32A (7kW) is however more likely to be futureproof. Standard charging points for single residential properties that meet the requirements specified in the latest version of "Minimum technical specification – Electric Vehicle Homecharge Scheme (EVHS)" by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of at least 16A (3.5kW) and have Type 2 sockets would be acceptable. The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity. The installation must comply with all applicable electrical requirements in force at the time of installation.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*

- BS 10175:2011+ A2:2017 *Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NOTE: The applicant is reminded that Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Site Location Plan	1381/SLP	A	16th March 2023
Phase two – Proposed site layout	1381-P-005	B	16th March 2023
Phase two – Proposed Street scene	1381-P-006	-	29th September 2022
Proposed Site Sections	1381-P-007	-	29th September 2022
House Type B – Floor Plans & Elevations	1381/P/102	-	29th September 2022
Trench Soakaway for Plot 11	1309	-	29th September 2022
Trench Soakaway for Plot 8	1309	-	29th September 2022
Permeable Pavement Plot 11	1309	-	29th September 2022
Permeable Pavement Plot 8	1309	-	29th September 2022
Topographical Land Survey	S22-390-1	-	29th September 2022

Topographical Land Survey	S22-390-2	-	29th September 2022
Drainage Layout Phase 2	1309-903	P1	29th September 2022
Hard Paving Specifications Phase 2	1309-904	P1	29th September 2022
Landscape Proposal	6993.01	F	29th March 2023
Phase 2 CEMP Traffic Plan and Statement	-	-	15th December 2022
Planning Condition 12 CEMP Traffic Plan and Statement	-	-	14th October 2022
External Materials Statement – Supporting Information	1381/EMS	-	29th September 2022
Design and Access Statement – Supporting Information	1381/DAS	-	29th September 2022
Phase 1 Desk Top Study Report – Supporting Information	15-154	-	20th December 2022
Phase 2 Ground Investigation Report – Supporting Information	16-273	-	20th December 2022
Remediation and Validation Proposal Sheets – Supporting Information	22-174	-	20th December 2022
Supporting Highway Statement – Supporting Information	-	-	29th September 2022
Pod Point Install Guide – Supporting Information	PP_D-210079-2 S3-UK-H-IG	-	29th September 2022
Environmental Lighting Impact	SHD828-SHD-HLG-STAT-RP-	R0	10th February 2023

Assessment Report – Supporting Information	EO-Lighting Assessment Report-R0		
Arboricultural Method Statement – Supporting Information	221201 MS	-	22nd December 2022
Tree Survey – Supporting Information	221201	-	22nd December 2022
Letter titled Re: 2022/93376 - Land off Station Road, Meltham, Huddersfield by Arc Environmental dated 19th December 2022 – Supporting Information	-	-	20th December 2022
Letter titled 'RE: Land at Station Road, Meltham' dated 13th August 2015 – Supporting Information	15-154.01L	-	20th December 2022
Environmental Management Plan (EMP) – Supporting Information	029	-	18th January 2023
Ecological Survey – Supporting Information	-	-	29th September 2022
Preliminary Ecological Appraisal – Supporting Information	-	-	16th March 2023
Ecological Design Strategy Report – Supporting Information	18464/HC	Revised 6th July 2023	6th July 2023
Statement on the Removal of Suspended Solids and Surface Water Management	-	-	25th May 2023

During Construction			

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. During the course of the application a number of amendments and additional information has been requested from the applicants, following comments received from consultees. An amendment to the original red line boundary was also requested given the location and relationship between the proposed parking arrangements to the front of the dwellings would not be able to be provided within the originally submitted boundary.

Report Dated:

07/07/2023