

**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:	<b>2023/62/91657/W</b>
Site Address:	Southgate/Leeds Road, Huddersfield, HD1 1TW
Description:	Temporary use of site as a car park for a period of 4 years
Recommending Officer:	Tom Hunt

**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:** 5<sup>th</sup> December 2023

## Officer Report

### Site Description

2023/91657 – Southgate/Leeds Road, Huddersfield, HD1 1TW

The application site extends to an area of just under ~0.5 hectares. It is broadly rectangular in shape and incorporates part of Pine Street. It lies within part of a wider area known as the Southgate site, which surrounds it to the north, south and west. To the east, it is bounded directly by Old Leeds Road. It is part of a wider site which is being redeveloped as a new Health and Research Innovation Campus.

### Description of Proposal

Temporary use of site as a car park for a period of 4 years

The application proposes use of the land as a private surface level car park for a temporary period of no more than four years to be used by Huddersfield University while the wider site is being developed.

The site plan indicates 152 parking spaces laid out within its main parking area and two disabled parking bays on Pine Street with an overall total of 166 proposed parking spaces. This would have two pay stations, CCTV and an entrance barrier to Pine Street.

The replacement of boundary treatments is proposed as set out in the site plan; existing hoarding adjacent to Old Leeds Road is to be replaced with welded mesh fencing.

### History of negotiations/amendments received

Discussion occurred between the Officer and the lead Officer for the Health and Research Innovation Campus with regard to conditions.

### Relevant Planning History

2020/91629                      Temporary use of site as a car park for a period of 3 years.

*Granted*

**Officer note:** this was a temporary use of the site as a car park for the public. Most of the works have been carried in relation to landscaping, laid surfaces, lighting to bring it into use.

*For the wider site:*

2021/91544                      Outline application for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health services; Class E(g)(i)-offices;

Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness.  
*S106 Outline Permission*

- 2022/91456 Reserved matter application pursuant to outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness, and the discharge of conditions 5 (masterplan), 6 (design code), 8 (access), 9 (internal access) and 19 (BEMP).  
*S106 Reserved Matters*
- 2022/91412 Discharge of conditions 4 (phasing), 5 (masterplan), 6 (design code), 7 (CEMP), 8 (access), 9 (internal access), 10 (highway retention), 11 (highway drainage), 12 (drainage strategy), 13 (drainage assessment), 14 (temporary drainage), 18 (EclA), 19 (BEMP), 23 (phase II investigation), 27 (noise), 31 (cycle parking) and 32 (climate change) of previous outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/healthservices; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness.  
*Approved.*
- 2022/93921 Discharge of condition 24 (Phase II Intrusive Site Investigation Report) of previous outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/healthservices; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness .  
*Approved*
- 2023/90423 **Discharge conditions 20 (Air Quality Assessment) and 21 (Ventilation Scheme)** on phase 1 of previous permission 2021/91544 for outline application for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-

medical/healthservices; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness.  
*Split Decision*

**Officer Note:** Condition 20 was discharged in part with an additional requirement to supply a verification report on costs be discharged separately. Condition 21 was discharged in part with an additional requirement to have each phase to be implemented in accordance with the approved mechanical ventilation for that phase and this is to be discharged separately.

2023/90424 Discharge condition 11 (roof fixtures) on previous permission 2022/91456 for reserved matter application pursuant to outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness, and the discharge of conditions 5 (masterplan), 6 (design code), 8 (access), 9 (internal access) and 19 (BEMP).  
*Approved*

2023/90533 Non material amendment to previous permission 2022/91456 for Reserved matter application pursuant to outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness, and the discharge of conditions 5 (masterplan), 6 (design code), 8 (access), 9 (internal access) and 19 (BEMP).  
*NMA Approved*

2023/91254 Discharge of condition 3 (anti-terrorism mitigation measures) of previous reserved matters approval 2022/91456 pursuant to outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness, and the discharge of conditions 5

(masterplan), 6 (design code), 8 (access), 9 (internal access) and 19 (BEMP).

*Approved*

2023/91310

Discharge of condition 2 (material samples) of previous reserved matters approval 2022/91456 pursuant to outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness, and the discharge of conditions 5 (masterplan), 6 (design code), 8 (access), 9 (internal access) and 19 (BEMP)

*Approved*

**Officer note:** The wider site permissions have altered the site context and the evaluation of the impacts of the proposal in this context is undertaken in the assessment section of this report.

## **Representations**

We are currently undertaking 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 which expired on: 17/08/2023

No representations have been received.

## **Consultation Responses**

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

- Highways Development Management – No Objection. Reference is made erroneously to use of car park for football match parking however this would be restricted for the use of Huddersfield University campus. This has been clarified with the Officer. Discussed in ‘Highway Safety’ section of this report
- Canal and River Trust – No Comment
- Health and Safety Executive – No Objection, no changes are proposed to the access and therefore a formal consultation is not required.
- Kirklees Council Environmental Health – No Objection, highlighted conditions outstanding in application 2020/91629 in relation to air quality and Electric Vehicle Charging Points. Discussed in ‘Other Matters’ section of this report.

## **Policy**

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 27<sup>th</sup> February 2019).

The site is allocated as Mixed Use (MXS2) and is within Huddersfield Town Centre Boundary on the Kirklees Local Plan. It is within a Notified area EIA and Major Scale Development. It is within a Bat Alert layer and a Low Coal Risk Area. Part of the site is within a Hazardous Material Site. It is in close proximity to AQMA 9.

### **Kirklees Local Plan (LP):**

- LP 1 – Presumption in favour of sustainable development
- LP 2 – Place shaping
- LP 13 – Town centre uses
- LP 17 – Huddersfield Town Centre
- LP 20 – Sustainable travel
- LP 21 – Highways and access
- LP 22 – Parking
- LP 24 – Design
- LP 27 – Flood risk
- LP 28 – Drainage
- LP 30 – Biodiversity & Geodiversity
- LP 34 – Conserving and enhancing the water environment
- LP 49 – Educational and health care needs
- LP 51 – Protection and improvement of local air quality
- LP 52 – Protection and improvement of environmental quality

### **Supplementary Planning Guidance and other considerations**

- Highways Design Guide SPD
- Kirklees Climate Change Guidance for Planning Applications (2021)
- Institute of Air Quality Management Land-Use Planning & Development Control; Planning for Air Quality (2017)
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)

### **National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 05<sup>th</sup> September 2023, the Planning Practice Guidance Suite (PPGS) first launched 6<sup>th</sup> 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.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 6 – Building a strong, competitive economy
- 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

## **Assessment**

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Conclusion

### 1 – Principle of development:

#### *1.1 Sustainable Development*

Policy LP1 of the Local Plan states that when considering development proposals, the council will take a positive and proactive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that *“good design should be at the core of all proposals in the district”*.

Policies LP13, LP17 and LP49 of the Kirklees Local Plan and Chapter 2 and 6 of the NPPF are relevant to this proposal; it would support the wider masterplan for this mixed use site within Huddersfield Town Centre, supporting a major employer and draw to the town centre given it would serve Huddersfield University and therefore would have no conflict with the aims of sustainable development of the Town Centre.

Nonetheless paragraph 11 of the NPPF 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.

### 2 – Impact on visual amenity:

In terms of visual amenity, general design considerations are set out in Policy LP02, and LP24 of the Local Plan and Chapter 12 of the NPPF, which seeks to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, respecting and enhancing the character of the townscape, heritage assets and protect amenity.

The site was used as a parking area previously and the works proposed would have no significant visual alterations. There may be some minor benefits in some surfaces being re-laid, parking bays marked out and the replacement of hoardings for welded mesh fencing adjacent to the site but this is not considered to have a significant impact on the visual amenity of the area. The previous permission 2020/91629 sought to condition improvements in the appearance of the hoardings for visual amenity however the site is undergoing major, ongoing redevelopment and Officers consider that this condition would not be necessary in this case given the temporary use of the site as a private car park. This conclusion is drawn on the basis a condition is included requiring a scheme of restoration / treatment of the site following the cessation of the use.

Subject to condition the proposal is therefore regarded as acceptable for permission in this regard as it would not significantly harm the visual amenity of the area and be acceptable and accord with Policy LP24 of the Local Plan and Chapter 12 of the NPPF.

### 3 – Impact on residential amenity:

Section B and C of Policy LP24 of the Kirklees Local Plan 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 2021 states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

The proposed temporary use of the car park for University use would have traffic entering Old Leeds Road which does not have residential uses.

Due to the nature of the proposal, it is considered that the proposed development would be sited a sufficient distance away from any neighbouring residential properties to have no significant impact on residential amenity.

The proposal would therefore comply with LP24b of the Kirklees Local Plan and Chapter 12 of the NPPF.

### 4 – Impact on highway safety:

Policy LP21 of the Kirklees Local Plan advises that proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users. This reflects guidance within

the National Planning Policy Framework (the Framework), which states at Paragraph 110 that in assessing applications for development, it should be ensured that there are appropriate opportunities to promote sustainable transport modes, safe and suitable access to the site can be achieved for all users, and any significant impacts from the development on the transport network can be viably and appropriately mitigated. Paragraph 111 confirms 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.

Turning to highway safety, Highways Development Management had been formally consulted. The previous use as a car park was noted, supported by a pedestrian link to the Town Centre and the car park would have its existing access via Old Leeds Road unaltered. The replacement of hoardings along Old Leeds Road for mesh fencing would improve intervisibility from Pine Street improving highway safety.

In addition, when considering application ref: 2020/91629, the current proposal to have its temporary use as a car park for exclusive and private University use would not be expected to have traffic generation at the same intensity as the previous temporary use as a car park by the public and as such it is considered the requirement for a car park management plan would not be necessary given the differing use of the site from the previous temporary consent. The HDM Officer commented that as the pay and display car park is to close, removing it from public use, there would be no need to require conditions to ensure highway safety.

It is considered the proposal would not have a significant impact on vehicular movements given users of the car park would likely be associated with the university / its wider ongoing development, and as such it is considered that, having regard to the clarified response of the Highways Team, the proposal would have an acceptable impact in relation to access and highways safety.

This would comply with Policies LP21 and 22 of the Local Plan, the KC Highway Design Guide SPD and Chapter 9 of the NPPF.

#### 5 – Other matters:

##### *Air Quality*

Policy LP51 of the Kirklees Local Plan and paragraphs 105, 174 and 186 of the NPPF seek to ensure that new development does not result, directly or indirectly, in an increase in air pollution.

The previous application 2020/91629 referenced the nearby AQMA and identified Air Quality Mitigation Measures to be submitted to and approved by the LPA in writing (within condition 9). Of relevance, within application 2023/90423 for the wider site, Discharge conditions 20 (Air Quality Assessment) and 21 (Ventilation Scheme) on phase 1 for the wider scheme has been discharged in part with supplementary details to be discharged. In principle, the University's new building and its expected traffic generation has been assessed and mitigated for; each further stage/building coming into

use would have their own Air Quality Impact Assessment and associated mitigation to compensate for incremental increase in car space demand. Officers recommend that the impact on air quality and to the AQMA could be satisfactorily controlled by each stage of the development of the wider site and mitigating against the effects of the temporary use of the site without the requirement to supply separate Air Quality Mitigation Measures.

It is therefore considered that, given the use of the car park would be by the university itself rather than the wider use by the public and taking account of the wider redevelopment of the site by the university and the air quality management measures which would need to be incorporated as part of the wider development the continued use of the site for a temporary period, without submission of a site specific scheme to be applicable for the temporary period is considered to be acceptable in this case.

#### *Electric Charging Vehicle Points (EVCPs)*

Further to the above, in relation to air quality. Within the previous permission 2020/91629, the supply and details of EVCPs were required by condition. The applicant has disputed the reasonableness of requiring the EVCPs for the temporary use as a car park for the University use while the wider development of the site is ongoing. This was not applicable in the consideration of the previous application, given that proposal was for a public car park, however the current applicant has raised that the installation of the EVCPs will necessitate costly electric cabling impacting on the viability of the wider site's development, particularly given how distant the car park is to existing buildings on the site, that will only be in use for 4 years.

Furthermore, since the determination of the previous application 2020/91629, a site-wide masterplan has been approved which includes the temporary car park being replaced by a new permanent Sustainable Transport Hub (STH) expected to include EVCP. Reflecting on the concerns raised by the applicant and the approved development on site including a new permanent STH with long term benefits in climate mitigation, Officers concur that re-applying this condition for a temporary use would be unreasonable and unnecessary in the long term.

#### *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 predates 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.

A Climate Change Statement has been supplied. Due to the limited temporary use of the area proposed, it is not considered that any additional specific mitigation measures are required to facilitate this development given the long-

term sustainable development of the wider masterplan in delivering climate change mitigation.

#### *Temporary Use*

The proposal is for the temporary use of the car park for Huddersfield University while they redevelop the wider site in phases. It is acknowledged that a previous permission (ref: 2020/91629) was conditioned to be restored when the period of the site used as a private car park expires. In this instance, Officers agree that restoration of the car park would no longer be necessary to be conditioned as the wider Southgate site (including the car park) is to be redeveloped for the new Huddersfield University Campus.

#### *Streetlights & CCTV*

A condition on the previous planning permission (ref: 2020/91629) required street lights & CCTV to be installed and operational. There are street lights and CCTV present on site in accordance with the previous consent (condition 11) and as such this condition would be re worded to require their continued retention / operation.

#### *Drainage*

The site is within a low probability Flood Risk Zone and is within the Canal and River Trust Consultation zone. There was no objections raised by the Trust to have the existing car park back into current use for the University and the car park surface is laid ready for its use. As such, there would be no additional conditions required to comply with Policy LP27, LP28 and LP34 of the Kirklees Local Plan and Chapter 14 of the NPPF.

#### *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.

Whilst considering Biodiversity, it is acknowledged that the site is located within an identified bat alert area, however due to the nature of the proposal this would have no significant effects on bat roosting potential and therefore considered unlikely that the proposals would have an impact on the bat population. An informative has been provided however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

There are indicated landscaping enhancements on the site plan however it is proposed that the temporary use of the site and the long term landscaping / redevelopment benefits of the wider masterplan would not require conditions to have additional compensation, mitigation or management plans for its limited short term use to improve biodiversity in the meantime to make it acceptable for LP30 of the Kirklees Local Plan and Chapter 15 of the NPPF.

6 – Representations:

No representations had been received.

### 7 – 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 the development would constitute sustainable development and is therefore recommended for approval.

**Recommendation**

**Approve**

**Decision Authorisation: Delegated**

**Application Number:** 2023/91657

**Officer Recommendation:** Approve

### **Conditions and Reasons**

1. The development hereby permitted shall be discontinued within 4 years of the date of this permission.

**Reason:** The application is time limited in the interests of supporting the wider masterplan/development of the Campus site for Huddersfield University to accord with Policies LP21 and LP22 of the Kirklees Local Plan and policies within Chapters 6, 9 and 12 of the National Planning Policy Framework.

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 to accord with Policies LP1, LP2, LP13, LP17, LP20, LP21, LP22, LP24, LP27, LP28, LP30, LP34, LP49, LP51 and LP52 of the Kirklees Local Plan and Policies within Chapters 2, 4, 6, 9, 12, 14 and 15 of the National Planning Policy Framework.

3. Within the six months prior to the date of the use ceasing as defined by Condition 1, a restoration scheme for the site shall be submitted in writing to the Local Planning Authority. The scheme shall include the following:

- (a) Details of all works to restore the site to a condition to be agreed by this scheme;
- (b) A timescale for the carrying out of the works. The approved scheme shall thereafter be carried out in accordance with the approved timescale and each element within the approved timescale.

**Reason:** To ensure that provision is made for the appropriate restoration of the site to accord with policy LP24 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework.

4. The Street Lighting and CCTV which has been installed and is operational at site, in accordance with the details submitted within submitted drawing 6594-1a and paragraph 1.1.2 of the Planning Statement prepared by AECOM dated June 2020 submitted as part of application 2020/91629 dated 28<sup>th</sup> September 2020, shall be retained for the lifetime of the development hereby approved.

**Reason:** In the interests of safety and security to accord with policy LP24 of the Kirklees Local Plan, policies within Chapters 8 and 12 of the National Planning Policy Framework

**FOOTNOTE:** 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.

**FOOTNOTE:** The site is located within the Kirklees Bat Alert Layer and there is an increased potential for roosting bats. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site, development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan.	Drawing No. HWA-AHR-P1-XX-DR-A-81001.	P1	12/07/2023

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed Site and Block Layout Plan.	Drawing No. HD/52/61703/P2/A.	A	12/07/2023
Climate Change Statement	-	-	28/06/2023

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 pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Following discussion with the applicants planning agent the application was considered on its merits taking into account the wider development of the site with a masterplan to deliver long term benefits for sustainable development.

**Report Dated:** 04/12/2023