

# Appeal 6001262

Submitted on 23 October 2025.

## Before you start

<b>Local planning authority</b>	Kirklees
<b>Appeal type</b>	Full planning
<b>Decision date</b>	24 April 2025

## Prepare appeal

**Was the application made in your name?** No, I'm acting on behalf of the applicant

**What is the applicant's name?** Newett Homes  
Newett Homes

**Contact details** Becky Richmond  
Johnson Mowat Planning Ltd

**What is your phone number?**

**What is the address of the appeal site?** Land North East of Shepley Road  
Stocksmoor  
Huddersfield  
HD4 6XW

**What is the area of the appeal site?** 2.5 ha

**Is the appeal site in a green belt?** No

**Do you own all of the land involved in the appeal?** No

**Do you own some of the land involved in the appeal?** No

**Do you know who owns the land involved in the appeal?** Yes, I know who owns all the land

**Have the landowners been told about the appeal?** I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B

**Is the appeal site part of an agricultural holding?** No

<b>Will an inspector need to access your land or property?</b>	Yes There is limited visibility of the appeal site from the public highways and access to the site is necessary to fully appreciate appeal matters.
<b>Are there any health and safety issues on the appeal site?</b>	No
<b>What is the application reference number?</b>	2024/62/91242/E
<b>What date did you submit your application?</b>	29 April 2024
<b>Was your application for a major or minor development?</b>	Major development
<b>Was your application about any of the following?</b>	Dwellings
<b>Enter the description of development that you submitted in your application</b>	Residential Development (50 dwellings) with associated access, parking, public open space, landscaping and infrastructure
<b>Did the local planning authority change the description of development?</b>	No
<b>How would you prefer us to decide your appeal?</b>	Inquiry
<b>Why would you prefer an inquiry?</b>	<p>Full justification for why a Public Inquiry is requested is set out in the Appellant's Statement of Case. In summary:</p> <ul style="list-style-type: none"> <li>- Status of the Development Plan and its out-of-datedness and need for cross-examination on planning balance and policy weight.</li> <li>- Level of public interest – The application received a high level of public interest; 307 individual representations. The proposal raises matters of local significance which merit examination in a public forum where evidence can be given transparently and community concerns can be fully and fairly heard.</li> </ul> <p>Nature of the Council's case on highways impact – Public Inquiry is necessary to allow expert evidence and cross-examination of the current and future operation of each relevant section of the surrounding road network. Only through such a process can the technical evidence on traffic generation, network capacity, and safety be properly tested and understood.</p>
<b>How many days would you expect the inquiry to last?</b>	3
<b>How many witnesses would you expect to give evidence at the inquiry?</b>	2

Are there other appeals linked to your development?

No

## Upload documents

Application form

[CD 1.1 Application Form.pdf](#)  
(/document/09b84387-4a52-4866-b9fb-8e7359cff744)

Decision letter

[CD 3.2 Decision Notice.pdf](#) (/document/0310f694-da3f-440c-affe-3b160870856f)

Do you plan to submit a planning obligation to support your appeal?

Yes

What is the status of your planning obligation?

Not started yet

Did you submit a separate ownership certificate and agricultural land declaration with your application?

No

Appeal statement

[251023 Planning SoC.pdf](#) (/document/ee4e19af-19e2-4870-9b9c-67704488c743)  
[Appendix 3 Highways and Transportation SoC \(Final\).pdf](#) (/document/19243c18-68fb-4f53-9205-739f60f10a26)

Draft statement of common ground

[251023 Draft Stocksmoor SoCG.docx](#)  
(/document/feabacf9-20ed-448d-b288-df85e6a023cf)

Do you need to apply for an award of appeal costs?

No

Did you submit a design and access statement with your application?

Yes

Design and access statement

[CD 1.21 DAS.pdf](#) (/document/e5a0ff04-1029-470b-9ab5-da6bdce4e2a5)

Plans, drawings and supporting documents

[CD 1.2 Application Covering Letter.pdf](#)  
(/document/7161cc3d-213d-4322-aa38-01cf29f2ce78)  
[CD 1.33 Transport Assessment Addendum.PDF](#)  
(/document/e4462bc6-fcec-4edd-89a4-050cd157ca55)  
[CD 1.29 Flood Risk Assessment.pdf](#)  
(/document/c4ec6f0c-ab4e-42d4-a63d-05250a967a2b)  
[CD 1.1 Application Form.pdf](#)  
(/document/d8d2d357-20e9-4ce7-9e72-0e88a87a5f44)  
[CD 1.12 Topo 1 of 4.pdf](#) (/document/be335df6-daad-48dd-9462-0ebafd47cc2f)  
[CD 1.31 Noise Impact Assessment.pdf](#)

[\(/document/16872b17-4d10-4cc0-a74c-125a55a7a3db\)](#)

[CD 1.15 Topo 4 of 4.pdf \(/document/ebd3509c-3b3c-4104-aaf1-1dc170fe3242\)](#)

[CD 1.6 Landscape Masterplan.pdf \(/document/60e1dd28-d102-4fff-a90c-3378940b748c\)](#)

[CD 1.22 Rapid Health Impact Assessment.pdf \(/document/460f54e9-1172-48b6-9998-37df3173258d\)](#)

[CD 1.25 Arboricultural Assessment.pdf \(/document/2e6f89f3-b536-4f67-b7e7-4c0ca15ef128\)](#)

[CD 1.8 Boundary Treatments Plan.pdf \(/document/b2a75eed-e981-45e0-a28d-562ca67803fc\)](#)

[CD 1.5 Planning Layout Rev G.pdf \(/document/8df75c7c-2d38-4210-bb44-6fa5801186ad\)](#)

[CD 1.7 House Type Pack.pdf \(/document/645de407-2001-4e3b-b55a-829e2b84213e\)](#)

[CD 1.16 Cross Section.pdf \(/document/51a923ac-4bd4-48cf-931d-845a4aa13b3c\)](#)

[CD 1.17 Streetscenes.pdf \(/document/2068cd6f-83db-4c28-ae49-8a59e2e8c2f3\)](#)

[CD 1.19 Planning Statement.pdf \(/document/c4f982f8-4c2d-44dd-9abf-8f3a364be222\)](#)

[CD 1.9 Materials Plan.pdf \(/document/97d8bfc8-a20e-4302-8bd4-98a503f5f14d\)](#)

[CD 1.18 Proposed Indicative Engineering Levels.pdf \(/document/6aa889b8-8e7f-498e-9f39-a26af3aedaf8\)](#)

[CD 1.14 Topo 3 of 4.pdf \(/document/9ab2f440-a52f-43cc-8643-b4fe5487614e\)](#)

[CD 1.11 POS Plan.pdf \(/document/c374b61e-1413-4a79-9f3f-b6fd40591d98\)](#)

[CD 1.13 Topo 2 of 4.pdf \(/document/d82cfbf5-c095-4624-a87c-bac9cf4f307b\)](#)

[CD 1.4 Site Location Plan.pdf \(/document/92824e59-e40e-4668-b346-c5947cf5d7ed\)](#)

[CD 1.10 Secure by Design Layout.pdf \(/document/72f2fe20-bd5a-4b41-8b07-ceb431a8abad\)](#)

[CD 1.21 DAS.pdf \(/document/34eaf67a-7a92-44e3-afe4-d32326f1ab1e\)](#)

[CD 1.23 Transport Assessment.pdf \(/document/7712500a-2ba5-4326-aeef-d59936a5991e\)](#)

[CD 1.30 LVA v2.pdf \(/document/f9a403e3-ec47-4423-8b22-d86cdb6657cf\)](#)

[CD 1.26 EclA V2.pdf \(/document/7bb12ab4-17eb-4478-a803-e5d450625d4d\)](#)

[CD 1.20 Statement of Community Involvement.pdf \(/document/8f6b55dd-5769-4949-9a5d-ed92a0633dfa\)](#)

**Do you have any new plans or drawings that support your appeal?** Yes

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**New plans or drawings**

[CD 2.3 House Type Pack.pdf \(/document/6d4902e3-06e0-4a82-b3dc-205835f54af6\)](#)  
[CD 2.2 Landscape Masterplan.pdf \(/document/7dc0136a-0df5-4d1b-944e-2bdcc2306fb6\)](#)  
[CD 2.7 POS Plan.pdf \(/document/0414d771-b479-4007-8023-408e1ec9958a\)](#)  
[CD 2.5 Materials Plan.pdf \(/document/6418a655-ba92-4038-897f-623637ad5ba2\)](#)  
[CD 2.6 Secure by Design Layout.pdf \(/document/2244e9a4-895b-4605-92cc-78412cecd32a\)](#)  
[CD 2.1 Planning Layout - 49 units.pdf \(/document/11d844f8-1172-4589-a1f1-9e7dc292f87b\)](#)  
[CD 2.4 Boundary Treatments.pdf \(/document/ef7e9a4-e873-4a15-9c1a-c42631d54c16\)](#)  
[CD 2.8 EcIA v3.pdf \(/document/1e0d2cf8-0786-456c-ad70-f6a0d55db95c\)](#)

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**Do you have any other new documents that support your appeal?** Yes

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**Other new supporting documents**

[CD 2.11 Streetscenes.pdf \(/document/c4e9a786-27f7-4e65-ac45-16326cf35161\)](#)  
[CD 2.10 Overlay Plan.pdf \(/document/5a4da5dd-fbcf-4e91-8717-8d2481943d5c\)](#)  
[CD 2.12 Cross Sections.pdf \(/document/61430fb1-e079-4b41-b1c2-f806794c3a7f\)](#)

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