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**PLANNING SUPPORTING STATEMENT  
IN SUPPORT OF DETAILED APPLICATION FOR  
RESIDENTIAL DEVELOPMENT (4NO DWELLINGS),  
INCLUDING DEMOLITION OF EXISTING DWELLING**

**11 WOOD STREET, SKELMANTHORPE,  
HUDDERSFIELD, HD8 9BN**

**LINFIT INVESTMENTS LIMITED**

**JULY 2024**

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## 1.0 INTRODUCTION

This application, which is submitted to Kirklees Council in detail, seeks the development of this site for residential purposes (4No dwellings) following demolition of the existing dwelling at 11 Wood Street, Skelmanthorpe.

The application is supported by the following information:

- (i) Full layout plans and details;
- (ii) Planning Support Statement – Townsend Planning Consultants;
- (iii) Statement of Significance –Townsend Planning Consultants;
- (iv) Transport Assessment - ATTP;
- (v) Bat Report – Middleton Bell Ecological Consultants;
- (vi) Tree Report – Coppice Landscapes;
- (vii) Biodiversity Net Gain metric – Middleton Bell Ecological Consultants; and
- (viii) Climate change form.

This planning statement is submitted in support of the application and to provide the Council with full information to aid the authority in the discharge of its development control function. A Statement of Significance is also submitted as the site lies outside but adjacent to the defined Conservation Area. The other submitted technical documents provide a fully considered scheme and address all technical issues necessary for the determination of this detailed application.

Overall, it is considered that this proposal, which forms sustainable development, is wholly acceptable when judged in the context of the Development Plan and all material considerations (including the NPPF).

This Statement now goes on to outline the site and the proposal, following which Government Guidance and Development Plan Policy is considered. The various issues that the proposal raises are then considered in detail. Finally, the conclusion is drawn that the proposal is acceptable in the context of the Development Plan and all relevant material considerations and as such planning permission should be forthcoming. Nevertheless, the applicant remains willing to discuss all aspects of the proposal with the Council.

## 2.0 THE SITE AND THE PROPOSAL

The subject site extends to some 0.29 hectares or thereabouts and incorporates 1No dwelling. The site is located within a predominantly residential area which has seen a number of recent redevelopments and also in part abuts the Green Belt.

The property is a short walk from away from the town centre with easy access to schools and shops and is also within close proximity to a public transport route. The location of the site is sustainable.

This application seeks the redevelopment of the site for 4No dwellings following demolition of the existing property. It is noted that the site directly to the south has in recent years been redeveloped to incorporate more intensive residential development.

The application is supported by a number of reports which demonstrate that the site can be developed without giving rise to issues of harm. In drafting up the proposal, the applicant has been mindful of the requirement to meet the Council's space about buildings standards set out in the Local Plan. It will be noted that owing to varying levels within the site, distances required to meet the Council's space about buildings standards in respect of nearby properties are exceeded.

It is acknowledged that the site is located adjacent to the Skelmanthorpe Conservation Area. It is noted that the Council have granted permission previously on the adjacent site for development in close proximity to the Conservation Area. The scheme has been carefully considered to ensure there is no harm to the setting of the conservation Area. It is considered that the existing property does not provide any positive impact on the setting of the Conservation Area and it is considered that the application proposals will not give rise to any issues of harm to the statutory heritage asset.

A highways report is provided with this application to demonstrate that the site can be satisfactorily accessed. Biodiversity net gain and bat reports are provided. A tree report is also provided with this application which demonstrates that there is no harm to the existing trees adjacent to the site.

Overall, it is considered that this proposal will deliver much needed housing on a sustainable site. The Council do not currently have a five year land supply, which weighs heavily in favour of the proposal. The form of development has been carefully considered to ensure that there is no harm to the adjacent Conservation Area. The proposal meets with the Council's space about buildings

standards in terms of the relationship of the properties within the site and existing development around. The site can be satisfactorily accessed.

The proposal conforms with the development plan and does not give rise to issues of harm.

### 3.0 PLANNING POLICY

By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the planning authority must determine the application in accordance with the statutory development plan (insofar as it is material to the application) unless material considerations indicate otherwise. The importance of the statutory development plan in the decision making process necessitates an examination of the relationship of the policies of the plan to one another and to Government guidance, principally through the NPPF and retained circulars.

#### 3.1 Central Government Policy Advice - National Planning Policy Framework

Published in December 2023, the following is considered relevant to the subject proposals:

Para 8 of the advice states:

***“Achieving sustainable development means that the planning system has three overarching objectives, which are mutually interdependent and need to be pursued in a mutually supportive way...***

- a. An economic objective – to help build a strong, responsive and competitive economy...***
- b. A social objective – to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of the present and future generations; and by fostering well designed, beautiful and safe places with accessible services...***
- c. An environmental role – to protect and enhance our natural, built and historic environments including making effective use of land.”***

At Para 11 the advice sets out the presumption in favour of sustainable development and states:

***“Plans and decisions should apply a presumption in favour of sustainable development...***

***For decision making this means:***

- ...c. approving development proposals that accord with an up to date development plan without delay.”***

At Para 38 with regard to decision making it states:

***“Local planning authorities should approach decisions and proposed development in a positive and creative way... Decision makers at every level should seek to approve applications for sustainable development where possible.”***

Para 47 goes on to state:

***“Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.”***

Section 5 relates to ‘Delivering a Sufficient Supply of Homes’. At Para 60 it states:

***“To support the government objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.”***

Section 11 provides advice on ‘Making Effective Use of Land’. At Para 123 it states:

***“Planning policies and decisions should:***

- ...(c) give substantial weight to the value of using suitable brownfield land within settlements for homes...***
- (d) promote and support the development of underutilised land and buildings, especially if this would help to meet identified need for housing.”***

Section 12 provides advice on “Achieving Well Designed Places”. Para 131 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 a development acceptable to communities.”***

Para 135 goes on to state:

***“Planning policies and decisions should ensure that developments:***

- a. Will function well and add to the overall quality of the area not just for the short term but over the lifetime of the development.***
- b. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.***
- c. Are sympathetic to local character and history including the surrounding built environment and landscape setting...***
- f. Create places that are safe, inclusive and accessible and which promote health and wellbeing with a standard of amenity for existing and future users where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience.”***

At Section 16 “*Conserving and Enhancing the Historic Environment*”, Para 200, advice is provided in respect of proposals affecting heritage assets and states:

***“In determining applications planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”***

The advice goes on to set out the approach to development which would lead to substantial harm or less than substantial harm. The subject site is located outside the Conservation Area. It is considered that the detailing of the proposal will ensure no harm whatsoever to the setting of the Conservation Area.

### 3.2 Local Planning Policy – Kirklees Local Plan

The Council’s Local Plan was adopted in 2019 and constitutes the development plan for the area. Within the proposals map the site is unallocated and located within the defined settlement. The site adjoins but is outside a Conservation Area.

The following policies are considered relevant to the consideration of this application:

(i) Policy LP1 – Presumption in Favour of Sustainable Development

It is considered that the redevelopment of this brownfield site which is within a sustainable location close to schooling and shopping facilities wholly conforms with this policy.

(ii) Policy LP3 – Location of New Development

It is considered that the proposal is wholly acceptable in terms of this policy and will provide much needed new homes compatible with the settlement's size and function. It will assist the Council in the delivery of housing numbers.

(iii) Policy LP7 – Efficient and Effective Use of Land and Buildings

This proposal fully conforms with this policy in that:

- (a) It will provide efficient use of previously developed land in a sustainable location.
- (b) It will result in the reuse of an underused resource.
- (c) In terms of housing density, the density is appropriate for the character of the site, its setting and access.

(iv) Policy LP24 – Design

It is considered that good design is achieved with this development, which will enhance the character of the site and the nearby heritage asset. It meets with the Council's standards in terms of space about buildings standards.

(v) Policy LP35 – Historic Environment

This sets out amongst other that:

***“Development proposals affecting a designated heritage asset should preserve or enhance the significance of that asset.”***

The redevelopment of this site will have no harmful impact on the character and appearance of the nearby Conservation Area.

## 4.0 ISSUES

### 4.1 The Development Plan

The starting point for the consideration of this application in the context of Section 38(6) is the Development Plan.

The redevelopment of this existing housing site within the defined settlement in the manner proposed conforms with the development plan.

It is also considered that there are no policies in the development plan which would preclude development of the site. As a consequence, it is considered that the presumption inherent in S38(6) should be weighed in the applicants' favour.

### 4.2 Other Issues

The following are issues which it is considered are relevant to the consideration of this application:-

#### 4.2.1 Character of the Area

The subject site is located in a predominantly residential area within the defined settlement. Therefore in principle terms the redevelopment of the site for residential purposes is acceptable. It is noted that there has been the recent redevelopment of sites for housing purposes in close proximity and adjacent to the subject site. The redevelopment of this site for infill residential development would not be out of character with the area.

#### 4.2.2 Conservation

It is acknowledged that the site is located within the setting of the nearby Conservation Area. In terms of impact on the Conservation Area, the following will be noted:

- (i) The existing property to be demolished does not add to or enhance the setting of the Conservation Area.
- (ii) Care has been taken in terms of design to ensure an appropriate modern design which will

not give rise to issues of harm.

#### 4.2.3 Highways

A detailed highways report is submitted with this application which demonstrates that this site can be satisfactorily accessed.

#### 4.2.4 Trees

A tree report is provided with the application which demonstrates no harm in such terms.

#### 4.2.5 Ecology

A bat report is provided in respect of the existing dwelling.

A Biodiversity Net Gain metric report is provided in respect of the site.

#### 4.2.6 Green Belt

It is acknowledged that the site is adjacent to the Green Belt. It is considered by the location of the dwellings in the site that the proposal will not give rise to harm to the setting of the Green Belt.

#### 4.2.7 Sustainable Development

The site is located in a sustainable location and will make best use of land suitably located close to schools, shops and all facilities. The NPPF sets out a presumption in favour of sustainable development and by reference to the three objectives of sustainable development, it is clear that the proposal constitutes sustainable development, as follows:

- (i) The economic objective - the provision of further housing will assist in providing jobs and business.
- (ii) The social objective – the provision of needed housing together with the provision of employment spin off to local businesses meets the social objective.
- (iii) The environmental objective – the proposal will enhance the built and historic environment

making effective use of land.

#### 4.2.8 Housing Land Supply

The Council's Annual Monitoring Report (AMR) identified in 2023 that the Council do not have a five year land supply. The Council's published document states:

***“In the absence of a five year land supply, it is necessary to consider planning applications for housing in the context of the NPPF Paragraph 11 which triggers a presumption in favour of sustainable development.”***

It is contended that significant weight must be placed in favour of the subject proposals.

## 5.0 SUMMARY / CONCLUSION

This proposal is a simple one. It seeks the demolition of an existing dwelling and the redevelopment of this site for 4No dwellings.

The application is submitted in detail and the proposals demonstrate that the site can be developed in the manner proposed and meet the Council's requirement for space about buildings standards. Technical reports on highways, trees, bats and biodiversity net gain demonstrate that there is no harm in such terms.

It is acknowledged that the site is located adjacent to the Conservation Area. However, owing to the care and attention to detail of the submission, it is clear that there would be no harm to the setting of the Conservation Area. Indeed, the redevelopment of sites is a characteristic of this part of the settlement.

It is considered that in principle the redevelopment of the site for residential purposes is acceptable. The proposal also constitutes sustainable development.

It has been demonstrated that the proposal conforms with the development plan and as such the presumption inherent in Section 38(6) should be weighed in the applicant's favour. In the absence of harm, it is clear that planning permission should be forthcoming. Nevertheless, the applicant remains willing to discuss all aspects of the proposal with the Council.