

PLANNING STATEMENT

LAND OFF ROSLYN AVENUE, NETHERTON

Harron Homes Ltd

July 2025 (V2)

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Carter Jonas LLP on behalf of Harron Homes (the Applicant) and accompanies a S73 application submitted to Kirklees Council (the Council) to vary conditions 5, 29, 32, 33, 34, 37, 39, 41 associated with outline planning permission (LPA Ref: 2023/60/93503/W) for residential development at Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW (hereafter referred to as the Site).

1.2 The description of development proposed is as follows:

S73 application submitted to Kirklees Council (the Council) to vary conditions 5, 29, 32, 33, 34, 37, 39, 41 associated with outline planning permission (LPA Ref: 2023/60/93503/W) for the erection of 82 dwellings and associated works pursuant to outline planning permission

1.3 Outline planning permission (LPA Ref: 2023/60/93503/W) was granted by Kirklees Council on 29th July 2024 for the development of 82 dwellings and associated works, with layout and access as considerations.

1.4 Harron Homes wishes to vary conditions including reference to approved layout plans on the outline planning application (LPA Ref: 2023/60/93503/W) to reflect their own house types and layout proposals. Once approved, a Reserved Matters application will be submitted for the Landscaping, Scale and Appearance of the site's development.

1.5 As the principle of development has already been established through the granting of the outline planning permission, this Planning Statement primarily focuses on those details which are highlighted in conditions 5, 29, 32, 33, 34, 37, 39, 41 alongside relevant development management considerations.

1.6 The purpose of this Planning Statement is therefore to demonstrate that the details submitted for approval are consistent with the approved outline permission and comply with the adopted development plan and other material considerations.

1.7 In addition to this Planning Statement, the following documents are submitted accompany this S73 application:

- Site Layout, Dwg. No. 652-PL-01, Rev #
- Landscape Masterplan, Dwg. No. R/2837/1B
- Proposed Site Section, Dwg. No. 652-PL-020, Rev #
- Proposed Site Areas Plan, Dwg. No. 652-PL-021, Rev #

- Proposed Landscaping Children's Play Area, Dwg. No. 2246 -PL (as approved)
- POS Typologies, Dwg. No. 652-PL-022, Rev #
- Affordable Housing Plan, Dwg. No. 652-PL-023, Rev #
- External Levels, Dwg. No. EE-100008-101-PO2
- Long Sections, Dwg. No. EE-100008-103-PO2
- Ecological Impact Assessment, prepared by SLR Consulting Limited, July 2025
- BNG Assessment and Metric, prepared by SLR Consulting Limited, July 2025
- Plan General, Dwg. No.s 25041-ATR-01-A and 25041-ATR-02-A
- Drainage Plans, Dwg No. EE10000-100

1.8 This Planning Statement seeks to assess the proposal in the context of relevant material planning considerations and is structured as follows:

- Section 2: Describes the site and its surrounding context;
- Section 3: Describes the proposal;
- Section 4: Identifies the Development Plan and other material planning considerations relevant to the determination of this application;
- Section 5: Assess the proposal in the context of the identified relevant Development Plan policies and other material considerations;
- Section 6: Summarises the planning case in support of the scheme.

2.0 CONTEXT

2.1 This section will set out the context in which the proposal is situated by considering the application site and its surroundings, the proposal and other relevant background information.

The Site and Surroundings

2.2 This site is located in the west of the village of Netherton, within the defined settlement limits. It is situated approximately 2.5 miles to the southwest of Huddersfield Town Centre, 1.9 miles to the north east of the town of Meltham and 0.9 miles to the north west of the village of Honley.

2.3 Access to the site is from Roslyn Avenue, which provides access to B6108 (Meltham Road). The A62 is approximately 3 miles to the north-east along the B108 and A616, this connects to Oldham and Greater Manchester.

2.4 An extract of the Site Location Plan can be seen in **Figure 1**, below.

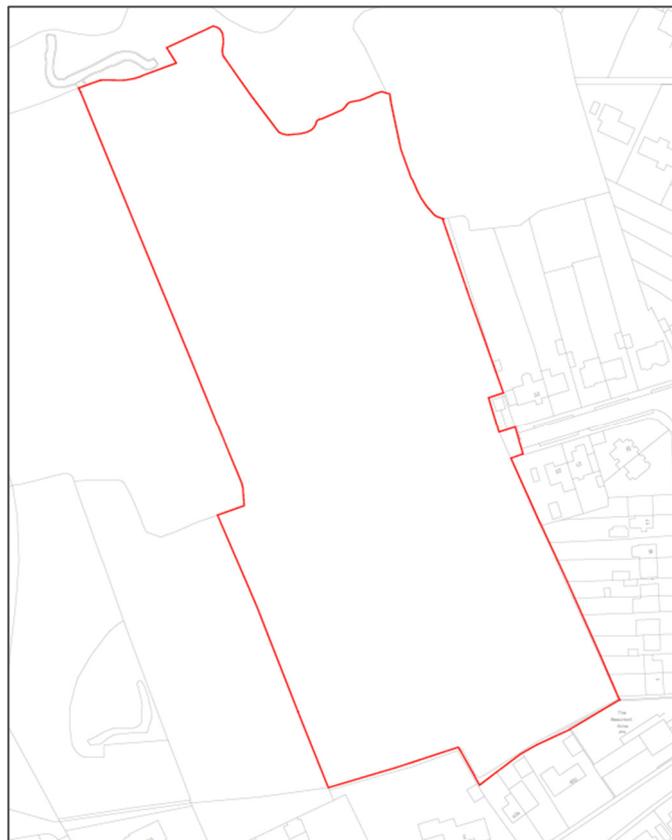


Figure 1: Site Location Plan

2.5 An aerial image of the site is seen in **Figure 2**, below.



Figure 2: Aerial Image of the site (from Google Earth Pro)

- 2.6 The site currently comprises grazing land and is defined along its boundaries by trees, hedges and dry-stone walls.
- 2.7 To the north of the site is the Dean Wood Local Wildlife Site, to the west is further agricultural land. To the east and south of the site, the land is in residential use, comprising of predominantly semi-detached dwellings along Roslyn Avenue and detached dwellings to the south along Meltham Road and Church Lane. To the southeast is a public house, the Beaumont Arms, which has mature trees to the rear adjacent to the site boundary.

Site Allocation

- 2.8 The site is allocated for housing under site reference HS18 in the Kirklees Local Plan with an indicative capacity of 132 dwellings. An extract of the site allocation boundary is provided in **Figure 3** below.

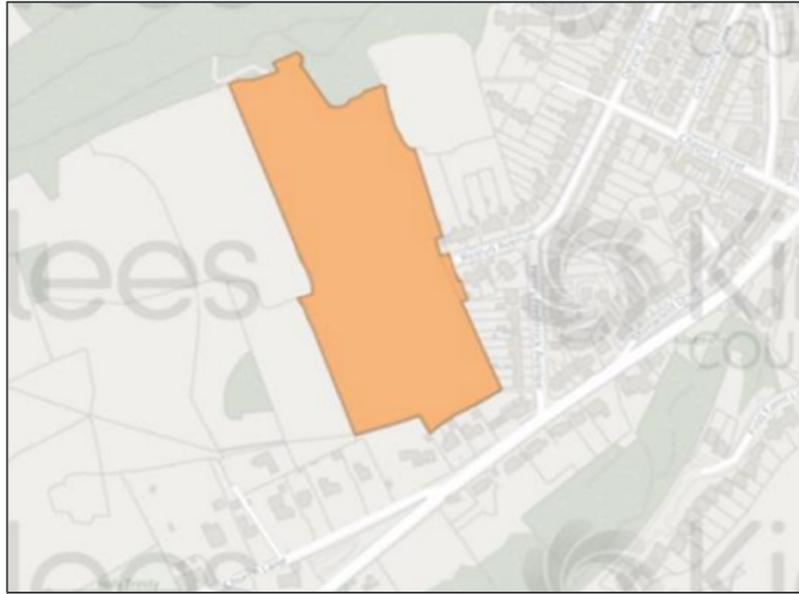


Figure 3: Extract of Site Allocation HS18 from Kirklees Local Plan Allocations.

2.9 The site allocation for HS18 requires the following reports:

- Transport Assessment
- Travel Plan
- Contamination Report (Phase 1 and 2)
- Flood Risk Assessment
- Surface Water Drainage Report
- Heritage Impact Assessment
- Ecological Assessment Health Impact Assessment

2.10 The allocation notes the following site specific considerations:

- Access to be gained from Roslyn Avenue
- A minimum of 20m buffer will be required to the north of the site due to the proximity of Deanwood Local Wildlife
- Where site is steeper soakaways may not be possible

Planning History

- 2.11 As set out above, an application for outline planning permission, with appearance, landscape, scale reserved for the development of 82 dwellings and associated works was approved by Kirklees Council on 29 July 2024.

Pre-Application

- 2.12 A pre-application enquiry was submitted to Kirklees Council in December 2024 by Harron Homes in relation to a reserved matters application following an initial discussion with Victor Grayson, Development Management Masterplanner at Kirklees Council. On 6 January 2025 a 'sketch layout' (drawing SK-01 rev D) was submitted which Officers considered diverge significantly from what was approved at outline stage. The key differences include fewer dwellings (80, instead of the previously-approved 82, thus deviating from the previous development description), different access arrangements, and a site layout that is materially different to what has previously been approved.
- 2.13 The scheme was subsequently updated to include 2 additional dwellings, and a reserved matters application was submitted on 2 May (ref: 2025/91212) this application was subsequently made invalid and returned as the proposals did not accord with the previous outline planning permission and information required by the outline conditions was not included within the submission. The Site Layout plan (PL01) submitted on 02/05/2025 with Reserved Matters application ref: 2025/91212 reverted back to 82 dwellings.
- 2.14 Discussions have taken place with Officers at Kirklees Council in relation to the nature of the application required to amend the site layout, and detailed written feedback has been received dated 30 May 2025. The pre-application response sets out in detail the requirements for a Reserved Matters application pursuant to the previously approved outline permission, clarifying that the details submitted under such an application would need to accord with the development description, and would need to accord with the details of the layout and access that were approved at outline stage. It is also highlighted that there is no facility for a revised development description, a revised layout or revised access arrangements to be considered at Reserved Matters stage
- 2.15 The response also sets out that a S73 application is therefore required to vary the outline application. Officers have recommended that the S73 application adheres *"as closely as possible to the approved layout and access arrangements, to ensure the extent of change does not go beyond what can be considered under Section 73. I would add that adhering to the approved layout and access arrangements might also minimise the risk of new concerns (from consultees or neighbouring residents, for example) being raised during the life of your Section 73 application."*

- 2.16 The pre-application response states that *“a Section 73 application would be dealt with as quickly as possible. As noted during that discussion, the Section 106 agreement dated 17/07/2024 and completed at outline stage includes a clause (at 2.17) confirming that amending applications would not require Section 106 Deeds of Variation, provided that no new or revised obligations are needed as a result of the proposed amendments – this should assist with the prompt determination of such an application.”*

3.0 THE PROPOSAL

3.1 This section provides a summary of the proposed amendments to conditions on the outline planning permission. It should be read alongside the submitted drawings and other accompanying supporting information for a full understanding of the amended proposals. .

3.2 The application seeks to vary conditions 5, 29, 32, 33, 34, 37, 39, 41 in relation to the outline planning permission for a development of 82 dwellings on land off, Roslyn Avenue, Netherton (LPA Ref: 2023/60/93503/W). For reference the conditions which require variation, and the rationale for the variations is provided below.

3.3 Condition 5 states:-

“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.”

3.4 The revised site layout follows the principles set by the outline planning permission keeping the access to the site from Roslyn Avenue as approved and the number of dwellings proposed remains at 82 units. The revised plan seeks to amend parts of the internal road layout within the north, central and southern areas of the site. These are small realignment changes to facilitate changes to the proposed plots.

3.5 As a result of revisions to the site layout and to reflect Harron Homes housetypes a number of plans have been updated to reflect these revisions. The following plans and specification detailed on the decision notice which relate to condition 5 therefore require updating:

- Approved Site Layout, Dwg. No 2246 PL 105 D to be replaced with *Site Layout Dwg. No. 652-PL-01, Rev #*
- Proposed Site Section, Dwg. No. 2246 PI 107-109 to be replaced with *Proposed Site Section Dwg. No. 652-PL-020, Rev #*
- Proposed Site Areas Plan, Dwg. No. 2246 PL 106 to be replaced with *Proposed Site Areas Plan, Dwg. No 652-PL-021, Rev #*
- Approved Landscape Plans Dwg. No/s 1174-001-C, 1174-006 and 1174-007 to be replaced with *Landscape Masterplan, Dwg. No. R/2837/1B*
- POS Typologies, Dwg. No. 2246 PL115 Rev A to be replaced with *POS Typologies Dwg. No. 652-PL-022, Rev #*
- Affordable Housing Plan, Dwg. No. 2246 PL 116, Rev A to be replaced with *Dwg. No. 652-PL-023, Rev #*

- External Levels, Dwg. No. 1174-001, Rev C to be replaced with Dwg. No. EE-100008-101-PO2
- Long Sections, Dwg. No.s 1174-006 and 174-007 to be replaced with Dwg. No. EE-100008-103-PO2
- Plan General, Dwg. No. 23046-ATR-10, Rev F and 23046/IN/20 Rev A being replaced by 25041-ATR-01-A and 25041-ATR-02-A
- Ecological Impact Assessment, prepared by SLR Consulting Limited, to be replaced with July 2025 version
- BNG Assessment and Metric, SLR Consulting Limited, July 2025 to be replaced with July 2025 version
- Drainage Plans to be replaced with Dwg No. EE10000-100

3.6 Condition 29 states:-

“Prior to above ground works commencing, an Ecological Design Strategy (EDS) to detail how the delivery of a minimum of 8.67 habitat units and a minimum of 6.10 hedgerow units, utilising the Biodiversity Net Gain Metric 4.0, shall be achieved post development on site, as indicative detailed within the approved Ecological Impact Assessment ref. 424.064759.00001 version 3, shall be submitted to and agreed in writing by the Local Planning Authority.”

3.7 An updated Ecological Impact Assessment and BNG Metric has been prepared by SLR and is submitted to reflect the revised site layout.

3.8 Condition 32 states:-

“Prior to above ground works commencing, notwithstanding the information shown on drawing 23046/IN/20/A and 23046/GA/01, full details of the permanent site access works and the road marking improvements at the Roslyn Avenue / Henry Frederick Avenue junction shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of vehicle swept paths for a 11.85m refuse vehicle, sight lines, treatment of visibility splays, road markings, signage, crossings, construction specifications and details, levels and sections, kerbing, drainage, surface finishes and street lighting, and independent road safety audits covering all aspects of these works. Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be brought into use until the approved works have been fully implemented.”

3.9 The revised proposals are in accordance with drawing no.s 23046/IN/20/A and 23046/GA/01 referenced within condition 32. The drawings referenced in the condition wording have been updated to reflect the revised site layout.

3.10 Condition 33 states:-

“Prior to above ground works commencing, notwithstanding the information shown on drawing 23046/IN/20/A, a detailed scheme for the proposed internal estate streets to an adoptable standard, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of vehicle swept paths for a 11.85m refuse vehicle, sight lines, treatment of visibility splays, road markings, signage, crossings, construction specifications and details, levels and sections, kerbing, drainage, surface finishes, street trees and street lighting, and independent road safety audits covering all aspects of these works. Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be brought into use until the approved works have been fully implemented and maintained thereafter.”

3.11 The revised site layout is in accordance with the principles of drawing no. 23046/A/20/A. Swept path analysis has been prepared and is submitted as part of this application. The drawing referenced in the condition wording has been updated to reflect the revised site layout.

3.12 Condition 34 states:-

“Prior to the occupation of the hereby approved dwellings or works associated with the delivery of the Play Area (a Local Equipped Area of Play (LEAP)), as shown indicatively on plan ref. 2246 PL 105 Rev. D commencing, notwithstanding the submitted details, a scheme providing details of the play equipment to be installed within the Play Area shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for the implementation of the play equipment. The approved scheme shall be fully implemented in accordance with the timetable and be so retained thereafter.”

3.13 The revised site layout includes a Play Area in accordance with condition 34.

3.14 Condition 37 states:-

“Prior to the occupation of the hereby approved dwellings, a strategy for the delivery of ancient woodland information boards within the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include a board to be sited at the ‘link to existing foot path’ and a board at the ‘new link foot path to adjacent land’, as shown on plan ref. 2246 PL 105 rev. D, as well as:

- *The precise proposed location of each board.*
- *The physical design of the information board units*
- *Intended wording and any image(s) to be portrayed on the boards*
- *Timeframe(s) for the implementation of the boards*

- *Ongoing management and maintenance arrangements for the boards*

Thereafter the information boards shall be installed in accordance with the approved details and thereafter retained.”

3.15 The drawing referenced in the condition wording has been updated to reflect the revised site layout. Information boards will be provided as part of the discharge of this condition.

3.16 Condition 39 states:-

“Prior to the occupation of any dwelling hereby approved, the dwelling’s respective vehicle parking areas as shown on plan ref. 2246 PL 105 Rev. D 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. The vehicle parking areas shall thereafter be retained and available for use as vehicle parking.”

3.17 The drawing referenced in condition 39 has been updated to reflect the revised site layout.

3.18 Condition 41 states:-

“Prior to the occupation of any dwelling hereby approved, the dwelling’s respective bin storage area and bin collection point, as shown on plan ref. 2246 PL 105 Rev. D, shall be laid out and made ready for use. Thereafter each bin storage area and waste collection point shall be retained.”

3.19 The drawing referenced in condition 41 has been updated to reflect the revised site layout. Bin storage and a bin collection point are included on the revised plans.

4.0 PLANNING POLICY CONTEXT

- 4.1 Under Section 70 (2) of the Town and Country Planning Act 1990 and Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The 2004 Planning and Compulsory Purchase Act is clear that the Development Plan is the main consideration in the determination of planning applications unless material considerations indicate otherwise.
- 4.2 In the case of this planning application the Development Plan for the site currently consists of the Kirklees Local Plan (adopted February 2019) plus Supplementary Planning Documents. Relevant material considerations include the Government's planning guidance contained in the National Planning Policy Framework.
- 4.3 The Kirklees Local Plan also allocated land in order to achieve sufficient housing delivery. The Application site is allocated within the Kirklees Local Plan under Site reference HS18 in the Kirklees Local Plan with an indicative capacity of 132 dwellings.

Local Planning Policy

Kirklees Local Plan (2019)

- 4.4 The Development Plan for Kirklees Council consists of policies from the Local Plan which sets out the spatial vision and development strategy for the area, adopted at full Council on 27th February 2019.
- 4.5 The Local Plan is in separate parts which include the Strategy and Policies document, the Allocations and Designations document, the Holme Valley Neighbourhood Development Plan and the Development Plan policies map. The Application Site is an adopted housing allocation (HS18 – Land to the west of Henry Frederick Avenue, Netherton).
- 4.6 Netherton and South Crosland were designated as a Neighbourhood Area in November 2021, however there is currently no made Neighbourhood Plan in place.
- 4.7 **LP1 Achieving Sustainable Development:** This policy sets out the fundamental principles that underpin all the other policies in this local plan and which aim to ensure that all development within the district makes a positive contribution towards the sustainability of communities whilst protecting and, where possible, enhancing the quality of the environment.

- 4.8 **LP2 Place Shaping:** This policy sets out that all development proposals should seek address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of the area.
- 4.9 **LP3 Location of new development:** This policy outlines that development proposals will be required to reflect the settlements size and function whilst promoting opportunities for growth and regeneration.
- 4.10 **LP7 Efficient and effective use of land and buildings:** This policy outlines that proposals should encourage the efficient use of previously developed land. It states that new development will be required to achieve a minimum of at least 35 dwellings per hectare.
- 4.11 **LP11 Housing mix and affordability:** This policy sets out that for schemes of more than 10 dwellings or those of 0.4ha or greater in size, the housing mix should reflect the proportions of households that require housing, achieving a mix of house size and tenure. Considering the annual overall shortfall in affordable homes, the council will negotiate with developers for the inclusion of an element of affordable homes in planning applications for housing developments of more than 10 homes. The proportion of affordable homes should be 20% of the total units on market housing sites.
- 4.12 **LP20 Sustainable Travel:** This policy states that new development will be supported where it can be served by alternative modes of transport such as public transport, cycling and walking, with the need to travel being reduced, particularly by car.
- 4.13 **LP21 Highways and access:** The policy sets out that proposals shall demonstrate adequate information and mitigation measures to avoid a detrimental impact on highway safety and the local highway network.
- 4.14 **LP22 Parking:** This policy sets out that new developments will incorporate flexibly designed parking spaces for private cars, considering a range of solutions, to provide the most efficient arrangement of safe, secure, convenient and visually unobtrusive car parking within the site including a mix of on and off street parking in accordance with current guidance.
- 4.15 **LP24 Design:** This policy states that all development should be of a high quality, integrating successfully with its surroundings in terms of form and function, reinforcing local distinctiveness and help to create a strong sense of place. All development should have regard to relevant national and local policies, advice or guidance that promotes high quality design, details the quality or character of the area.
- 4.16 **LP27 Flood risk:** This Policy sets out that development proposals will not be permitted where they would have an adverse effect on watercourses or increase the risk of flooding elsewhere. Development

will only be permitted where it has an acceptably low risk of being affected by flooding when assessed through sequential testing against the most up-to-date Environment Agency flood risk maps.

- 4.17 **LP28 Drainage:** This policy sets out a presumption in favour of SuDS.
- 4.18 **LP30 Biodiversity and Geodiversity:** This policy sets out that the Council will seek to protect and enhance the biodiversity and geodiversity of Kirklees with no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement.
- 4.19 **LP32 Landscape:** This policy outlines that proposals should be designed to take into account and seek to enhance the landscape character of the local area.
- 4.20 **LP33 Trees:** This policy notes development should protect and enhance existing trees that have value or contribute to the character and/or setting of a settlement, unless there are clear and demonstrable reasons why removal would aid delivery of a better development.
- 4.21 **LP34 Conserving and enhancing the water environment:** This policy seeks to conserve and enhance the water environment including water bodies, groundwater, manage water demand and improve water efficiency, use of SuDS and disposal of surface water.
- 4.22 **LP35 Historic environment:** This policy outlines that all proposals affecting a heritage asset must, where appropriate, enhance elements that have been identified as making a positive contribution to the character of the area.
- 4.23 **LP47 Healthy, active and safe lifestyles:** This policy promotes health, active and safe lifestyle through access to open spaces, local initiatives for healthy food, improving walking and cycling, energy efficient design, air quality and inclusive environments.
- 4.24 **LP49 Educational and health care needs:** This policy relates to educational and health care needs and requires the Council to work with applicants prior to a planning application being submitted, this is a material consideration when proposals for new housing development are considered.
- 4.25 **LP51 Protection and improvement of local air quality:** This policy requires proposals that have the potential to increase local air pollution either individually or cumulatively must be accompanied by evidence to show that the impact of the development has been assessed in accordance with the relevant guidance.

- 4.26 **LP53 Contaminated and unstable land:** This policy requires development on land that is unstable, currently contaminated or suspected of being contaminated due to its previous history or geology, or that will potentially become contaminated as a result of the development, will require the submission of an appropriate contamination assessment and/or land instability risk assessment.
- 4.27 **LP63 New open space:** This policy requires new housing developments to provide open space and recreational facilities, unless the developer clearly demonstrates that it is not financially viable for the development proposal.

Supplementary Planning Documents

- 4.28 In addition to consideration of the NPPF and the Statutory Development Plan, the Council has also produced several Supplementary Planning Documents (SPDs) which, do not form part of the Development Plan themselves, but help to explain the policies in the Local Plan. Those relevant to this planning application are:
- 4.29 **Affordable Housing and Housing Mix SPD – adopted March 2023:** This document provides guidance on the implementation of the Kirklees Local Plan Housing Mix and Affordable Housing Policy (LP11) which seeks to ensure provision of affordable housing in new housing developments and ensuring that the housing mix meets local needs. It will be used as a material planning consideration when securing affordable housing as part of the determination of planning applications.
- 4.30 **Housebuilders Design Guide SPD – adopted June 2021:** This document is intended for use by residential developers, aiming to ensure future housing development is high quality, socially inclusive and built to high environmental standards. It provides guidance for housing developers on working with the Council at the outset of the development process to meet our aspiration of achieving quality places.
- 4.31 **Open Space SPD - adopted June 2021:** This document provides detailed guidance for applicants and the local community on the requirements for open space, sports and recreation provision to serve new housing developments. It sets out a step-by-step approach to be used to determine the types, amount and location of open space required to serve new housing developments across Kirklees.

Community Infrastructure Levy

- 4.32 On 19th January 2021, during the Cabinet meeting, Kirklees Council decided not to adopt Community Infrastructure Levy (CIL) at this stage, however the Cabinet did state that implementation of the CIL will be reconsidered at a later stage.

5.0 ASSESSMENT

5.1 This section of the Planning Statement assesses the proposed development against the adopted Development Plan and other material considerations highlighted in earlier sections.

5.2 In terms of the proposal, it is considered that the principal issues relate to:

- Principle of Development
- Residential Amenity
- Highways
- Ecology/BNG

5.3 These considerations are addressed in turn below.

Principle of Development

5.4 Section 38 of the Planning and Compulsory Purchase Act states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. Paragraph 11c of the Framework (2023) states that “*approving development proposals that accord with an up-to-date development plan without delay*” is a key starting point for local authorities.

5.5 The principle of residential development on this site has been established by the approval of Outline Planning Application ref: 2023/60/93503/W, approved by Kirklees Council on 29 July 2024. The decision was approved subject to a series of conditions.

5.6 There has been no material change of circumstances with regard to the site or planning policies since the outline approval in July 2024.

5.7 The proposed amendments to the site layout are required to reflect Harron Homes’ house types and updates to the drainage strategy. They do not affect the principle of development which was established by the approval of Outline Planning Application ref: 2023/60/93503/W.

Residential Amenity

5.8 Local Plan policy LP24 requires developments to provide a high standard of amenity for future and neighbouring occupiers, including by maintaining appropriate distances between buildings.

5.9 The revisions to the site layout are limited and relate to changes to house types, updated to the drainage strategy and slight amendments to the internal road layout.

- 5.10 Standoff distances between proposed plots and existing dwellings on Roslyn Avenue and Henry Frederik Avenue, and south, on Meltham Road have been retained. It is therefore considered that the revised site layout would not materially prejudice the amenity of existing neighbouring dwellings.
- 5.11 All the proposed dwellings exceed the NDSS minimums and would have outdoor amenity space, including private gardens of a size commensurate to the host dwelling. It is therefore considered that the proposal would secure an acceptable standard of amenity for future residents.
- 5.12 It is therefore considered that the revised site layout is in accordance with Policies LP24 and LP52 of the Kirklees Local Plan.

Highways

- 5.13 The proposed access point onto Roslyn Avenue remains in accordance with the approved Site Layout ref: 2246 PL 105D.
- 5.14 The revised proposed site layout retains the same level of visitor parking as the approved Site Layout ref: 2246 PL 105D.
- 5.15 A swept path analysis of the revised proposed site layout has been undertaken and is shown on plans referenced 25041-ATR-01-A and 25041-ATR-02-A. These plans also demonstrate acceptable turning arrangements for refuse vehicles.
- 5.16 Footpath links previously proposed have been retained.
- 5.17 Acceptance of the revised site layout would therefore not have any implications in relation to conditions 32, 33, 37, 39 and 41 other than the need to update references to the revised site layout.
- 5.18 It is considered that the revised site layout is acceptable and would comply with Policies LP20 and LP21 of the Kirklees Local Plan and guidance within the National Planning Policy Framework.

Ecology/BNG

- 5.19 The proposed landscape masterplan has been updated to reflect the revised site layout. The Ecological Impact Assessment and Metric has been updated to reflect the revised site layout. The Ecological Impact Assessment and Metric demonstrates that the required 10% net gain can be achieved on site.
- 5.20 It is considered that the revised site layout is acceptable and would not have any implications on the delivery of BNG and condition 29 other than updates to the plan reference. The revisions to the proposal

comply with Policy 30 of the Kirklees Local Plan and guidance within the National Planning Policy Framework.

6.0 CONCLUSION

- 6.1 This Planning Statement has been prepared by Carter Jonas LLP on behalf of Harron Homes to support a S73 application to vary conditions 5, 29, 32, 33, 34, 37, 39, 41 of outline planning permission (LPA Reference 2023/60/93503/W) for residential development of 82 dwellings at Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW ('the Site'). The principle of development has been established as part of the outline planning permission. This revisions to the site layout are considered to be minor in nature and acceptable in urban design, amenity, ecological and highways terms.
- 6.2 As such, we consider the proposal is acceptable when measured against local and national planning policies and guidance and there are no material planning considerations that would support refusal of the application. Therefore, we consider the application can be supported, and we respectfully request that planning permission be granted.