



Kirklees Council  
Planning Services  
PO Box 1720  
Huddersfield  
HD1 9EL

14<sup>th</sup> August 2025

**Full Planning Application for operational development including land level changes, highways construction and drainage construction to create development plateau at land off Roslyn Avenue, Netherton, Huddersfield, HD4 7EW**

Dear Sir / Madam,

This letter supports a full planning application for operational development including land level changes, highways construction and drainage construction to create development ready plateau at land off Roslyn Avenue, Netherton, Huddersfield, HD4 7EW.

Background

The approved Outline permission at the site (2023/93503) granted outline permission for 82 dwellings including layout and access as considerations. Harron Homes seek to submit a separate application that once approved, will allow highways works, levels change and drainage construction to commence.

A site layout was approved under the outline application 2023/93503. Since the approval, a s73 on behalf of Harron Homes has been submitted, which is currently under consideration by the local authority, to vary the plans listed in condition 5 of the approved outline application relating to the layout.

A subsequent reserved matters application for the appearance, scale and landscaping are to be submitted once the s73 has been approved by the local authority.

This Full Planning Application is put forward so that works can begin on the site whilst ongoing discussions regarding the s73 and subsequent reserved matters are finalised. The nature of this application would also allow additional works to utilities to be conducted in readiness for construction.

Proposed Development

New land levels are proposed at the development site. To achieve this, the site will undergo a cut and fill process. All details relating to the cut and fill process are enclosed within the following documents:

- An existing topographical survey

**a: 9 York Place, Leeds LS1 2DS t: 0113 243 6116**  
a: 32 Eyre St, Sheffield City Centre, Sheffield S1 4QZ t: 0114 354 0220  
w: [www.idplanning.co.uk](http://www.idplanning.co.uk)

- External Levels Plan
- Longitudinal Sections
- Cut and Fill Model
- Netherton Site Cross Sections

Drainage works will take place during and after the cut and fill process, details regarding this are provided within the following documents:

- Drainage Plan
- Manhole Construction Details Sheet 1 – 3

Highways works will take place after the cut and fill process and alongside some drainage works. Full details of these works can be found within the following documents:

- Highways Construction Details

### Application Submission

This Full Planning Application is submitted alongside the following plans and documentation:

- Completed Application Forms
- Covering Letter
- Manhole Construction details sheet 1-3
- Drainage Plan
- Highway construction details
- Netherton Site Cross Section
- EclA
- External Levels Plan
- Longitudinal Sections
- Cut and Fill Model
- Flood Risk Assessment
- Written Statement of Investigation for an Archaeological Watching Brief

I look forward to receiving confirmation of the Application validation in due course, however if there are any queries in the interim, please do not hesitate to contact me.

Yours Sincerely,



**Jonathan Dunbavin BSc MCD MRTPI**  
**Director**