Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield

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Amy Marsden,
Miller Homes Yorkshire
Lapwing House
Peel Avenue
Wakefield
WF2 7UA

Date: 27-Mar-2026
Our Ref: 2025/92949

Dear, Madam.

Application for a non-material amendment following a grant of planning permission, Town and Country Planning Act 1990

Non material amendment to previous permission 2021/92206 for erection of 137 homes with open space, landscaping and associated infrastructure
Land off, Woodhead Road, Brockholes, Holmfirth
Application Number: 2025/92949

Thank you for your application dated 22-Oct-2025 for a non-material amendment to the above scheme.

The changes sought are:

- To re-align the footpath to the north east of the site due to buildability issues given levels on site and to bring the footpath out of the Root Protection Area (RPA)

The above changes are as detailed on the following plans / documents:

- Planning Layout (reference: 2108.01 rev Z)
- Landscape Masterplan (reference: R/2491/1DD)
- POS Details – Sheet 1 (reference: R/2491/8P)

I confirm that the alterations are acceptable and may be considered as a non-material amendment to the approved drawings.

It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

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I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin
Head of Planning and Development