

FAO Planning Department
Sent via email

Project Number UG_opp.28
Date 24 October, 2025

To whom it may concern,

Re: Permission in Principle for the erection of 9 residential dwellings at Land at Manchester Road, Linthwaite.

I am writing to formally submit an application for Permission in Principle (PiP) for the site referenced above.

This application seeks to establish the principle of development for up to 9 dwellings (Use Class C3) in accordance with the relevant provisions of the Town and Country Planning (Permission in Principle) Order 2017 (as amended).

The application seeks only to establish the *principle of development* on the site, not detailed design matters which would be considered at the technical details stage.

The site lies within the existing urban area of Linthwaite as defined in the adopted Kirklees Local Plan (adopted February 2019).

The key policies relevant to this proposal include:

- Policy LP2 – Place Shaping
- Policy LP3 – Location of New Development
- Policy LP5 – Masterplanning Sites
- Policy LP7 – Efficient and Effective Use of Land and Buildings
- Policy LP11 Housing Mix and Affordable Housing
- Policy LP22 – Parking
- Policy LP24 – Design

The site is suitable for housing as:

- The proposal is limited to up to 9 dwellings, a scale consistent with the PiP process and proportionate to the site's location.
- Small-scale growth of this type can contribute positively to housing choice and delivery in the borough.
- The site is in a sustainable location given its proximity to Linthwaite Town Centre, including access to services such as shops, schools, and the public transport network (with bus stops within a 5 minute walk).
- The land is a vacant parcel of land that is well-contained, with development on both sides and is not subject to landscape or heritage designations.
- Development can be sensitively designed at the technical details stage to respect the surrounding context.
- The proposal would make a modest but meaningful contribution to the local housing supply.
- There are limited constraints on site.

In summary, the proposed residential development of up to 9 dwellings represents a sustainable and proportionate form of growth. I therefore respectfully request that the Council grant Permission in Principle for the proposed development.

Enclosed with this letter are:

- Completed Application Form for Permission in Principle
- Site Location Plan (with the site edged in red)
- Appropriate Application Fee

I look forward to your confirmation of receipt and validation of this application.

Yours sincerely,

Tom Royles | MTCP (Hons)

Associate

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