Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk **Tel:** 01484 414746

Application for Outline Planning Permission with some matters reserved

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 158

Suffix:

Property Name: Walton Cross Cottage

Address Line 1: Windy Bank Lane

Address Line 2: Hightown

Address Line 3: Kirklees

Town/city: Liversedge

Postcode: WF15 8EX

Description of site location must be completed if postcode is not known:

Easting (x): 417682

Northing (y): 423668

Description:

Applicant Details

Name/Company

Title

Mr

First name

Bradley

Surname

Mitchell

Company Name

c/o Agent

Address

Address line 1

158 Walton Cross Cottage Windy Bank Lane

Address line 2

Hightown

Address line 3

Town/City

Liversedge

County

Kirklees

Country

Postcode

WF15 8EX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Thomas

Surname

Simpson

Company Name

TS ArchDesign Limited

Address

Address line 1

8 Springbank Road

Address line 2

Farsley

Address line 3

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS28 5LU

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- [x] Access
- [ ] Appearance
- [ ] Landscaping
- [ ] Layout
- [ ] Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe the proposed development

Development of two residential dwellings and associated infrastructure with access included and all other matters reserved.

Has the work already been started without planning permission?

- ◯ Yes
- ⊘ No

Site Area

What is the measurement of the site area? (numeric characters only).

0.48

Unit

Hectares

Existing Use

Please describe the current use of the site

Residential

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

◯ Yes
⊘ No

Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☑ Unknown

Are you proposing to connect to the existing drainage system?

◯ Yes
◯ No
⊘ Unknown

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

⊘ Yes
◯ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

⊘ Yes
◯ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [x] Yes
- [ ] No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- [ ] Yes
- [x] No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Self-build and custom build development

Are you building more than nine houses?:
No

Is the total size over 0.5 hectares?:
No

Do all buildings meet the definition of self-build or custom housebuilding as set out in section 1(A1) of the Self-build and Custom Housebuilding Act 2015?:
Yes

Does your Local Planning Authority require applicants for self-build and custom-build development to evidence their eligibility?:
No

Please justify the reason why biodiversity net gain does not apply:
Self Build Plots

Note: Please read the help text for further information why developments may be exempt or not in scope.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

◯ Yes
⊘ No

Have arrangements been made for the separate storage and collection of recyclable waste?

◯ Yes
⊘ No

⊘
◯

☑
☐
☐
☐
☐

☑
☐
☐
☐
☐

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							*a*
Flats/maisonettes	☐							*b*
Sheltered housing	☐							*c*
Bedsit/studios	☐							*d*
Cluster flats	☐							*e*
Other	☐							*f*
Totals *(a + b + c + d + e + f) =*								*A*

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							*a*
Flats/maisonettes	☐							*b*
Sheltered housing	☐							*c*
Bedsit/studios	☐							*d*
Cluster flats	☐							*e*
Other	☐							*f*
Totals *(a + b + c + d + e + f) =*								*B*

Affordable Home Ownership	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							*a*
Flats/maisonettes	☐							*b*
Sheltered housing	☐							*c*
Bedsit/studios	☐							*d*
Cluster flats	☐							*e*
Other	☐							*f*
Totals *(a + b + c + d + e + f) =*								*C*

Starter Homes	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							*a*
Flats/maisonettes	☐							*b*
Bedsit/studios	☐							*c*
Other	☐							*d*
Totals *(a + b + c + d) =*								*D*

Self Build and Custom Build	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☑				2			*a*
Flats/maisonettes	☐							*b*
Bedsit/studios	☐							*c*
Other	☐							*d*
Totals *(a + b + c + d) =*								*E*

Total proposed residential units *(A + B + C + D + E) =*

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☑				1			*a*
Flats/maisonettes	☐							*b*
Sheltered housing	☐							*c*
Bedsit/studios	☐							*d*
Cluster flats	☐							*e*
Other	☐							*f*
Totals *(a + b + c + d + e + f) =*								*F*

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							*a*
Flats/maisonettes	☐							*b*
Sheltered housing	☐							*c*
Bedsit/studios	☐							*d*
Cluster flats	☐							*e*
Other	☐							*f*
Totals *(a + b + c + d + e + f) =*								*G*

Affordable Home Ownership	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							*a*
Flats/maisonettes	☐							*b*
Sheltered housing	☐							*c*
Bedsit/studios	☐							*d*
Cluster flats	☐							*e*
Other	☐							*f*
Totals *(a + b + c + d + e + f) =*								*H*

Starter Homes	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							*a*
Flats/maisonettes	☐							*b*
Bedsit/studios	☐							*c*
Other	☐							*d*
Totals *(a + b + c + d) =*								*I*

Self Build and Custom Build	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							*a*
Flats/maisonettes	☐							*b*
Bedsit/studios	☐							*c*
Other	☐							*d*
Totals *(a + b + c + d) =*								*J*

Total existing residential units *(F + G + H + I + J) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

◯ Yes
⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Thomas

Surname

Simpson

Declaration Date

18/11/2025

- [x] Declaration made

Declaration

I/We hereby apply for Outline planning permission: Some matters reserved as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Thomas Simpson

Date

26/11/2025