

16th February 2026
Ref 2025/125 PS

Land at Nortonthorpe Sports Club

Introduction

1. This Design and Access Statement has been prepared to support a full planning application enquiry for the development of a small parcel of land to the northwest of Nortonthorpe Sports Club, Clayton West.
2. The proposal seeks to deliver a single dwelling, set over two storeys with a lower level for garaging.
3. The development of the parcel of land is an essential part of the clubs financial strategy to allow them to invest any money raised from proceeds from the site back into developing and improving the community sports facilities.
4. The proposal represents a suitably located 'white land' site within the developed area and close to local amenities. The site is currently unimproved rough with limited ecological and amenity value.
5. The proposed development will be constructed to high thermal efficiency standards, incorporating renewable energy generation where feasible, to ensure strong environmental performance.
6. This full application followed a formal pre-application process with the council. The recommendations from the pre-application have been actioned. These include –
 - Ensuring drive width is a minimum of 3.7m wide, confirmed by topographic survey,
 - First floor side window arrangement to south has been altered to avoid potential overlooking concerns.
 - A preliminary ecological appraisal and BNG baseline assessment have been undertaken and submitted with this application.

Existing Site Context

6. The site is located between Nortonthorpe Sports Club (located to the south) and Lower Common Lane to the west.
7. The site is designated as 'white land' on the adopted Kirklees Policy Map, meaning it is not subject to specific constraints in principle.
8. The site is currently unoccupied and is a mix of self-seeded scrub and bramble. A baseline biodiversity net gain assessment has been undertaken and has been submitted alongside this application.

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9. The land is accessed off Lower Common Lane, via an overgrown access way. The legal ownership boundary crosses the drive of number 1 Lower Common Lane and is marked with a pin kerb.
 10. The site has a slope falling from a high point at the north towards the south. The cross fall on the main site is approximately 7m.
 11. The site is surrounded by existing development. There is a bungalow to the north west, the sports club community allotments to the east, the sports club pavilion to the south, and a collection of two storey houses to the west.
 12. The area exhibits a broad mix of architectural styles from varying periods. The predominant building materials are stone and brick, with most properties featuring a pitched roof. There are varying degrees of house sizes in the area with most houses built along the contours to work with the valley shape.
 13. The site is not in a conservation area.
 14. The site has no protected trees.
 15. The site has no council dedicated PROW crossing or adjacent to it.
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Scale

15. The application site measures approximately 0.13 hectares.
 16. The building is designed with the main living spaces over two floors, with a further storey built into the hillside which houses the garage and plan equipment room.
 17. The scale of the proposal is compatible with the surrounding detached properties and leaves a generously proportioned amount of external amenity space for the dwelling.
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Amount

19. The proposal shows four double bedrooms on the first floor. This is well within the minimum required standard set out within the NDSS.
 20. The proposal includes a double garage, and a driveway which can accommodate reasonable manoeuvring space as well as parking for two additional cars.
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Layout, Access & Landscaping

21. Vehicular access will be taken from Lower Common Lane, via the existing access. The access road would be pruned back into a useable condition and resurfaced with permeable asphalt.
22. Since the pre-application the decision has been made to move the plot slightly north. This is to improve separation distances and to allow a collection of small saplings to the south of the site to be retained with sufficient buffer space.

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23. The location of the garage has also been modified following receipt of the topographic survey. When accurate level data was obtained the house was modified to suit the topography to avoid the need for excessive engineering works.
 24. The driveway would be a minimum width of 3.7m wide, to allow for emergency fire access. It is be proposed that waste collection servicing be taken from Lower Common Lane.
 25. The plot would be landscaped with native shrubs and trees to add texture to the boundaries and create a pleasant semi-rural style with soft edges.
 26. The building has been designed to work along the contours, and features a partially subterranean garage level. The ground floor is partly earth retaining.
 27. The main living spaces have been placed on the north, east and west to take advantage of the views. Functional spaces have been placed to the south as these will face onto the banking and retaining wall.
 28. The development has generous stand-off distances from the existing surrounding houses to avoid having any perception of overlooking. All of these conform with Kirklees SPD guidance.
 29. The internal layout is based off a central stair core with a double height entry hall. All rooms are accessed off this central circulation.
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Appearance

29. The proposed building has been shown built from natural stone with elements of timber cladding. Both materials are natural and represent the sites semi-rural vernacular. The roof is shown as a dual pitch finished with blue slate.
 30. The proposed landscaping will help break up the massing of the building, providing a visual transition between the development and its surroundings.
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Community Benefit

29. This proposal has been prepared on behalf of Nortonthorpe Sports Club, who are a registered charity. The club has large aspirations to become a place for the community to relax, enjoy and participate.
30. Nortonthorpe Sports Club (NSC), a long-standing charitable organisation and Charitable Incorporated Organisation (CIO), is seeking to sell a small plot of land designated for business use to help fund essential improvements to its community facilities. The proceeds from this sale will directly support the delivery of Phase 1 of the Club's 2022-2030 Business Plan, including the refurbishment and expansion of the clubhouse, enhancement of community amenities such as the wellbeing trail and allotment, and the creation of paid roles to support sustainable operations.
31. The proposed development aligns with NSC's charitable objectives of promoting health, wellbeing, and social inclusion through accessible leisure and recreation opportunities. The sale will enable the Club to achieve financial sustainability while significantly improving infrastructure for community benefit. Careful consideration has been given to ensure the

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plot selected for sale does not impact core recreational or green space and complements the surrounding area.

The community will benefit significantly from the enhanced facilities made possible by this funding. These include modernised spaces for sports, social events, family activities, and wellbeing initiatives—ensuring that residents of all ages and backgrounds have access to safe, inclusive, and enriching opportunities year-round. The development also supports local volunteerism and employment, further embedding the Club's role as a vital community hub.

32. This strategic approach ensures that community assets are preserved and enhanced through reinvestment, creating long-term value for residents of Clayton West, Scissett and surrounding areas.

33. As part of the pre-application the business plan and other supporting documents have been submitted to show the ambitions of the club to improve their grass roots community asset.

Adjacent Sport Considerations

34. As part of the pre-application concerns were raised that the sports club previously had a cricket team with regular games. This ceased following the Covid19 pandemic when the club met financial hardship. There are no plans to re-start a cricket team on the adjacent sports grounds.

Planning Policy

35. The application site is identified as unallocated land within the Kirklees Local Plan Policies Map. It lies within the built-up context of Scissett and is not designated Green Belt. Land to the rear is designated Green Belt; however, the application site itself is not.

Relevant Local Plan policies

- LP1 – Presumption in Favour of Sustainable Development
- LP2 – Place Shaping
- LP3 – Location of New Development
- LP7 – Efficient and Effective Use of Land
- LP21 – Highway Safety
- LP22 – Parking
- LP24 – Design
- LP28 – Drainage
- LP30 – Biodiversity and Geodiversity
- LP33 – Trees
- LP51 – Protection and Improvement of Local Air Quality
- LP52 – Protection and Improvement of Environmental Quality
- LP53 – Contaminated and Unstable Land

Relevant national policy is contained within the National Planning Policy Framework (NPPF).

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Presumption in Favour of Sustainable Development

29. Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development.
30. As confirmed in the Council's pre-application response, Kirklees is currently unable to demonstrate a five-year supply of deliverable housing sites (3.96 years), and the most recent Housing Delivery Test measurement is below the required 75% threshold.
31. Accordingly, the tilted balance under NPPF paragraph 11(d) is engaged. Planning permission should therefore be granted unless policies in the Framework that protect areas of particular importance provide a clear reason for refusal, or any adverse impacts would significantly and demonstrably outweigh the benefits.
32. The site is not subject to restrictive designations such as Green Belt, Conservation Area, heritage assets, protected open space, or flood risk constraints.
33. The proposal delivers an additional dwelling in a sustainable location and makes a modest but meaningful contribution to housing supply. In addition, the development generates substantial community benefit through reinvestment into Nortonthorpe Sports Club's facilities.
34. The principle of development is therefore supported in policy terms.

Location of Development (LP2, LP3)

35. Policy LP3 directs new housing to sustainable locations. The site is positioned within the built context of Lower Common Lane and Spring Grove, surrounded by existing residential development and immediately adjacent to established community infrastructure.
36. The proposal represents infill development within the developed area rather than encroachment into open countryside. It makes efficient use of underutilised land in accordance with LP7 and Chapter 11 of the NPPF. The development is therefore appropriately located.

Design and Visual Amenity (LP24, NPPF Chapter 12)

37. Policy LP24 and Chapter 12 of the NPPF require development to achieve high quality design that responds positively to local character. The pre-application response confirmed that the proposed footprint is likely acceptable in scale relative to surrounding detached dwellings; the roof form is appropriate to local context; and the use of stone with limited timber cladding could be acceptable.
38. In response to pre-application advice, the submission includes:
 - An extended block plan demonstrating the relationship to surrounding dwellings.
 - A section plan from the north-west illustrating land levels and comparative height.
 - Accurate topographical information to demonstrate integration with the hillside.
 - Revised first-floor side window arrangements to avoid overlooking.

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39. The dwelling has been designed to sit into the slope, reducing apparent massing from Lower Common Lane and ensuring the building works in harmony with both landscape and built form. The proposal therefore accords with LP24 and the Kirklees Housebuilders Design Guide SPD.

Residential Amenity (LP24, Housebuilders SPD)

40. The development maintains appropriate separation distances consistent with the Kirklees Housebuilders Design Guide SPD. Separation to No. 1 Lower Common Lane exceeds recommended distances between habitable room windows. Side elevation windows facing 'Garden House' have been amended to ensure compliance with guidance or redesigned to prevent overlooking.

41. The dwelling exceeds Nationally Described Space Standards and provides generous private garden space proportionate to its size and context. The proposal therefore safeguards the amenity of neighbouring and future occupiers in accordance with LP24 and relevant national guidance.

Highways and Access (LP21, LP22)

42. The dwelling will utilise an existing access from Lower Common Lane. In response to pre-application advice, the driveway width is confirmed at a minimum of 3.7 metres to allow fire appliance access, with appropriate turning provision demonstrated. Parking provision meets adopted standards for a four-bedroom dwelling, and waste collection arrangements are identified on plan.

Environmental Considerations/ Biodiversity (LP30)

43. A Preliminary Ecological Appraisal and Biodiversity Net Gain baseline assessment have been undertaken and accompany this application.

44. The development will deliver the required minimum 10% biodiversity net gain in accordance with statutory requirements and LP30.

Noise and Agent of Change (LP52)

45. The site is located adjacent to Nortonthorpe Sports Club. In accordance with NPPF paragraph 200, consideration has been given to the agent of change principle. The separation distance between the dwelling and sports pitches and pavilion, combined with orientation and layout, ensures that the development will not impose unreasonable restrictions on the lawful operation of the existing facility.

Land Contamination (LP53)

46. The site lies within a low-risk coal area and no evidence of contamination has been identified. The proposal complies with LP53.

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Summary

35. The proposed development represents a rare and valuable opportunity to deliver much-needed investment into Nortonthorpe Sports Club's community infrastructure through the careful and sensitive development of a modest, well-located plot of land. The design is contextually appropriate, environmentally conscious, and in keeping with the scale and character of the surrounding area. The proposal makes effective use of underutilised land without compromising local amenity or public access, while respecting existing rights of way and providing a high-quality dwelling that integrates naturally into its setting.
36. this development will act as a catalyst for significant community benefit. The funding generated will unlock key phases of the Club's long-term vision to enhance and expand its facilities—supporting physical and mental wellbeing, local events, and social inclusion across all age groups. With no loss of recreational land, no adverse environmental impact, and clear alignment with both local and charitable objectives, this proposal delivers real public value and should be supported as a responsible and forward-thinking use of land within the developed boundary.
37. The scheme introduces a high-quality, energy-efficient home that responds positively to the local topography and architectural character, while contributing modestly to local housing supply. The construction phase will create a modest boost to employment, and the long-term occupation of the dwelling will help contribute to the vitality of the area. The site is in a sustainable location with access to amenities and services, and the scheme aligns with national and local planning policy objectives around efficient land use, sustainable development, and community benefit.

Document prepared by

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Bsc(Hons) March PgDipArch ARB

For & on behalf of Hill Rise Architecture Ltd.

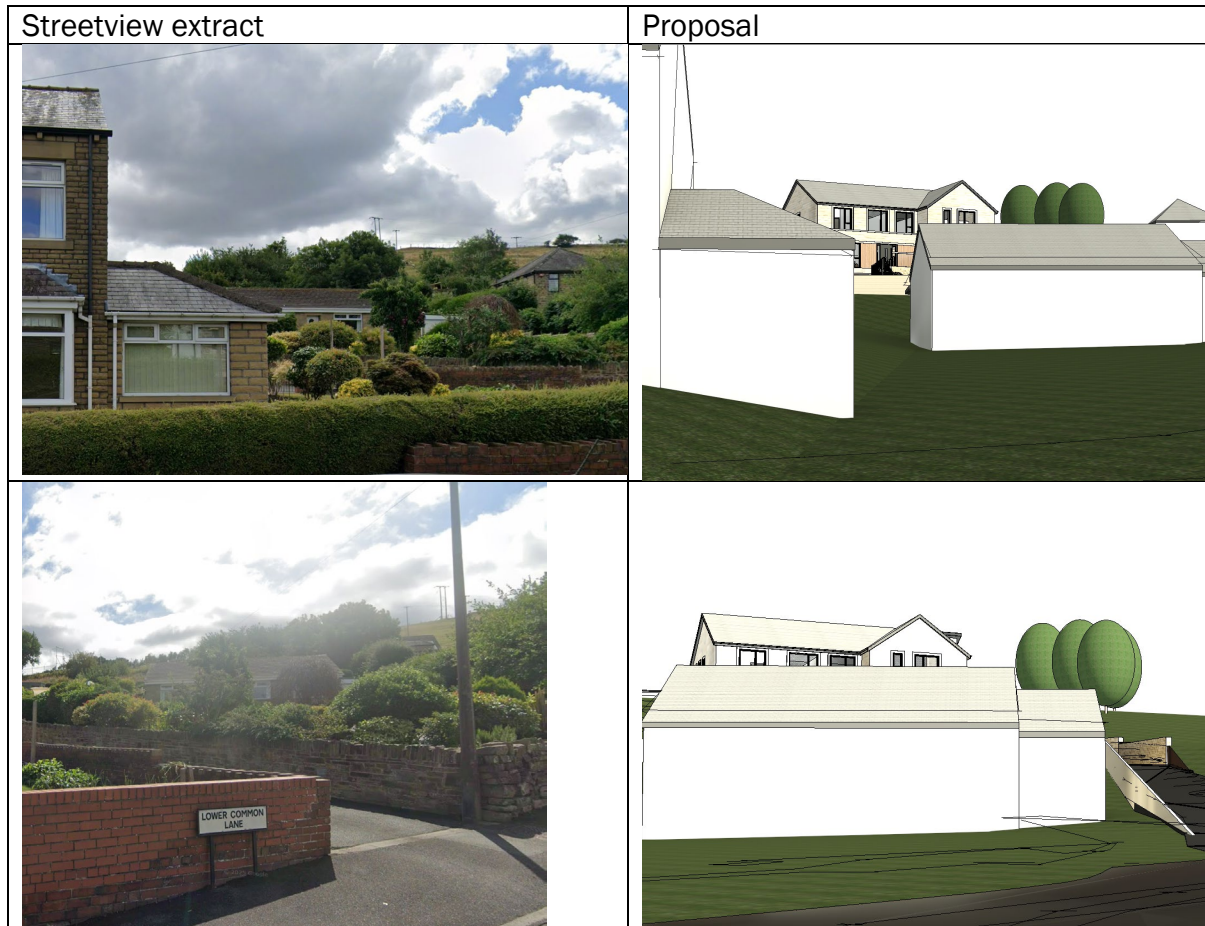
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Appendix 1 – Indicative 3D views of the site

The below images show a Google Streetview image Vs a corresponding extract from the project BIM 3D model.

Note, the proposal images do not have planting or tree cover.



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