

Hollistic Planning Limited
Indy House, 16 Church Street
Honley, Holmfirth, HD9 6AH

PLANNING STATEMENT

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PLANNING

Planning Statement

Site Address: Land at Parkton Grove, Hanging Stone Road, Berry Brow, Huddersfield, HD4 7QU

Applicant: Mr. L. Cooper



Hollistic Planning Limited
Indy House, 16 Church Street, Honley, Holmfirth HD9 6AH

March 2026

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1 Introduction

- 1.1.1 This Planning Statement has been prepared by Hollistic Planning Limited ['Hollistic Planning'] on behalf of Mr. L. Cooper ['the Applicant']. The Planning Statement informs a full planning application submitted for the consideration and determination of Kirklees Metropolitan Borough Council ['KMBC' or 'the Council'].
- 1.1.2 The application site ['the Site'] comprises part of the residential curtilage associated with Parkton Grove, located at Hanging Stone Road, Berry Brow, Huddersfield, HD4 7QU.
- 1.1.3 The Applicant seeks full planning permission for the following development:
"Erection of 1 no. self-build dwelling with all associated works"
- 1.1.4 The Applicant has lived at the existing home of Parkton Grove since childhood. The extensive residential curtilage associated with Parkton Grove provides a bespoke opportunity to house a self-build home in a precise location where the Applicant has a strong and longstanding personal connection.
- 1.1.5 The proposed development ['the Proposed Development'] is for a modest yet modern self-build dwelling within a sustainable location.
- 1.1.6 The Proposed Development seeks to assist the Council's in addressing its housing land supply shortfall as well as its legislative obligations to support sufficient self-build opportunities to meet the identified demand. The Proposed Development would allow short-term delivery of a new home, specifically a self-build dwelling, on a sustainably located windfall site.
- 1.1.7 In summary, this Planning Statement provides:
- A description of the application site and overview of its surrounding context;
 - A summary of the positive and constructive formal pre-application engagement undertaken with KMBC;
 - An overview of the Proposed Development;
 - A summary of the relevant planning policy context;
 - An assessment of the Proposed Development against planning policy;
 - A assessment of the Proposed Development against technical considerations and relevant policy; and
 - A concluding summary which establishes the case for the Proposed Development including why planning permission should be granted.

1.2 **Application Pack**

1.2.1 The planning application is informed by the following documents and drawings:

Document Pack:

- Requisite Application Form;
- This Planning Statement, prepared by Hollistic Planning;
- Design and Access Statement, prepared by Studio G Architectural;
- Climate Change Statement, prepared by Studio G Architectural;
- Heritage Statement, prepared by Adapt Heritage;
- Highways Note, prepared by Aimee Thompson Transport Planning ['attp'];
- Preliminary Ecological Appraisal ['PEA'] Report, prepared by Futures Ecology;
- Phase 1 Desk Top Study and Coal Mining Risk Assessment Report, prepared by Arc Environmental; and
- Arboricultural Report, prepared by Crown Tree Consultancy, informed by:
 1. Tree Constraints Plan – Drawing Number CCL 12004 / TCP Rev 1
 2. Impact Assessment Plan – Drawing Number CCL 12004 / IAP Rev 1
 3. Proposed Planting Plan – Drawing Number CCL 12004 / PLP Rev 1

Drawing Pack

- Location Plan – Drawing Number 90-001;
- Existing Site Plan – Drawing Number 90-002;
- Proposed Access Plan – Drawing Number 90-003;
- GA Elevations – Drawing Number 20-001;
- GA Floor Plans – Drawing Number 22-001;
- GA Floor and Roof Plans – Drawing Number 22-002;
- Indicative Services Layout – Drawing Number 1476-GGD-DR-PL-2001 Rev P01; and
- Proposed Hard and Soft Landscaping – Drawing Number 1476-GGD-DR-PL-1001 Rev P01 (prepared by grafted).

1.3 **The Applicant**

- 1.3.1 The Applicant has been instrumental to the project work undertaken to date, including the design of the proposed home. Their involvement has been in the interests of a dwelling design which considers their requirements as well as their aspirations.
- 1.3.2 The Applicant has prepared a personal statement to inform this planning application. This sets out their ambitions for the Site, including what has catalysed those ambitions. Their personal reflection is as follows:

"I have lived on this site since childhood, growing up in and around the very fields and woodland where we now hope to build our family home. This landscape has shaped my upbringing, providing a place to explore, learn, and develop a deep connection to the local environment and community.

Now, as I prepare to raise a family of my own, it feels both meaningful and important to create that same opportunity for my children, to grow up in the same surroundings, with the same sense of space, nature, and belonging that I was fortunate to experience.

A key part of this proposal is the importance of maintaining a close and supportive family unit. By building our home adjacent to my parents', we are able to keep three generations of our family together. This allows for shared support, stronger relationships, and the passing down of values, traditions, and care between grandparents, parents, and children. We believe this intergenerational way of living brings long-term social and emotional benefits not only to our family, but to the wider community.

I am also a local businessman, having established and run both a restaurant and a coffee business within the area. Through these ventures, I have remained closely connected to the local community, contributing to the local economy and building relationships with residents and other businesses alike.

This application is not simply about building a house, it is about continuing a lifelong connection to this place, investing in our future as a family, and remaining rooted in the community that has shaped who I am today."

2 The Site and Surroundings

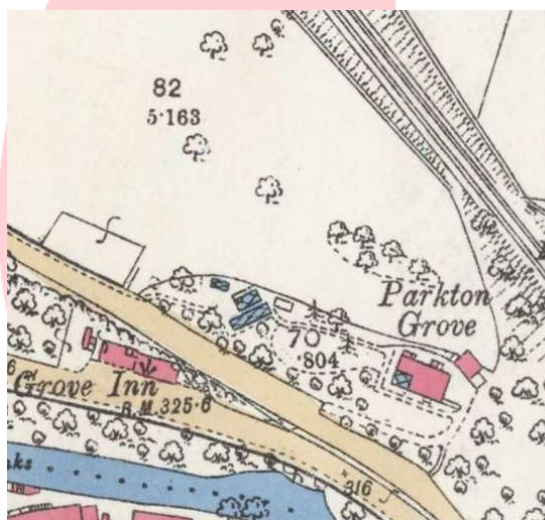
2.1 The Site

- 2.1.1 The Site comprises part of the extensive residential curtilage associated with Parkton Grove, where the Applicant has lived since childhood.
- 2.1.2 The existing main building at Parkton Grove comprises a private detached residential dwelling. It benefits from outbuildings including the converted former coach house which forms ancillary living accommodation. The home also benefits from extensive residential curtilage which forms amenity space for private enjoyment with areas of woodland and other landscaping features.
- 2.1.3 As confirmed in the supporting Heritage Statement, the application site *“functions today as a separate and clearly defined plot”*, evidence of its self-contained approach within the wider extensive residential curtilage of Parkton Grove.
- 2.1.4 Located to the west of the main house, the application site [also ‘the Site’] contains areas of hardstanding and evidence of the former ancillary and utilitarian uses which historically comprised three separate buildings upon it (discussed further below and within both the Heritage Statement and Design and Access Statement).
- 2.1.5 The Site measures approximately 0.23 hectares.
- 2.1.6 The Site benefits from its own independent vehicular access / egress point to Hanging Stone Road, with the host dwelling having its own separate independent access to the public highway also to Hanging Stone Road.
- 2.1.7 The Site is located in Flood Zone 1, the lowest category of risk from flooding from rivers or the sea.
- 2.1.8 There is extensive tree coverage within the Site. This includes trees which possess Tree Preservation Orders [‘TPOs’].
- 2.1.9 The application site itself does not contain any designated heritage assets nor is it located within or in the vicinity of a conservation area nor defined historic towns. The main dwelling of Parkton Grove is Grade II Listed. It is for this reason that a Heritage Statement informs this planning application.
- 2.1.10 In addition to considering the Proposed Development in the context of heritage, the Heritage Statement provides a detailed overview of the history of the Site including Parkton Grove itself. It confirms that there is evidence of former ancillary and utilitarian structures upon the Site, these being associated with the Parkton Grove dwelling and wider site.

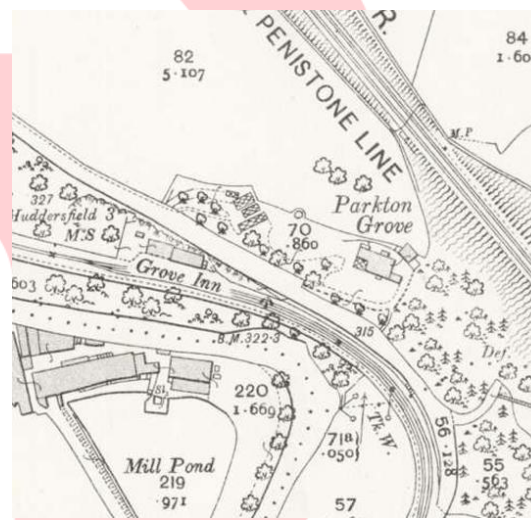
2.1.11 The Heritage Statement confirms the following:

“In summary, historic mapping, documentary sources and aerial photographs demonstrate that the Application Site has undergone a clear and progressive reduction in intensity of use over time. While the Site historically accommodated ancillary and utilitarian buildings associated with Parkton Grove, these structures diminished gradually through the early to mid 20th century, with the majority removed by the early 1960s and the remainder cleared later in the 20th century. As a result, the Site now reads as residual land, physically and visually separate from the listed building.”

2.1.12 The Heritage Statement provides extracts of Ordnance Survey mapping of Huddersfield, one based upon a 1888 survey (published in 1892 © National Library of Scotland) with a second based on a 1904 survey (published in 1906 © National Library of Scotland) (Figure 1 and Figure 2 respectively). These each demonstrate ancillary buildings / structures upon the Site.



^ Figure 1



^ Figure 2

2.1.13 With reference to former residents, it is understood that these buildings may have been used for ancillary domestic storage, including potentially as an orangery to store plants during winter months.

2.1.14 In addition to historic mapping, historic aerial photography is available which also provides evidence of built development upon the Site. Sourced from Historic England, this photography is provided within the Heritage Statement, and at Figure 3 overleaf.



^ Figure 3

- 2.1.15 A case can be made that the Site constitutes 'previously developed land' (also known as 'PDL', a brownfield site, or similar). This assessment can be made given the structures which were upon it, as confirmed by the secondary source evidence. The remains of those structures upon the Site (i.e. the hardstanding) also forms evidence to support this assessment.
- 2.1.16 The Site benefits from distinct boundaries to its north, south, east and west. To the north of the Site, beyond a rising topography is the active railway line with the nearest stations being Honley railway station to the southbound direction (approximately 800 metres away (the equivalent of a 14 minute walk)) and Berry Brow railway station in a northbound direction (approximately 1.5 kilometres away (the equivalent of a 21 minute walk)). To the immediate east of the Site is the house of Parkton Grove House with established woodland, stone wall and access route to Upper Park Wood Nature Reserve beyond to the west. Parallel with the south boundary is Hanging Stone Road to which the Site is accessed and egressed from. To the immediate west of the Site are allotments with residential properties beyond – these front onto Hanging Stone Road.
- 2.1.17 In summary and as established within the Heritage Statement, the Site is clearly defined, and both visually and physically contained, with defensible boundaries to its boundaries.
- 2.1.18 The predominate land use in the vicinity of the Site is residential properties of various ages, types and appearances. As examined in the Design and Access Statement, the material palette in the area includes a wide mixture including traditional stone, brick, render, slate, zinc and timber cladding.

- 2.1.19 The Site is located within Berry Brow and benefits from being convenient walking distance to services and amenities associated with Berry Brow as well as Honley District Centre. The services and amenities within Honley District Centre can be accessed from the Site in a walking time of approximately 17 minutes.
- 2.1.20 The Site also benefits from being convenient walking distance to numerous bus stops, all within the desired 400 metres walking distance, as examined in detail in the Highways Note which informs this application. These bus stops direct and regular services to other centres including Holmfirth Town Centre and Huddersfield Town Centre, the latter providing further opportunities for onward travel including by train. As highlighted already in this Planning Statement, the Site benefits from both Honley and Berry Brow railway stations being located within walking distance, this forming further evidence to promote the sustainability credentials and accessibility to and from the Site by sustainable transport modes.
- 2.1.21 Whilst the Site is sustainable in the sense of services and amenities within walking distance and opportunities for onward travel via sustainable transport modes, the Site is not considered to be within a built-up area.

Planning History

- 2.1.22 Excluding applications associated with TPOs, the planning history of the Parkton Grove site can be summarised as follows:
- 90/03462: Listed Building Consent for Erection of Porch and Installation of Replacement Windows – application approved
 - 90/03753: Erection of Porch (Listed Building) – consent granted
 - 90/05767: Listed Building Consent for Installation of 2 no. windows and 1 no. door to first floor level, installation of replacement windows and doors and re-roofing of existing garage building – consent granted
 - 91/01645: Change of use from store above garage to living accommodation (maids flat) – conditional full permission granted
 - 92/01343: Erection of Conservatory (Listed Building) – consent granted
 - 94/91361: Change of use of building to artists workshop/studio and training centre – application refused;

- 2001/93415: Erection of extension and alterations to convert existing coach house to ancillary accommodation (granny flat) (within the curtilage of a listed building) – refused
- 2001/93416: Listed building consent for erection of extension and alterations to convert existing coach house to ancillary accommodation (granny flat) – consent refused
- 2002/91870: Listed Building Consent for Erection of Extension and Alterations to Convert Existing Coach House to Ancillary Accommodation (modified proposal) – conditional full permission granted
- 2002/65/91871/W3: Listed Building Consent for Erection of Extension and Alterations to Convert Existing Coach House to Ancillary Accommodation (modified proposal) – consent granted
- 2003/90505: Formation of retaining wall (attached to a listed building) – conditional full permission granted
- 2003/90506: Listed building consent for formation of retaining wall – consent granted
- 2014/90090: Erection of detached home office – conditional full permission granted
- 2014/90091: Listed Building Consent for erection of detached home office – application withdrawn

- 2.1.23 Confirmed by the associated decision notices, the reason for refusing the interlinked 2001 applications was that the proposed extension and conversion of the coach house could not be supported *“by reason of [the extension] design, scale and positioning, [which] would be detrimental to the appearance and character of both the curtilage building coach house and to the main dwelling”*.
- 2.1.24 Subsequently, applications with modified proposals to extend and convert the former coach house were submitted to and approved by KMBC.
- 2.1.25 The planning history of Parkton Grove therefore confirms that the Council has supported physical alterations to including extensions to Grade II Parkton Grove and its associated outbuildings.

3 Pre-Application Engagement

3.1.1 The Applicant entered into formal pre-application engagement with the Council as a precursor to this planning application submission. This process was to secure formal advice from the Planning Department at KMBC on matters including but not limited to the following:

- Consideration of the principle of development on the Site;
- Consideration of the initial dwelling design;
- Technical matters which should be considered as part of a planning application; and
- The documentation which the Council would require to fully consider a related planning application.

3.1.2 The Council issued its detailed written advice on 1 August 2025. The advice set out the relevant local and national planning policy with regards to the Proposed Development.

3.1.3 The written advice benefited from input from technical consultees, namely the Council's Highways Development Management team, the Council's Tree team, and the Council's Conservation and Design team.

3.1.4 In considering matters associated with the principle of development within the wider Green Belt designation, the Council advised the following:

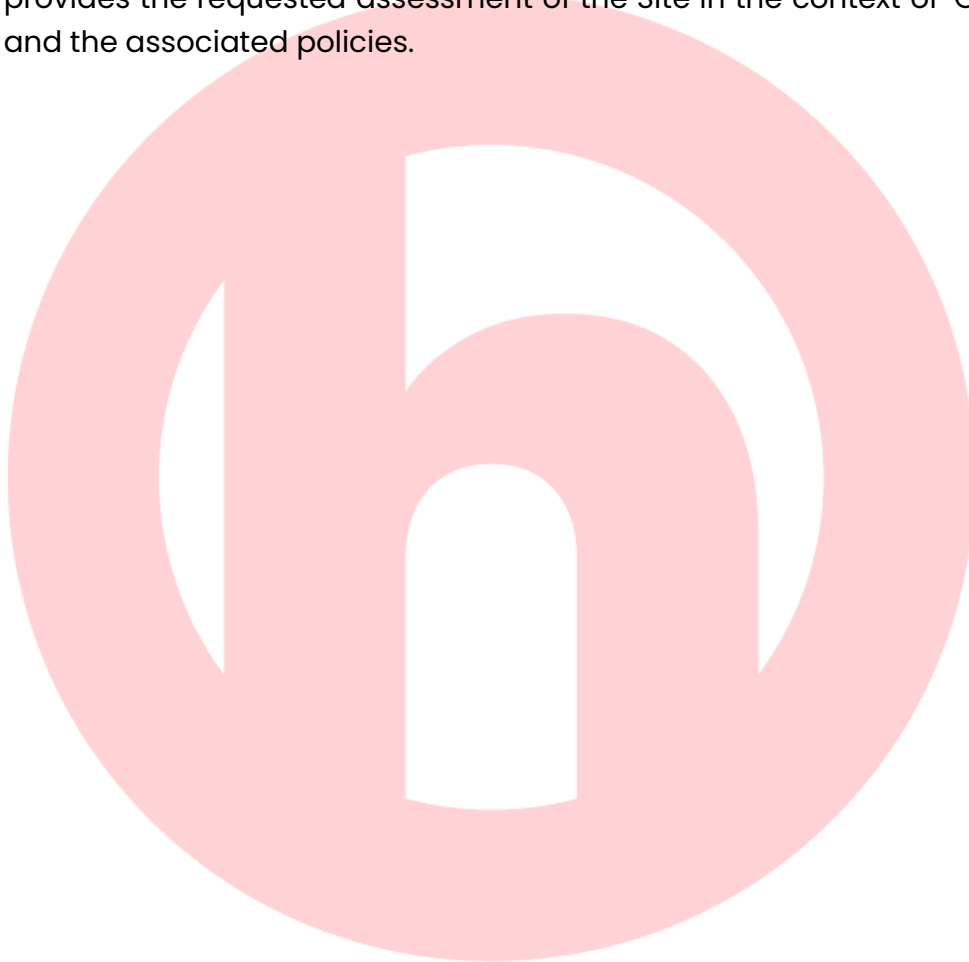
"The proposal could potentially utilise Grey Belt land without undermining Green Belt purposes (155a). While four-bedroom homes are not the highest priority, they contribute to an identified housing need, though further justification on local demand should be provided to demonstrate compliance with Paragraph 155b. The development would be in a sustainable location with access to local services and public transport (155c), and as a single dwelling 155d is not applicable. It is therefore considered that the proposal has the potential to meet the exception criteria for development on Grey Belt Land.

Notwithstanding the above, any future submission should include robust evidence that the site qualifies as 'Grey Belt' and a planning statement which demonstrates why this is the case would need to be submitted...

The Local Planning Authority do not consider the application site (land) to strongly contribute to the Green Belt purposes (a), (b) or (d) and therefore could potentially be considered 'Grey Belt' and suitable for redevelopment. Any future submission should include robust evidence demonstrating that the site qualifies as 'Grey Belt' as defined in Annex 2 of the NPPF (December 2024). This should be supported by clear

justification demonstrating that the land does not strongly contribute to any of the purposes (a), (b) or (d) of Paragraph 143, and that the proposal satisfies the criteria of Paragraph 155, specifically in relation to Green Belt purposes (155a), unmet need (155b) and sustainable location (155c)”

- 3.1.5 The pre-application advice has strongly informed the subsequent design evolution of the project, and the preparation of the multidisciplinary reports which inform this application, most notably this Planning Statement which provides the requested assessment of the Site in the context of ‘Grey Belt’ and the associated policies.



4 The Proposed Development

4.1.1 This full planning application seeks permission for the following development:

“Erection of 1 no. self-build dwelling with all associated works”

4.1.2 The proposed dwelling satisfies the requirements of a self-build home, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. It will assist KMBC in meeting its obligations to approve development opportunities for self-build and custom housebuilding plots within its administrative area.

4.1.3 The Proposed Development is for the erection of a 2.5-storey, three-bedroom self-build dwelling. The proposed dwelling footprint is approximately 173 square metres within a plot measuring approximately 0.23 hectares. The build-to-plot ratio is therefore approximately 7%, a very low development density. The low build-to-plot ratio allows for extensive areas of the Site to remain undeveloped as well as opportunities to incorporate new landscaping (discussed within this Section and in detail at Section 7.5).

4.1.4 Internally, the Proposed Development offers a superlative standard of amenity. Quantitative evidence to support this is that the internal arrangement satisfies Nationally Described Space Standards [‘NDSS’]. At ground floor level, the principal living spaces are arranged in a balanced linear sequence. An orangery runs through the spine of the home, connecting the two wings. The incorporation of an orangery is a deliberate nod to the historic uses of the Site. At first floor, three double bedrooms are proposed (a reduction to the pre-application proposal which was a four-bedroom dwelling). The principal bedroom is proposed to benefit from an en-suite bathroom. At second floor, within the roofspace, is a landing which will provide a yoga space as well as storage.

4.1.5 The proposed dwelling has been deliberately designed to be modest and proportionate relative to the overall plot, occupying a limited footprint and retaining significant open space, thereby ensuring minimal impact on openness. The 2.5-storey form allows for efficient accommodation. The total Gross Internal Area (GIA) totals 253 sq.m.

4.1.6 Off-street car parking is proposed for a minimum of two cars. A single garage is also incorporated within the development design. An Electric Vehicle [‘EV’] charging point is also incorporated into the design.

- 4.1.7 The proposed external amenity space is a combination of spaces for use by the Applicant including separate areas for dining and recreation. Opportunities to incorporate an extensive landscaping scheme have also been incorporated within the Proposed Development. This promotes visual aesthetics, defensible and defined boundaries to the Site, and also promotes opportunities for biodiversity enhancement.
- 4.1.8 The dwelling is proposed to be constructed from timber cladding and Yorkshire stone which reflects a traditional material palette with contemporary edge. This considers the wider built development context, whilst being appropriate in the context of the statutorily designated Parkton Grove.
- 4.1.9 The positioning and scale of windows strongly considers natural light for the benefit of occupiers, in addition to consideration from a climate change perspective (i.e. seeking to limit the necessity for artificial light). It is intended that the proposed home could incorporate sustainable technologies including air and ground source heat pumps, underfloor heating, MVHR units, grey water systems, and PV panels.
- 4.1.10 In response to the formal pre-application advice from KMBC, the dwelling has been sited to minimise landscape impact. It is proposed to be located towards the eastern boundary, partially on the footprint of former outbuildings associated with Parkton Grove. The siting of the Proposed Development also considers the opportunity to use the Site's existing and established vehicular access, the topography, and the relevant arboricultural and heritage constraints of the Site. With regards to tree coverage, the Proposed Development maintains substantial tree coverage for numerous reasons, including to limit encroachment within the Site, and to retain trees for ecological reasons as well as to maintain the natural screen for visual reasons.
- 4.1.11 In addition to the detailed landscaping proposals, bird and bat boxes will be incorporated into the final development design.
- 4.1.12 In addition to the Applicant's own aspirations and requirements, the architectural-led and landscape-led approach of the dwelling design (including its siting) has strongly considered the physical characteristics of the Site including the historic built development which was sited upon it, as well as its function as part of the curtilage associated with Parkton Grove.

5 **Planning Policy Context**

5.1 **Development Plan**

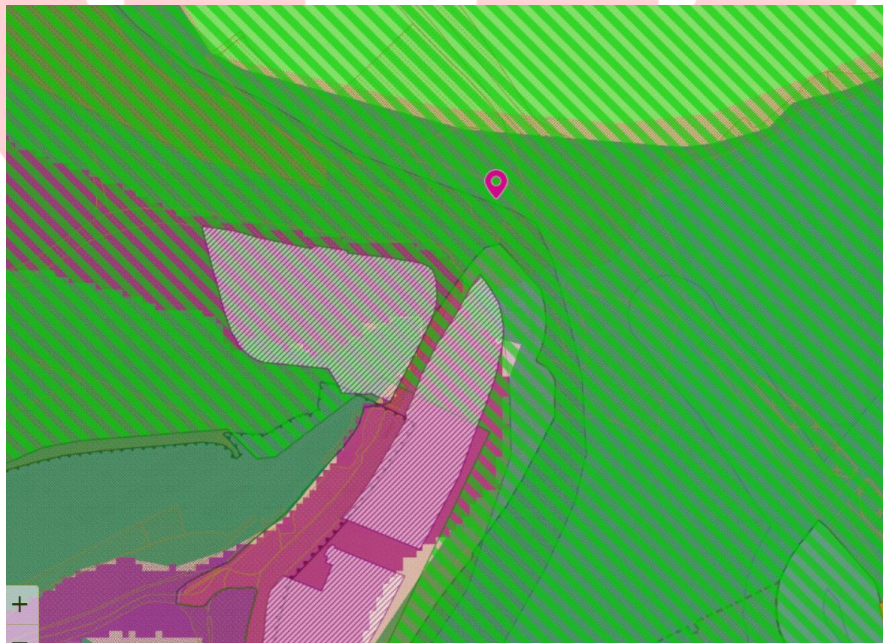
5.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.1.2 Where relevant documents are deemed up to date, a Local Planning Authority [‘LPA’] will assess the planning credentials of a development proposal against its adopted Development Plan.

5.1.3 In the context of the development proposals, the KMBC Development Plan comprises the Kirklees Local Plan (adopted on 27 February 2019).

5.1.4 The Local Plan is informed by a Policies Map. An extract of the interactive Proposals Map is provided at Figure 4 below. The Policies Map confirms that the Site is within the following designations:

- Green Belt;
- Strategic Green Infrastructure Network;
- Biodiversity Opportunity Zone; and
- Mineral Safeguarding.



^ Figure 4

5.1.5 The most relevant Development Plan policies in the context of this planning application are as follows:

Local Plan

- Policy LP1 – Presumption in favour of sustainable development;
- Policy LP2 – Place shaping;
- Policy LP3 – Location of new development;
- Policy LP7 – Efficient and effective use of land and buildings;
- Policy LP11 – Housing Mix and Affordable Housing;
- Policy LP20 – Sustainable Travel;
- Policy LP21 – Highways and access;
- Policy LP22 – Parking;
- Policy LP24 – Design;
- Policy LP28 – Drainage;
- Policy LP30 – Biodiversity and geodiversity;
- Policy LP32 – Landscape;
- Policy LP33 – Trees;
- Policy LP35 – Historic Environment;
- Policy LP51 – Protection and improvement of local air quality;
- Policy LP52 – Protection and improvement of environmental quality;
- Policy LP53 – Contaminated and unstable land; and
- Policy LP59 – Brownfield sites in the Green Belt.

5.2 *Material Considerations*

5.2.1 Material considerations to the determination of this application include local and national documents, namely those listed as follows:

- Highways Design Guide Supplementary Planning Document [‘SPD’], 2019;
- Housebuilders Design Guide SPD, 2021;
- Biodiversity Net Gain in Kirklees Technical Advice Note, 2021;
- Planning Applications Climate Change Guidance, 2021;

- Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021);
- The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016);
- The National Planning Policy Framework ['NPPF'], published in December 2024;
- The draft NPPF, published in December 2025;
- Planning Practice Guidance ['PPG'], various dates. The most pertinent PPG includes 'Self-build and custom housebuilding' (published in April 2016 and last updated in February 2021); and
- The National Design Guide (published October 2019, last updated in January 2021)

5.2.2 The key sections within the published NPPF (December 2024) are as follows:

- Section 2: Achieving sustainable development;
- Section 5: Delivering a sufficient supply of homes;
- Section 9: Promoting sustainable transport;
- Section 11: Making effective use of land;
- Section 12: Achieving well-designed places;
- Section 13: Protecting Green Belt land;
- Section 14: Meeting the challenge of climate change, flooding and coastal change;
- Section 15: Conserving and enhancing the natural environment; and
- Section 16: Conserving and enhancing the historic environment.

Housing Land Supply

5.2.3 Prior to considering the credentials of the Proposed Development against planning policy, it is critical to reflect upon the planning policy context of the Council's Housing Land Supply and its performance in terms of housing delivery i.e. the Housing Delivery Test.

5.2.4 At the time of writing this Planning Statement, reference has been made to a recent District-Wide Planning Committee which took place on 5 March 2026. In the associated 'Agenda reports pack', the Council makes the following observations in relation to a minor residential development proposal within a Green Belt designation (Application Ref: 2025/92440):

*"The 2025 update of the five-year housing land supply position for Kirklees shows **4.18 years supply of housing land**, and the 2023 Housing Delivery Test (HDT) measurement which was published on 12/12/2024 demonstrated that **housing delivery for Kirklees for the past three years (April 2020–March 2023) has fallen below the 75% pass threshold.**"*

*"As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement, **it is necessary to consider planning applications for housing development in the context of NPPF paragraph 11 which triggers a presumption in favour of sustainable development.** This means that for decision making "Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of-date (NPPF Footnote 8), **granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (NPPF Footnote 7) ; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**"*

*"The Council's inability to demonstrate a five-year supply of housing land, or pass the Housing Delivery Test, **weighs in favour of housing development** but this has to be balanced against any adverse impacts of granting the proposal. The judgement in this case is set out in the officer's assessment."*

*"It is noted that this site is within the Green Belt. Irrespective of the Councils position on the five-year supply of deliverable housing sites, the National Planning Policy Framework at paragraph 11 is clear that **in the event a Council cannot demonstrate a five-year supply of deliverable housing sites, the council should grant permission "unless the application of policies that protect areas or assets of particular importance provides a clear reason for refusing the development proposed"**. Footnote 7 at paragraph 11di) states that the protected areas include land designated as Green Belt."*

"Therefore, the principle of developing in the Green Belt must be assessed in order to determine whether the principle of development is acceptable. The proposal will also be assessed against all other material considerations."

(Underlining and bold used by the author of this Planning Statement for emphasis)

- 5.2.5 As acknowledged by KMBC, by not demonstrating a five-year supply of deliverable housing and not passing the Housing Delivery Test, the Council's Development Plan can be considered out of date and housing development can be considered against the presumption in favour of sustainable development, in addition to the Green Belt policy as contained in the NPPF. Accordingly, this approach is relevant in the context of the Site.

Self-Build Obligations

- 5.2.6 The relevant PPG relating to self-build and custom housebuilding confirms that *"Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey')."*
- 5.2.7 The Proposed Development provides an exciting opportunity for a self-build home for a local businessperson who has grown up not only in the area but at the main house of Parkton Grove.
- 5.2.8 PPG continues to confirm that *"Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period."*

5.2.9 On 27 March 2026, the KMBC Planning Policy department confirmed to Hollistic Planning that:

- there were 610 entrants on the Council's self-build register (the total number at the end of the latest period (30 October 2025)); and
- the total number of self-build serviced or unserviced plots granted planning permission between 2017 and 2025 equates to 428 dwellings.

Accordingly, there is an identified shortfall of 192 self-build plots within the KMBC administrative area. Accordingly, KMBC must work with Applicants to secure self-build plot opportunities where they can be supported in planning terms.

5.2.10 The genuine interest in a self-build opportunity within the local authority area is anticipated to be significantly higher than the 610 figures, given that there will be people who are interested but not formally on the Council's register.

5.2.11 In addition to PPG, both local and national planning policy promote development proposals which seek to address identified and bespoke housing requirements. This includes self-build and custom housebuilding opportunities.

5.2.12 The Proposed Development will assist the Council in the short-term delivery of a dwelling which will in turn assist the Council in both its requirements for housing land and securing self-build opportunities.

6 Planning Assessment

6.1.1 This Section of the Planning Statement solely focuses on an assessment of the principle of the Proposed Development in the defined Green Belt.

6.1.2 As confirmed at Section 3 of this Planning Statement, as part of their pre-application advice, the Council confirmed the following:

The Local Planning Authority do not consider the application site (land) to strongly contribute to the Green Belt purposes (a), (b) or (d) and therefore could potentially be considered 'Grey Belt' and suitable for redevelopment. Any future submission should include robust evidence demonstrating that the site qualifies as 'Grey Belt' as defined in Annex 2 of the NPPF (December 2024). This should be supported by clear justification demonstrating that the land does not strongly contribute to any of the purposes (a), (b) or (d) of Paragraph 143, and that the proposal satisfies the criteria of Paragraph 155, specifically in relation to Green Belt purposes (155a), unmet need (155b) and sustainable location (155c)"

6.1.3 This section of the Planning Statement focusses the assessment of the Site and Proposed Development against the advice of the Council; to demonstrate that the Site constitutes Grey Belt and to assess its planning credentials on that basis.

6.1.4 Technical matters including ecology and highways are considered in Section 7 of this Planning Statement.

6.2 The Definition of Grey Belt

6.2.1 Annex 2 of the NPPF defines Grey Belt as:

*"For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or **any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143.** 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development".*

The underlining and bold is added by the author for emphasis.

6.2.2 NPPF Footnote 7 is irrelevant in the context of the Proposed Development given that the exclusive area or asset of relevance is Green Belt.

6.2.3 Notwithstanding the evidence of former built development upon the Site, in response to the pre-application advice from KMBC, it is essential to assess the Site against purposes (a), (b) and (d) as set out in Paragraph 143 of the NPPF. If the land does not strongly contribute to these purposes, it can be considered Grey Belt, regardless as to whether or not it constitutes previously developed land. If a site constitutes Grey Belt land, it is then necessary to establish if a proposed development would fundamentally undermine the strategic function of the remaining Green Belt, as required by Paragraph 155. This is examined herein.

6.3 **Assessment against NPPF Paragraph 143**

6.3.1 NPPF Paragraph 143 is as follows:

“Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

6.3.2 For a site within a Green Belt designation to form ‘Grey Belt’, it must not strongly contribute to purpose (a), (b) or (d) in Paragraph 143. An assessment of the Site against those purposes is provided at Table 1 below / overleaf.

Green Belt Purpose	Assessment of Site against Green Belt Purpose
<i>a) to check the unrestricted sprawl of large built-up areas</i>	The Site is located in an area where residential development is largely ribbon development and it is not in the immediate vicinity of a large built-up area. It therefore makes a weak contribution to Green Belt purpose a)

<i>b) to prevent neighbouring towns merging into one another;</i>	The Site does not form a gap between towns. It therefore has a weak contribution to Green Belt purpose b)
<i>d) to preserve the setting and special character of historic towns</i>	The Site is not located within the vicinity of historic towns. It therefore makes no contribution to Green Belt purpose d)

[^] Table 1 – Assessment of the Site against relevant Green Belt purposes

6.3.3 Accordingly, the Site does not strongly contribute to any of the purposes in Paragraph 143 (i.e. not (a), (b) or (d)) nor does it form an exclusions under footnote 7 of the NPPF.

6.3.4 Following assessment of the Site against the three relevant purposes of Green Belt, with consideration of NPPF Footnote 7 (where the only designation applicable is ‘Green Belt’), the Site is deemed ‘Grey Belt’.

6.3.5 PPG specifically relating to Green Belt (as published on 27 February 2025) sets out the considerations which inform the judgements on what level of contribution a site makes to the Green Belt purposes. This is considered when assessing a site against the criteria of Paragraph 155, as examined herein.

6.3.6 NPPF Paragraph 155 states that development in the Green Belt should not be regarded as inappropriate where the following criteria apply:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b. There is a demonstrable unmet need for the type of development proposed,*
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and*
- d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.*

6.3.7 Each of the above criteria are considered herein.

6.4 Meeting Green Belt Purposes – Development (Paragraph 155a)

a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan”

- 6.4.1 For reasons set out already, the Site constitutes Grey Belt land.
- 6.4.2 The Proposed Development would not fundamentally undermine the purposes of the remaining Green Belt designation, as partially addressed at Table 1.
- 6.4.3 The Proposed Development would reintroduce built form where there is currently hardstanding associated with the historic buildings / structures upon the Site. Whilst it benefits from the relevant services and amenities, the Site falls outside the built-up areas of Berry Brow and Honley. The Site therefore does not play a role in checking the sprawl of large built-up areas, and therefore does not strongly contribute to Green Belt purpose a).
- 6.4.4 Whilst the Site lies between Honley and Berry Brow, it has built development to its east and west, with strong defensible boundaries to its north and south. It does not prevent neighbouring towns from merging into one another and therefore does not strongly contribute to Green Belt purpose b).
- 6.4.5 With residential development located to the west (separated by the allotments) and east of the Site, and the containment of the railway line to the north which forms a strong defensible boundary, the Proposed Development would be read in the context of the surrounding built form and would not undermine the Green Belt role of safeguarding the countryside from encroachment. The Site, therefore, does not contribute to NPPF Green Belt purpose c).
- 6.4.6 The Site is not located within or near the setting of a historic town and would not have impact on heritage context nor character, as confirmed later within this Planning Statement and as assessed in full by the Heritage Statement which informs this planning application. Accordingly, the development of the Site would not undermine NPPF Green Belt purpose d).
- 6.4.7 While the Proposed Development does not directly contribute to urban regeneration, it would not undermine such opportunities. The development of the Site would therefore not undermine the NPPF Green Belt purpose e).
- 6.4.8 For the reasons set out above, the Site constitutes Grey Belt and the Proposed Development would not fundamentally undermine the purposes of Green Belt across the area of the plan. Accordingly, NPPF Paragraph 155a is satisfied.

6.5 Demonstrable Unmet Need (Paragraph 155b)

b. There is a demonstrable unmet need for the type of development proposed

- 6.5.1 As set out earlier within the Planning Statement, the Council is currently unable to demonstrate a five-year supply of deliverable housing sites and its delivery of housing has fallen below the 75% HDT requirement. The Council also has a significant identified shortfall of self-build plot opportunities of which it has a legislative responsibility to support (610 entrants to the self-build register with only 428 plots granted planning permission).
- 6.5.2 Albeit only a single dwelling, the Proposed Development can make a modest but valuable contribution to address identified housing need within the Council's administrative area.
- 6.5.3 Additionally, the Proposed Development will assist the Council in meeting its legislative requirement to accommodate plots for self-build dwellings.
- 6.5.4 As such, it is considered that there is demonstrable unmet need for the type of development proposed and NPPF Paragraph 155b is satisfied.

6.6 Sustainable Location (Paragraph 155c)

c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and

- 6.6.1 The Site is a sustainable location. It is located within convenient walking distance of a range of services and amenities, including those located within Honley District Centre.
- 6.6.2 The Site also benefits from being walking distance to bus stops and both Honley and Berry Brow Railway Stations which presents opportunities for onward travel without being reliant on private car use.
- 6.6.3 The Site is, therefore, a sustainable location and satisfies the requirements of NPPF Paragraph 155c.

6.7 The Golden Rules (Paragraph 155d)

d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.

6.7.1 The 'Golden Rules' apply to major development involving the provision of housing on land within a Green Belt designation. Accordingly, the Golden Rules are not relevant in the context of the Proposed Development and do not need to be assessed.

6.8 Sustainable Development

6.8.1 Both local and national planning policy are aligned that planning application decision-making should take *"a positive approach that reflects the presumption in favour of sustainable development"* (as quoted from Local Plan Policy LP1). Local Plan Policy LP1 is also aligned on the approach as set out in Paragraph 11 of the NPPF with the Development Plan policy confirming the following:

"Where there are no policies relevant to the proposal or relevant policies are considered out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- b. Specific policies in that Framework indicate that development should be restricted."*

6.8.2 The Proposed Development meets the three objectives of sustainability; the economic objective, the social objective and the environmental objective. It achieves these through factors including but not limited to providing a well-designed opportunity to meet an identified housing need as self-build home, enhancing the natural, built and historic environment contexts, by making efficient use of land, by incorporating measures which seek to enhance biodiversity, by incorporating opportunities to minimise waste and pollution and directly responding to climate change via the construction and post-completion stages of the project.

6.8.3 For the reasons set out in Section 6 and 7 of this Planning Statement, it is concluded that the Development Proposal constitutes sustainable development and there are no technical constraints which would significantly and demonstrably outweigh the benefits.

6.8.4 The Proposed Development is compliant with relevant local and national planning policy, the former including Local Plan Policies LP1, LP2, LP3, LP7, LP11 and LP59, albeit these policies can be considered out of date in the context of the Council's housing land supply and HDT contexts.

6.9 Summary of the Principle of the Proposed Development

6.9.1 The latest figures confirm that Kirklees has a shortfall to its housing land supply position (circa. 3.96 years) and the delivery of housing falls below the 75% HDT requirement. Accordingly, it is necessary to consider housing development in the context of NPPF Paragraph 11. This means approving developments unless *"the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

6.9.2 NPPF Paragraph 73 confirms that *"Small and medium sized sites can make an important contribution to meeting the housing requirement for an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly."* The wording continues to state that *"To promote the development of a good mix of sites local planning authorities"* should undertake specific actions, Part (b) being *"seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing"* as well as Part (d) which is to *"support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes."*

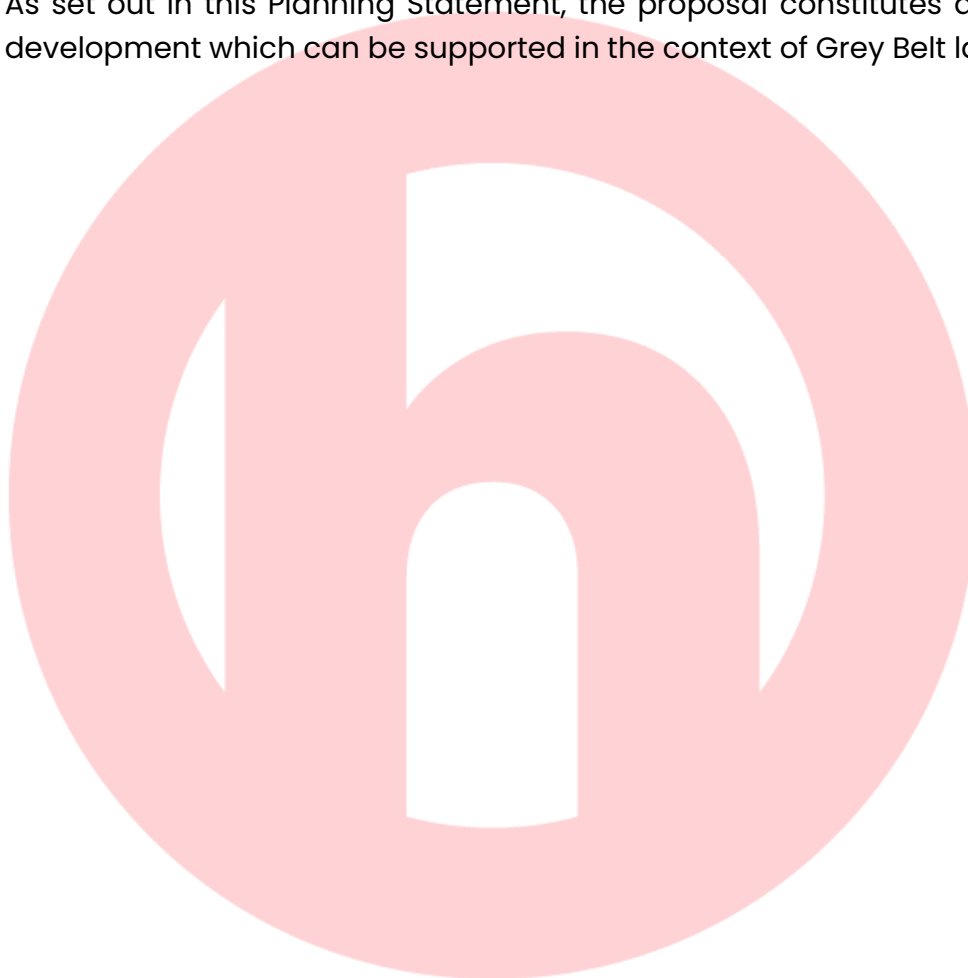
6.9.3 In the pre-application advice, the Council did not consider the Site to strongly contribute to the Green Belt purposes. This judgement has been assessed in full within this Planning Statement. It concludes that the Site constitutes Grey Belt land.

6.9.4 The Proposed Development has been assessed against the relevant criteria of the NPPF where development proposals may be acceptable on Grey Belt sites. The Proposed Development constitutes a sustainable development which will assist the local authority by short-term housing delivery at a sustainable site. The Proposed Development also, critically, would not unacceptably impact the function nor purposes of the wider Green Belt designation.

6.9.5 The Proposed Development will assist the Council by:

- making a modest contribution to address its shortfall to its available housing land supply;
- short-term delivery of a dwelling which will in turn assist its negative Housing Delivery Test position; and
- assisting by contributing a self-build opportunity to address its identified and significant shortfall of approved self-build plots to meet demand.

6.9.6 As set out in this Planning Statement, the proposal constitutes a form of development which can be supported in the context of Grey Belt land.



7 Technical Considerations

7.1 Design

- 7.1.1 Its L-shaped footprint, low height relative to surrounding trees, and use of natural materials (timber cladding and Yorkshire stone) ensure the development is visually contained and compatible with the character of the Site, which can be considered semi-rural, whilst also respecting the nearby Grade II Listed Parkton Grove.
- 7.1.2 The Proposed Development represents a restrained, proportionate, and policy-compliant level of development that balances the functional needs of the future occupants with the protection of Green Belt openness, the retention of protected trees, and the visual and heritage context of the surrounding area.
- 7.1.3 The proposed dwelling has been designed using a fabric-first approach to reduce energy demand beyond minimum Building Regulations standards. Its compact form helps reduce heat loss, while high levels of insulation, improved airtightness, and careful detailing will improve the thermal performance of the building envelope. The proposed layout also maximises natural daylight, reducing reliance on artificial lighting, with the double-height entrance glazing and glazed gable bringing light deep into the plan while keeping the principal built form more thermally efficient.
- 7.1.4 The proposal seeks to limit embodied carbon through a restrained and durable materials palette, including the use of locally appropriate materials such as Yorkshire stone.
- 7.1.5 The dwelling is intended to incorporate low-carbon energy systems as part of its overall design, with the final specification to be confirmed at the detailed design stage. The compact built form, strong fabric performance, and careful glazing strategy will reduce overall energy demand and support the efficient use of any renewable or low-carbon technology. The scheme is also suited to the inclusion of technologies such as an air source heat pump in place of natural gas heating systems. An EV charging point is incorporated into the development proposals.

- 7.1.6 The building has been designed as a compact, efficient form to reduce heat loss and improve overall energy performance. The layout has been carefully planned to make good use of natural daylight, reducing reliance on artificial lighting, while glazing has been used selectively to balance daylight levels with thermal efficiency. All new glazing will be installed in thermally broken frames with sealed double- or triple-glazed units, and all new lighting will be low-energy. High levels of insulation, improved airtightness and careful detailing to reduce thermal bridging will also be incorporated to ensure the dwelling performs beyond the minimum standards required under Part L.
- 7.1.7 The proposal has been designed to work with the site's existing topography and to avoid unnecessary changes in ground levels that could increase surface water run-off.
- 7.1.8 The Proposed Development includes low built-to-plot ratio (approximately 7%) which allows for the majority of the plot to remain as soft landscaped, including retained woodland, grassland, meadow, and naturalistic planting. External areas include permeable and semi-permeable surfaces where possible, and the landscape design retains substantial soft landscaped areas to allow natural drainage. In addition to environmental and aesthetic benefits, these features further preserve infiltration and reduce surface water run-off. Low-flow, water-efficient taps to be used. Dual flush toilets will also be installed.
- 7.1.9 For reasons set out above and in other documentation which informs this planning application, the Proposed Development complies with relevant policy including Policy LP24 of the Local Plan, and guidance contained in the Housebuilders Design Guide SPD, the Council's Climate Change Guidance, as well as the NPPF and National Design Guide.

7.2 Amenity

- 7.2.1 Parkton Grove is the nearest residential property to the Proposed Development. It would be approximately 50 metres east of the Proposed Development. Accordingly, the separation distance is compliant with policy. The Proposed Development would not give rise to unacceptable impact upon neighbouring residential amenity and is therefore acceptable in this regard.

- 7.2.2 In addition to consideration of amenity in terms of privacy and overlooking, the Proposed Development will not give rise to amenity issues in terms of air and other forms of pollution. Air pollution impacts during construction will be minimised through standard good practice measures, including dust suppression, controlled storage of materials, and careful site management.
- 7.2.3 The internal design of the Proposed Development not only satisfies NDSS but exceeds the rates. The external amenity space is extensive and offers variety with areas to be used by the Applicant for different purposes including dining and areas for recreation.
- 7.2.4 Accordingly, the Proposed Development offers superlative internal and external arrangements for the benefit of the amenity for the Applicant.
- 7.2.5 The Proposed Development is acceptable with regards to amenity for both prospective residents and also neighbours.
- 7.2.6 For the reasons set out above and in the supporting documents which inform this planning application, the Proposed Development is compliant with local and national planning policy, the former including LP Policies LP24 and LP51, and Principles 6, 16 and 17 of the Housebuilders Design Guide SPD.

7.3 Heritage

- 7.3.1 The application is informed by a Heritage Statement prepared by Adapt Heritage.
- 7.3.2 The Heritage Statement identifies the relevant heritage assets with potential to be affected by the Proposed Development, provides an overview of the history and development of the Site and the surrounding area, proportionately assesses the significance of relevant heritage assets and the contribution made by setting and the Site, provides an assessment of the impact of the Proposed Development in light of relevant local and national planning policies, before setting out the overarching conclusions.
- 7.3.3 It makes the following observations:
- *“The Proposed Development has been designed to respond sensitively to this context.”*
 - *“The Proposed Development would not alter the defined domestic garden, historic access routes or service areas associated with Parkton Grove, nor would it undermine the sense of enclosure, separation and seclusion that characterises its setting.”*

- *“Any intervisibility between the Application Site and the listed building would remain limited, partial and filtered by existing mature tree cover, and the development would not intrude into key views or affect the way in which the architectural or historic interest of Parkton Grove is experienced or appreciated.”*
- *“the Proposed Development would preserve the significance and setting of the Grade II listed Parkton Grove and would result in no harm to the designated heritage asset. This conclusion is consistent with the position reached by Kirklees Council during pre-application discussions, where Officers raised no concerns and concluded that the development is unlikely to harm the setting of the listed building.”*

7.3.4 As confirmed in the Heritage Statement, *“The Proposed Development therefore satisfies the statutory duty set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and accords with the objectives of Paragraphs 210, 212 and 219 of the National Planning Policy Framework (2024), as well as the relevant heritage policies of the Kirklees Local Plan”, namely LP Policy LP35.”*

7.3.5 Accordingly, heritage is not a constraint and should not preclude the granting of planning permission for the Proposed Development.

7.4 Highways

7.4.1 As part of the formal pre-application advice, the Council’s Highways Development Management advised the following:

- *“Given that the proposals utilise an existing access and the proposals include acceptable sight lines and internal vehicle turning and parking Highways Development Management (HDM) are unlikely to object to these proposals.*
- *The garage will need to have minimum dimensions of 6m x 3m to be counted as a parking space.*
- *A bin collection point should be provided close to the site access.*
- *Vehicle swept paths should be provided to demonstrate that a vehicle can enter and exit the site in a forward gear.*
- *HDM would consider the results of a speed survey should one be undertaken, otherwise 2.4m x 43m should be provided.”*

- 7.4.2 The planning application is informed by a Highways Note prepared by attp. The Highways Note is informed by a speed survey and swept path analysis, both as recommended by Highways Development Management.
- 7.4.3 The Proposed Development will benefit from off-street parking for a minimum of 2 cars. A single garage is also proposed which can provide additional parking for cars and / or secure cycle parking. The garage measures 6.3 x 3.4m, and therefore satisfies the advice from Highways Development Management. The EV charging points ensures futureproofing so that the home benefits from this technology.
- 7.4.4 A bin collection point will be provided close to the access. This will enable the Applicant to use the refuse collection service provided by the local authority. This, therefore, satisfies the recommendation from Highways Development Management.
- 7.4.5 The swept path analysis confirms that the site access can be safely manoeuvred by a large car and is able to enter and leave the Site in a forward gear (Para. 1.7 and Appendix D of the Highways Note). This therefore addresses the pre-application advice from Highways Development Management.
- 7.4.6 The speed survey demonstrates that the actual 85th percentile speeds on Hanging Stone Road in the vicinity of the Site access are 21.79mph for vehicles travelling northwest boundary and 22.49mph for vehicles travelling southeast bound. This therefore reduces the necessary visibility splays, as confirmed by the Highways Note (Para. 1.5) which confirms the following:
- “As such, according to the guidance set out within the Manual for Streets these 85th percentile speeds result in a requirement for 2.4m x 28m visibility splays at the site access, in both directions. As shown on the drawing attached at Appendix C, a small section of the existing retaining wall on the site’s frontage with Hanging Stone Road, which is in a poor state of repair currently, will be demolished and rebuilt to accommodate this visibility splay.”*
- 7.4.7 With the benefit of the proposed repairs to the retaining wall, the required visibility splays can be achieved.
- 7.4.8 The Highways Note recognises that the Site is sustainably located and benefits from a range of services and amenities within a 2.0 kilometre walking catchment. These services and amenities include convenience and comparison retailers, schools, a garden centre, restaurants, cafes and hot food takeaways, and hair and beauty salons.

- 7.4.9 The Site also benefits from several bus stops located within the desired 400 metre walking distance which include direct and regular services to the surrounding towns and villages including Honley, Holmfirth and Huddersfield.
- 7.4.10 The Highways Note concludes that the Site *“is in a sustainable location and can be safely accessed and as such there are no highways or transport reasons that should prevent Kirklees Council supporting the proposals and ultimately the granting of planning consent”* (Para. 1.16).
- 7.4.11 Accordingly, the Proposed Development is compliant with relevant local and national planning policy, namely LP Policies LP20, LP21 and LP22, guidance within the Highways Design Guide SPD, Principles 12 and 19 of the Housebuilders Design Guide, and policy contained in the NPPF.

7.5 Trees and Landscaping

- 7.5.1 The pre-application advice from the Council including comments from the Tree Officer. The Tree Officer advised that design should consider trees and the application would need to be informed by an Arboricultural Impact Assessment [‘AIA’] to show the level of impact on the trees on the Site.
- 7.5.2 The application is informed by detailed Arboricultural Report prepared by Crown Tree Consultancy. The documentation is informed by a detailed tree survey and AIA. This considers all development associated with the application, including the proposed driveway arrangement.
- 7.5.3 The condition of trees has been considered, including where trees would need to be felled to accommodate the Proposed Development.
- 7.5.4 The Tree Report with AIA confirms that eight Category C trees and small shrubby vegetation / young specimens would need to be removed to accommodate the Proposed Development.
- 7.5.5 As confirmed by the Tree Report, Category C are *“not considered to be a material planning constraint and their removal will generally be seen as acceptable in order to facilitate development.”*
- 7.5.6 12 no. Category C trees can be retained with the single Category A (the highest value) and eight Category B specimens all to be retained.
- 7.5.7 The Tree Report includes a Tree Planting Schedule which proposes to plant 16 new trees in the locations on the accompanying Proposed Planting Plan. This equates to a ratio of 1:2 in terms of trees lost to trees to be planted. Accordingly, an uplift to the current baseline position is proposed as part of the Proposed Development.

- 7.5.8 Local Plan Policy LP32 confirms that *“Proposals should be designed to take into account and seek to enhance the landscape character of the area”* which includes considering *“the patterns of woodland, trees and field boundaries.”*
- 7.5.9 In addition to the Tree Planting Plan, a detailed landscaping proposal has been prepared by grafted which informs this planning application submission. The landscape proposals have strongly considered the patterns of existing woodland, trees and boundaries associated with the Site, as well as *“the setting of settlements and buildings within the landscape”* (another consideration promoted within Policy LP32).
- 7.5.10 In terms of both arboricultural and landscape matters, the application proposal is in accordance with relevant local and national planning policy, the former including LP Policies LP32 and LP33.

7.6 Ecology

- 7.6.1 The planning application is informed by a Preliminary Ecological Appraisal [‘PEA’] Report prepared by Futures Ecology. This has been prepared with reference to the Proposed Development, as well as the Site being within designations associated with Strategic Green Infrastructure and a Biodiversity Opportunity Zone.
- 7.6.2 The PEA provides the results of an extended Phase 1 habitat survey and preliminary protected species survey. The key objectives of the PEA include to:
- gain an understanding of the baseline ecology of the Site and immediate surrounding area;
 - determine whether the Site supports or has the potential to support protected species;
 - identify any likely ecological constraints and mitigation measures likely to be required;
 - identify the opportunities offered by the potential project to deliver ecological enhancement; and
 - assess the potential of the development to deliver measurable net gain.

7.6.3 The conclusions and recommendations of the PEA include that:

- The Proposed Development will have no construction or operational impact upon statutory designated nor non-statutory designated sites of ecological interest;
- The Proposed Development *“will preserve the integrity of the habitat network through the retention of existing deciduous woodland, as well as sensitive, ecological-focused landscaping, including proposed meadow planting”* and *“no significant impacts on the Kirklees Habitat Network are anticipated”* (Para. 6.15);
- *“The majority of habitats present on-site are either being retained... or are of low ecological value given their lack of botanical diversity”* (Para. 6.17);
- *“Pond P1 will be lost under the footprint of the development. The pond does not meet the criteria for Priority Habitat and is of limited botanical diversity; however, it does provide potential suitability for amphibians and will be subject to further survey and appropriate mitigation if required”* (Para. 6.17);
- The PEA recommends mitigation measures to prevent harm to protected and non-protected fauna and flora; and
- Biodiversity enhancements are recommended which are all to be incorporated into the final design.

7.6.4 The additional survey work is instructed and will be undertaken during the appropriate survey window.

7.6.5 The PEA confirms that the Proposed Development satisfies the requirements of policy, including LP Policy LP30. The application has considered the Council’s Biodiversity Net Gain Technical Advice Note, discussed further overleaf.

7.6.6 The Proposed Development constitutes an exemption from providing biodiversity net gain (as set out overleaf). Notwithstanding, the proposed landscaping scheme which includes native trees such as fruit trees, will promote biodiversity enhancement. Similarly, bird and bat boxes are to be incorporated into the detailed design of the proposed home.

Biodiversity Net Gain ['BNG']

- 7.6.7 PPG entitled 'Biodiversity net gain: exempt developments' sets out the developments which are exempt from BNG rules. It confirms that a self-build or custom build development is exempt from securing BNG where a development proposal meets each of the following conditions:
- consist of no more than 9 dwellings;
 - be on a site that has an area no larger than 0.5 hectares;
 - consist exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
- 7.6.8 The Proposed Development meets each of the above criteria; it comprises a single dwelling, the Site measures 0.23 hectares, and it is to comprise exclusively a dwelling as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
- 7.6.9 Accordingly, the Proposed Development does not need to secure biodiversity net gain in terms of delivering a quantitative enhancement.
- 7.6.10 Notwithstanding, measures to support biodiversity net gain are to be incorporated into the built development proposals as well as via the landscape proposals. These measures include creation of new habitats through the detailed landscaping proposals and minimising biodiversity loss through retaining existing trees where possible.
- 7.6.11 Whilst biodiversity net gain is not mandatory, the proposed approach to biodiversity is reflective of the principles contained in local and national planning policies, the former including LP Policy LP30 and the Council's Biodiversity Net Gain Technical Advice Note.

7.7 Environmental Considerations

- 7.7.1 The Site lies within a Mineral Safeguarding designation and proposes a form of development which would be vulnerable to contamination. As a result, the application is informed by a Phase 1 Desk Top Study and Coal Mining Risk Assessment Report, prepared by Arc Environmental.
- 7.7.2 The Arc Environmental report assesses the geological, geotechnical and potential ground contamination conditions on and beneath the surface of the Site.
- 7.7.3 The Mining Remediation Authority ['MRA'] Online Interactive Map Viewer confirms that the Site lies within a 'Coal Mining Reporting Area'.

- 7.7.4 The Site is not recorded to be in an area of defined 'Development High Risk Area', 'Probable Unrecorded Shallow Workings' nor 'Past Shallow Coal Mine Workings' and there are no mine entries within the Site boundary.
- 7.7.5 The immediate south east of the Site is recorded within a defined 'Development High Risk Area' and an area of 'Probable Unrecorded Shallow Workings'. For these reasons, in addition to in response to the pre-application advice, the Phase 1 Desk Top Study is also a Coal Mining Risk Assessment Report.
- 7.7.6 In conclusion, the Report recommends a programme of Phase 2 ground investigation, a typical requirement where a vulnerable use (i.e. residential) is proposed. This could be undertaken following the granting of planning permission.
- 7.7.7 Accordingly, there are no ground condition / contaminated related reasons to preclude the granting of planning permission and the Proposed Development is compliant with the relevant policies, including LP Policies LP51, LP52 and LP53, and relevant paragraphs of the NPPF.

7.8 Summary

- 7.8.1 The Proposed Development triggers no technical constraints nor other adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF, nor the Development Plan.

8 Conclusion

8.1.1 This Planning Statement has been prepared by Hollistic Planning Limited ['Hollistic Planning'] on behalf of Mr. L Cooper ['the Applicant']. The Planning Statement informs a full planning application submitted for the consideration and determination of Kirklees Metropolitan Borough Council ['KMBC' or 'the Council'].

8.1.2 The Applicant seeks full planning permission for the following development:

"Erection of 1 no. self-build dwelling with all associated works"

8.1.3 KMBC possesses a shortfall of land available for new homes and has a shortfall to its housing delivery. It also has an identified shortfall to the identified demand for self-built plot opportunities. These factors have implications upon the assessment of development proposals against policy.

8.1.4 The Site comprises part of the established residential curtilage of Parkton Grove. Upon the Site, there is hardstanding associated with its former uses and buildings, in addition to the existing access which is to be utilised as part of the Proposed Development.

8.1.5 The Site is located within part of a significantly larger Green Belt designation.

8.1.6 The Applicant secured formal pre-application advice from KMBC prior to this application submission. That formal engagement has been instrumental to the preparation of the comprehensive document and drawing package which informs this planning application, and to the design evolution of the project. At pre-application stage, Officers in the Planning Department of KMBC advised the following:

The Local Planning Authority do not consider the application site (land) to strongly contribute to the Green Belt purposes (a), (b) or (d) and therefore could potentially be considered 'Grey Belt' and suitable for redevelopment. Any future submission should include robust evidence demonstrating that the site qualifies as 'Grey Belt' as defined in Annex 2 of the NPPF (December 2024). This should be supported by clear justification demonstrating that the land does not strongly contribute to any of the purposes (a), (b) or (d) of Paragraph 143, and that the proposal satisfies the criteria of Paragraph 155, specifically in relation to Green Belt purposes (155a), unmet need (155b) and sustainable location (155c)"

- 8.1.7 As assessed in full by this Planning Statement, the Site makes very limited / no contribution to the relevant purposes of Green Belt designated land. Consequentially, the Site is assessed as being Grey Belt land. In the context of this and its sustainability credentials, the Proposed Development constitutes an acceptable form of development.
- 8.1.8 The Proposed Development provides an exciting opportunity for the Applicant to secure planning permission for a self-build home in an area where he has have lived since childhood. Alongside Studio G Architectural, the Applicant has designed a home to meet their requirements as well as fulfil their design aspirations. The dwelling design has also heavily considered its context including a material palette which is cohesive in the area, albeit there is flexibility given the Site not being located within an established street scene. The Proposed Development sits comfortably within the topography as well as within the tree coverage whilst being of a design which is appropriate in the context of neighbouring Grade II Listed Parkton Grove. A detailed landscaping proposal facilitates opportunity for further enhancement of the Site, including opportunities to promote diversity of flora and fauna. The proposed development strongly considers the local built, natural and historic environment contexts.
- 8.1.9 The dwelling will also provide a valuable contribution, albeit a modest one, to support the Council in delivering new homes upon a sustainably located windfall site. This will assist the Council in addressing its shortfall in both available land for housing and in housing delivery on a sustainable site and on a short term basis. The Proposed Development will also assist the Council in meeting its legislative requirements to approve sufficient opportunities for self-build and custom housebuilding plots, of which there is an identified shortfall.
- 8.1.10 As confirmed by the suite of documents which inform this planning application, there are no technical constraints which present significant nor demonstrably adverse impacts which outweigh the positives of the Proposed Development. The Proposed Development constitutes sustainable development, with opportunities to promote economic, social and environmental sustainability features.
- 8.1.11 Accordingly, in the context of the principle of development being deemed acceptable and no technical constraints to preclude the granting of planning permission, it is respectfully requested that planning permission is granted without delay.