| | |
|---|---|
| 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

405819

Northing (y)

412096

Description

Land off Meltham Road, Marsden

## Applicant Details

### Name/Company

Title

Mr

First name

Richard

Surname

Morton

Company Name

KCS Development Ltd

### Address

Address line 1

3rd Floor

Address line 2

Goodbard House

Address line 3

15 Infirmary Street

Town/City

Leeds

County

West Yorkshire

Country

United Kingdom

Postcode

LS1 2JS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

## Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

Mr

First name

Sam

Surname

Ruthven

Company Name

Johnson Mowat Planning & Development Consultants

### Address

Address line 1

Coronet House

Address line 2

Queen Street

Address line 3

Town/City

Leeds

County

Country

Postcode

LS1 2TW

## 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
- [x] Landscaping
- [x] 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

Outline application for erection of up to 9no. residential dwellings including associated infrastructure works. All matters reserved except for layout, landscaping and means of access from Meltham Road.

Has the work already been started without planning permission?

- ○ Yes
- ◉ No

## Site Area

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

0.65

Unit

Hectares

## Existing Use

Please describe the current use of the site

Agricultural

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

2402 P 102 (A) PROPOSED SITE PLAN-A3

## Vehicle Parking

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

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

**Vehicle Type:**
Cars

**Existing number of spaces:**
0

**Total proposed (including spaces retained):**
20

**Difference in spaces:**
20

**Vehicle Type:**
Cycle spaces

**Existing number of spaces:**
0

**Total proposed (including spaces retained):**
9

**Difference in spaces:**
9

## Materials

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

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**
Walls

**Existing materials and finishes:**

**Proposed materials and finishes:**
To be determined at Reserved Matters.

**Type:**
Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**
To be determined at Reserved Matters.

**Type:**
Windows

**Existing materials and finishes:**

**Proposed materials and finishes:**
To be determined at Reserved Matters.

**Type:**
Doors

**Existing materials and finishes:**

**Proposed materials and finishes:**
To be determined at Reserved Matters.

**Type:**
Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

**Proposed materials and finishes:**
To be determined at Reserved Matters.

**Type:**
Vehicle access and hard standing

**Existing materials and finishes:**

**Proposed materials and finishes:**
To be determined at Reserved Matters.

**Type:**
Lighting

**Existing materials and finishes:**

**Proposed materials and finishes:**
To be determined at Reserved Matters.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

2402 DESIGN AND ACCESS STATEMENT

## Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) Yes
- ( ) No
- ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

25244-MJM-XX-XX-RP-D-5200-S2-P03-FRA_DS_Marsden

## 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
- (x) No

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

- ( ) Yes
- (x) No

Will the proposal increase the flood risk elsewhere?

- ( ) Yes
- (x) No

How will surface water be disposed of?

- [x] Sustainable drainage system
- [x] Existing water course
- [ ] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- ( ) Yes
- (x) 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?

◯ Yes
⊘ No

## 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
⊘ 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
◯ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ 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
◯ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

1.32

Please provide the date the onsite pre-development biodiversity value was calculated

08/05/2026

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When was the version of the biodiversity metric used published?

29/11/2023

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**
Biodiversity metric calculation

**Document name/reference:**
260508_Meltham Road BNG_The_Statutory_Metric_Macro_Disabled_V1

**Document/Plan:**
Other (please specify)

**Please specify:**
EcIA and BNG Report

**Document name/reference:**
260508_424.065656.00001_EcIA and BNG Meltham Road Marsden v1_Optimized

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

◯ Yes
⊘ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in Column 1 of the Schedule in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

◯ Yes
⊘ No

## Waste Storage and Collection

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

⊘ Yes
◯ No

If Yes, please provide details:

Please see Transport Note 260501(Revision 1).

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

⊘ Yes
◯ No

If Yes, please provide details:

Please see Transport Note 260501(Revision 1).

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- [x] Yes
- [ ] No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- [x] Market Housing
- [ ] Social, Affordable or Intermediate Rent
- [ ] Affordable Home Ownership
- [ ] Starter Homes
- [ ] Self-build and Custom Build

### Market Housing

Please specify each type of housing and number of units proposed

**Housing Type:**
Houses

**1 Bedroom:**
0

**2 Bedroom:**
2

**3 Bedroom:**
4

**4+ Bedroom:**
3

**Unknown Bedroom:**
0

**Total:**
9

| Proposed Market Housing Category Totals | 1 Bedroom Total | 2 Bedroom Total | 3 Bedroom Total | 4+ Bedroom Total | Unknown Bedroom Total | Total |
|---|---|---|---|---|---|---|
| | 0 | 2 | 4 | 3 | 0 | 9 |

## Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

---

## Totals

| | |
|---|---|
| Total proposed residential units | 9 |
| Total existing residential units | 0 |
| Total net gain or loss of residential units | 9 |

## 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

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

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

First Name

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

Surname

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

Reference

2025/21251

Date (must be pre-application submission)

04/02/2026

Details of the pre-application advice received

The Local Planning Authority concluded that there is potential for a residential development to be acceptable on the Site, subject to addressing the technical matters detailed in the Planning Statement. It is not considered that any of the concerns raised are insurmountable, and all are addressed throughout this application.

## 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?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

### Certificate Of Ownership - Certificate B

**I certify/ The applicant certifies that:**

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

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

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**
***** REDACTED ******

**House name:**
C/O Carter Jonas,

**Number:**
13

**Suffix:**

**Address line 1:**
Albert Street

**Address Line 2:**

**Town/City:**
Harrogate

**Postcode:**
HG1 1JX

**Date notice served (DD/MM/YYYY):**
08/05/2026

**Person Family Name:**

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Sam

Surname

Ruthven

Declaration Date

08/05/2026

☑ 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.

☑ I / We agree to the outlined declaration

Signed

Sam Ruthven

Date

08/05/2026