

Supporting Planning Statement

Former Thornhill Pumping Station Site, off
Ouzlewell Lane, Thornhill, Dewsbury

Proposal: Outline planning application for the
erection of one detached dwelling.

Date: July 2014

Reference: DSP1714

1. Introduction

- 1.1 This Supporting Planning Statement has been prepared by **David Storrie Planning** on behalf of the applicant and sets out the planning matters to be taken into account in considering the planning application.

2. The Application

- 2.1 The application is submitted in outline with all matters reserved apart from access. Permission is sought for the erection of one dwelling on the site of a former Yorkshire Water Pumping Station.
- 2.2 Access is proposed off Ouzlewell Lane. This access serves a number of other dwellings and served the Pumping Station for many years.



3. Relevant Planning Policy

- 3.1 The application is to be considered against the development plan. In this case the development plan is the Kirklees Unitary Development Plan (UDP) adopted in March 1999. The site forms part of a much larger site allocated for residential development on the UDP Proposals Map.



Application site.

- 3.2 The housing allocation establishes the principle of residential development in this location
- 3.3 Also relevant to consideration of the application is advice in the National Planning Policy Framework (NPPF) published in March 2012.
- 3.4 The 'golden thread' running through the NPPF is the promotion of sustainable development with a presumption in favour of such development where it accords with the development plan.
- 3.5 Support for the application is given further weight as a result of the Council not able to demonstrate a five year supply of deliverable housing sites.
- 3.6 The site lies on the fringe of the housing allocation and is capable of being developed in isolation without prejudicing the delivery of the wider housing allocation.

4. Conclusion

- 4.1 The proposed development would accord with the development plan and would not prejudice delivery of the wider housing allocation.
- 4.2 Access would be from an existing track that serves less than 5 dwellings and served the Pumping Station that was the former use on the site.
- 4.3 There is no reason to withhold planning permission.