

July 2026



PLANNING STATEMENT

RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION REFERENCE 2025/70/91870/W, VARIATION OF CONDITIONS 5 (PLANS AND SPECIFICATIONS), 29 (ECOLOGICAL DESIGN STRATEGY), 32 (SITE ACCESS WORKS AND ROAD MARKING IMPROVEMENTS), 33 (INTERNAL ESTATE STREETS SCHEME), 34 (PLAY AREA), 37 (INFORMATION BOARDS), 39 (VEHICLE PARKING AREAS SURFACE AND DRAINAGE) AND 41 (BIN STORAGE AREA AND WASTE COLLECTION POINT) OF PREVIOUS OUTLINE PERMISSION 2023/93503 FOR RESIDENTIAL DEVELOPMENT OF 82 DWELLINGS AND ASSOCIATED WORKS, WITH LAYOUT AND ACCESS AS CONSIDERATIONS AT LAND OFF ROSLYN AVENUE, NETHERTON, HUDDERSFIELD, SEEKING APPROVAL OF LAYOUT, SCALE, APPEARANCE AND LANDSCAPING.

On behalf of
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1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Harron Homes Ltd in support of a Reserved Matters application pursuant to outline planning permission Ref. 2025/70/91870/W granted 3 June 2026 for residential development of 82 dwellings and associated works at land off Roslyn Avenue, Netherton.
- 1.2 The outline planning permission established the principle of residential development at the site, with access approved at that stage. This application seeks approval of the remaining reserved matters, namely layout, scale, appearance and landscaping.
- 1.3 Outline permission was granted in July 2024 (2023/93503) and varied via a Section 73 application (Ref. 2025/91870) which was approved on the 3rd of June 2026. The application varied conditions attached to the outline planning permission, relating to the approved layout and supporting plans to allow for the implementation of Harron Homes' house types and associated layout changes. This includes revisions to the internal road arrangement, plot configuration and supporting technical drawings, whilst retaining the approved access arrangements and overall quantum of development of 82 dwellings.
- 1.4 This Reserved Matters submission has been prepared alongside the S73 application to ensure the detailed proposals align with the approved scheme.
- 1.5 This Reserved Matters application is supported by a suite of technical drawings and documents, including a Site Layout Plan, Landscape Masterplan and house type drawings.
- 1.6 The purpose of this Planning Statement is to demonstrate that the proposed development accords with the outline planning permission, complies with the development plan and represents an appropriate form of development having regard to all material planning considerations.
- 1.7 In parallel with this Reserved Matters submission, applications have been prepared to discharge a number of planning conditions attached to the outline permission. These relate to technical matters including landscaping and ecology, and are supported by the relevant information submitted alongside this application.
- 1.8 In addition, where relevant, this application also provides details to satisfy conditions that require approval alongside the reserved matters, including those relating to layout, scale, appearance and landscaping. Details of these have been provided within this report.

Site Description

- 1.9 The application site comprises approximately 3.51 hectares of undeveloped agricultural land located to the west of Roslyn Avenue on the north-western edge of Netherton. The site is broadly rectangular in shape and is currently used as grazing land.
- 1.10 The site is currently enclosed by a combination of existing hedgerows, trees and boundary treatments, which provide a clear distinction between the site and surrounding land uses.

- 1.11 The surrounding context is characterised by a mix of residential and open land. To the east and south, the site adjoins established residential development along Roslyn Avenue and Meltham Road. To the west, the site is bordered by open agricultural land, whilst to the north lies Dean Wood, identified as a Local Wildlife Site.
- 1.12 Access to the site is taken from Roslyn Avenue along the eastern boundary, as established under the approved outline planning permission.
- 1.13 The site is allocated for housing under site reference HS18 in the Kirklees Local Plan with an indicative capacity of 132 dwellings.

The Reserved Matters Planning Application

- 1.14 Aside from this report, the application is supported by the following documents and plans:

- Application Form and Certificates
- Statutory Application Fee
- Design and Access Statement
- Heritage Impact Assessment
- Ecological Impact Assessment
- Biodiversity Net Gain Calculations (Statutory Metric)

Drawing / Document List

Site-Wide Plans

- 652-06-B – Boundary Treatment Plan
- R-2837-1G – Landscape Masterplan
- R-2837-6 – POS Masterplan
- 652-PL03-D – Materials Plan
- 652-PL-021-A – Site Cross Sections
- 652-PL01-G – Site Layout Plan
- EE100008-302 Rev P5 – Proposed Levels Plan Sheet 1
- EE100008-303 Rev P4 – Proposed Levels Plan Sheet 2
- EE100008-304 Rev P5 – Proposed Levels Plan Sheet 3
- R-2837-1G – Masterplan – 1:500 @ A1
 - R-2837-2 – Details – 1:200 @ A1
 - R-2837-3 – Details – 1:200 @ A1
 - R-2837-4 – Details – 1:200 @ A1
 - R-2837-5 – Details – 1:200 @ A1
 - R-2837-6 – Details – 1:200 @ A1
 - R-2837-7 – Details – 1:200 @ A1
 - R-2837-8 – Details – 1:200 @ A1

House Type Plans and Elevations

Brackley

- PL-BC-01 – Plans & Elevations Rev A
- PL-BC-11 – Plans & Elevations Rev A

Banbury

- PL-BN-01 – Plans Rev B
- PL-BN-02 – Elevations Rev A
- PL-BN-11 – Plans Rev A
- PL-BN-12 – Elevations Rev A

Elston

- PL-EL-01 – Plans & Elevations

Mawsley

- PL-MW-01 – Plans Rev A
- PL-MW-02 – Elevations Rev A
- PL-MW-11 – Plans Rev A
- PL-MW-12 – Elevations Rev A

Newbury

- PL-NW-01 – Plans Rev A
- PL-NW-02 – Elevations Rev A
- PL-NW-11 – Plans Rev A
- PL-NW-12 – Elevations Rev A

Stockley

- PL-SC-01 – Plans
- PL-SC-02 – Elevations
- PL-SC-11 – Plans
- PL-SC-12 – Elevations

Shelford

- PL-SF-01 – Elevations Rev A
- PL-SF-02 – Elevations Rev B
- PL-SF-11 – Plans
- PL-SF-12 – Elevations

Windslow

- PL-WN-01 Rev A – Windslow

Mursley

- PL-MU-01 – Plans & Elevations

Oakham

- PL-OA-11 – Plans Rev A
- PL-OA-12 – Elevations

Tollesbury

- PL-TS-11 – Plans
- PL-TS-12 – Elevations

Uppingham

- PL-UP-11 – Plans
- PL-UP-12 – Elevations

Hatfield and Bramfield

- PL-HT/BM-51-01 Rev A – Hatfield/Bramfield

2. The Proposed Development

Site Description

- 2.1 The application site comprises agricultural land located to the west of Roslyn Avenue in Netherton, situated on the north-western edge of the settlement and adjoining existing residential development.
- 2.2 This Reserved Matters application has been prepared pursuant to outline planning permission (ref. 2023/93503), granted in July 2024, which established the principle of residential development of up to 82 dwellings, with access approved from Roslyn Avenue.
- 2.3 A Section 73 application (ref. 2025/91870) has subsequently been approved to vary a number of conditions associated with the outline permission, including those relating to the approved layout and supporting plans. The Section 73 approval facilitates the implementation of a revised layout and the incorporation of Harron Homes' house types, whilst maintaining the approved access arrangements and overall development quantum.
- 2.4 This Reserved Matters submission has been prepared in the context of the approved outline permission and subsequent Section 73 approval, and reflects the layout, house types and development parameters established through those consents.
- 2.5 The application seeks approval of the reserved matters of layout, scale, appearance and landscaping for a residential development of 82 dwellings and associated infrastructure.
- 2.6 The proposed development has been informed by the site's physical characteristics, surrounding context and technical constraints, alongside the Design and Access Statement, which demonstrates how the scheme has evolved to respond to these considerations.
- 2.7 In accordance with the approved outline permission, the development will deliver a high-quality residential scheme comprising 82 dwellings, including affordable housing provision, together with areas of public open space, a Locally Equipped Area for Play (LEAP), internal road infrastructure and associated landscaping.
- 2.8 The development proposes 16 affordable housing units and 66 open market housing units.

Access

- 2.9 Access into the site has been established and approved at outline stage, with vehicular access taken from Roslyn Avenue along the eastern boundary.
- 2.10 The layout allows for safe and convenient access for residents, visitors and service vehicles, including refuse vehicles, with appropriate turning and circulation incorporated across the development, as demonstrated on Drawing No. 652-PL01-G.
- 2.11 An existing Public Right of Way is retained and integrated into the layout to the south of the site, as shown on the Site Layout Plan (Drawing No. 652-PL01-G), providing connectivity across the site and linking to the surrounding area. In addition, a series of pedestrian routes and footpath links are incorporated throughout the development,

including connections to areas of public open space (LEAP) and the wider pedestrian network.

- 2.12 The overall movement framework demonstrates the integration of vehicle and pedestrian routes and green infrastructure throughout the site. This approach delivers a well-connected, accessible and legible development that prioritises safe pedestrian movement alongside vehicular access.

Appearance and scale

- 2.13 The proposed development comprises predominantly two-storey dwellings, reflecting the established character of the surrounding residential area, as identified within the Design and Access Statement.
- 2.14 In total, there is 1no. bungalow unit (Mursley House Type) and 10no. 2.5 storey dwellings (Stockley House Type). The remaining 71 no. units are all two-storey.
- 2.15 The scale and massing of development have been informed by both the site's topography and its edge-of-settlement context, ensuring a sensitive transition between the existing residential areas to the east and south and the open countryside to the west. The Site Layout Plan (Drawing No. 652-PL01-G) demonstrates how built form is arranged to respond to these characteristics, with a consistent building line and variation in ridge heights achieved through a mix of house types.

The DAS confirms that the approach to scale has been driven by the need to create a cohesive and legible form of development, whilst avoiding a uniform appearance. This is reflected in the layout, where dwellings are positioned to provide enclosure to streets and spaces.

- 2.16 The appearance of the proposed development has been informed by the character of the surrounding area and the design principles set out within the Design and Access Statement. The scheme adopts a contemporary interpretation of local vernacular, incorporating a mix of materials, forms and detailing to create a cohesive but varied street scene.
- 2.17 A range of house types is proposed across the site, with variation in elevational treatment, roof forms and plot arrangements contributing to visual interest. The Materials Plan (Drawing No. 652-PL03-D) confirms the use of a coordinated palette of materials, including brick and render, alongside complementary roof finishes, ensuring consistency whilst avoiding repetition.
- 2.18 The Site Layout Plan (Drawing No. 652-PL01-G) demonstrates how dwellings are orientated to provide active frontages to streets and areas of public open space, reinforcing key routes and spaces within the development. Corner plots and key frontages are appropriately addressed to ensure continuity of built form and to avoid blank elevations.

Landscape

- 2.19 The Landscape Masterplan (Drawing No. R-2837-1G) and POS Masterplan (Drawing No. R-2837-6) demonstrate the provision of a comprehensive network of green infrastructure across the site, including areas of public open space, structural planting, street trees and landscaped corridors.
- 2.20 A key component of the scheme is the provision of a Locally Equipped Area for Play (LEAP) within the southern part of the site, set within a wider area of public open space.

This space is designed to act as a focal point for the development, incorporating informal play, seating and landscaped areas to support recreational use and community interaction.

- 2.21 The landscape proposals place strong emphasis on the retention and enhancement of existing vegetation, with boundary planting reinforced through additional native tree and shrub planting. The masterplans confirm the use of native hedge mixes and structural planting belts along the site boundaries, which will provide ecological benefits, improve biodiversity and create a robust edge to the development.
- 2.22 Tree planting is incorporated throughout the site, including within front gardens and along streets, to break up built form and create a more varied and attractive townscape. The proposed use of selected, heavy and extra-heavy standard trees will ensure a degree of immediate maturity within the scheme.
- 2.23 The planting strategy also includes areas of species-rich grassland, wildflower planting and ornamental shrub beds, contributing to both visual amenity and ecological enhancement. These elements are arranged to create a varied landscape character across the site, whilst supporting wildlife and enhancing the overall quality of the development.
- 2.24 Boundary treatments and landscape features are used to clearly define public and private spaces, reinforce street hierarchy and support natural surveillance. The overall approach ensures that the development is well integrated into its surroundings, responds positively to its edge-of-settlement location and accords with the design principles established at outline stage.

Layout

- 2.25 The proposed layout has been developed in accordance with the principles established at outline stage. The scheme responds positively to the site's edge-of-settlement location, its relationship with surrounding development and the site's physical characteristics.
- 2.26 The Site Layout Plan (Drawing No. 652-PL01-G) demonstrates a clear and legible structure, comprising a primary looped street accessed from Roslyn Avenue, with a series of secondary streets and private drives providing access to individual plots.
- 2.27 The layout establishes a strong hierarchy of routes and spaces, with dwellings arranged to provide active frontages to streets and areas of public open space. This approach ensures natural surveillance and contributes to a well-defined and attractive streetscape.
- 2.28 A key feature of the scheme is the provision of a centrally connected and southern area of public open space, including a Locally Equipped Area for Play (LEAP), which acts as a focal point for the development and provides recreational space for future residents. The layout ensures that this space is well overlooked by surrounding dwellings, enhancing both usability and safety.
- 2.29 The arrangement of development blocks ensures that private amenity space is located to the rear of dwellings, with clear delineation between public and private areas. Rear-to-rear relationships are maintained across the site, ensuring appropriate levels of privacy and amenity.

- 2.30 The layout also incorporates the retention and integration of an existing Public Right of Way, which runs through the site and is supplemented by additional pedestrian links. These connections improve permeability and provide convenient access to open space and the wider area.
- 2.31 The Landscape Masterplan (Drawing No. R-2837-1G) demonstrates how the layout is structured around a network of green infrastructure, with planting and open space used to frame streets, reinforce key routes and soften the edges of the development.
- 2.32 Overall, the layout delivers a coherent and well-structured form of development, providing a clear sense of place, strong connectivity and a high-quality residential environment in accordance with the approved outline permission and Design and Access Statement.

Housing Mix

- 2.33 The development proposes a mix of bungalows, semi detached and detached housing of a range of sizes to provide a varied housing mix to create sustainable, inclusive and mixed communities.
- 2.34 The housing mix has been prepared in accordance with the approved outline planning permission and associated Section 106 Agreement. All dwellings will be constructed to meet the Nationally Described Space Standards (2015).
- 2.35 The Section 106 Agreement requires the provision of 20% of dwellings within the development to be affordable housing, with a tenure split of 11% affordable or social rent and 9% intermediate housing (including First Homes).
- 2.36 The total housing mix comprises a range of Harron Homes house types, as detailed on the Site Layout Plan (Drawing No. 652-PL01-G) and shown below. The scheme includes a mix of detached and semi-detached dwellings distributed across the site.

Affordable Housing (20%)

House Type	GIA (sqm)	Beds	Storeys	Number
Hatfield	52.4	1	2	4
Bramfield	60.6	1	2	4
Windslow	72.7	2	2	3
Brackley	91.3	3	2	3
Elston	103.9	4	2	2
Total				16

Open Market Housing

House Type	GIA (sqm)	Beds	Storeys	Number
Hatfield	52.4	1	2	3
Bramfield	60.6	1	2	3
Windslow	72.7	2	2	3
Mursley	76.4	2	Bungalow	1
Stockley	106.1	3	2.5	10

House Type	GIA (sqm)	Beds	Storeys	Number
Mawsley	90.1	3	2	9
Brackley	91.3	3	2	8
Oakham	118.7	4	2	4
Uppingham	134.6	4	2	1
Shelford	138.3	4	2	10
Banbury	163.7	5	2	5
Newbury	198.6	5	2	8
Tollesbury	211.4	5	2	1
Total				66

- 2.37 As noted above, the proposed development includes 16 no. (20%) affordable dwellings in accordance with the Section 106 Agreement. These units are integrated throughout the development and are indistinguishable in design terms from market housing, as demonstrated on the Site Layout Plan.
- 2.38 The proposed development also incorporates accessible and adaptable dwellings in accordance with Building Regulations, ensuring that a proportion of homes are capable of meeting a range of user needs.

3. Compliance with Outline Planning Permission

- 3.1 The plans and supporting information submitted as part of this Reserved Matters application have been prepared in accordance with the approved outline planning permission (ref.2025/70/91870/W)
- 3.2 The conditions of the outline planning permission which relate to the reserved matters application are addressed in turn below.

Condition 1

- 3.3 Condition 1 requires approval of the reserved matters of appearance, landscaping and scale before development is commenced. This application seeks approval of those matters and is supported by the submitted drawing packs and Design and Access Statement.

Condition 2

- 3.4 Condition 2 requires the plans and particulars relating to the reserved matters of appearance, landscaping and scale to be submitted in writing to the Local Planning Authority and carried out in full accordance with the approved plans. This application provides those details through the submitted layout, landscape, materials, house type and supporting drawings, which together set out the proposed form and appearance of the development.

Condition 3

- 3.5 Condition 3 requires the application for approval of reserved matters to be made before the expiration of three years from the date of the outline permission (29/07/2027). This application has been submitted within that time period and therefore complies with the requirements of the condition.

Condition 4

- 3.6 Condition 4 requires the development to begin within two years from the final approval of reserved matters, or in the case of approval on different dates, from the final approval of the last such matter. This is a standard implementation condition which will be complied with following the grant of Reserved Matters approval.

Condition 5 and 5a

- 3.7 Condition 5 requires the development to be carried out in complete accordance with the approved plans and specifications schedule listed in the decision notice of the outline permission 2025/70/91870/W .
- 3.8 Condition 5a requires that no removal of hedgerows, trees or shrubs takes place during the bird nesting season (1 March to 31 August inclusive), unless otherwise agreed in writing by the Local Planning Authority following the submission of appropriate evidence demonstrating that nesting birds would not be harmed. This is a compliance condition which applies during the construction phase of the development and does not require approval as part of this Reserved Matters application. The applicant will ensure that all vegetation clearance is undertaken outside of the nesting season, or, where this is not possible, will be supported by an appropriate ecological assessment and implemented in accordance with any mitigation measures agreed in writing with the Local Planning Authority.

Condition 6

- 3.9 Condition 6 requires that details of finished floor levels and external ground levels are submitted as part of the Reserved Matters application.
- 3.10 These details have been provided through the submitted External Levels Layout drawings (refs. EE100008-302 Rev P5, EE100008-303 Rev P4 and EE100008-304 Rev P5), which illustrate both existing and proposed site levels across the development. The drawings include finished floor levels (FFLs) for all dwellings, proposed ground levels, and retaining features where required.
- 3.11 The application therefore complies with the requirements of Condition 6.

Condition 7

- 3.12 Condition 7 requires that the Reserved Matters submission is supported by a Heritage Impact Assessment which considers the potential effects of the development on the significance and setting of nearby heritage assets.
- 3.13 A Heritage Impact Assessment has been prepared and submitted in support of this application. The assessment identifies the relevant heritage assets in the vicinity of the site and evaluates the impact of the proposed development on their setting. It concludes that the development would result in no harm, or at most less than substantial harm, to the significance of nearby heritage assets, and that any limited impact is appropriately mitigated through the proposed design, layout and landscaping.
- 3.14 The proposal therefore accords with the requirements of the condition and demonstrates that the development preserves the significance and setting of heritage assets in accordance with national and local policy.

Condition 8

- 3.15 Condition 8 requires that details of boundary treatments along the site's northern boundary with Dean Wood are provided, including measures to restrict direct access (save for the defined footpath link), incorporate safety features, and allow for ecological permeability.
- 3.16 The Boundary Treatment Plan provides details of the form of enclosure along this boundary, including 1.8m timber fencing, screen walls, estate railings and a 450mm knee rail. These measures collectively prevent unrestricted access into the woodland, whilst maintaining a clear and managed edge to the development .
- 3.17 In addition, the use of lower-level boundary features such as knee rails allows for the continued movement of wildlife, ensuring that ecological connectivity is retained. The requirement for safety measures, including warning signage in relation to the level change to the north of the site, can be secured through the detailed landscaping specification.
- 3.18 On this basis, the submitted details are considered to satisfy the requirements of Condition 8, with implementation to be secured prior to occupation in accordance with the wording of the condition.

Condition 9

- 3.19 Condition 9 requires that the Reserved Matters landscaping proposals adhere to the Public Open Space typologies identified on plan ref. PL-022 Rev B
- 3.20 The Reserved Matters submission includes a Masterplan and associated detailed landscape drawings (refs. R-2837-1G and R-2837-2 to R-2837-8), which together set out the provision, distribution and design of Public Open Space across the site. These drawings identify areas of open space, including the Local Equipped Area of Play (LEAP) and associated amenity green space, and provide detailed design information relating to their layout, form and function.
- 3.21 The submitted plans demonstrate that the typologies of Public Open Space, including equipped play space and informal amenity space, are appropriately incorporated within the development and align with the principles established by the approved parameter plan. The quantum, location and function of these spaces are consistent with the Public Open Space typologies identified on plan ref. PL-022 Rev B.
- 3.22 On this basis, the Reserved Matters submission is considered to accord with the approved Public Open Space typologies and therefore satisfies the requirements of Condition 9.

Condition 10

- 3.23 Condition 10 requires the submission and approval of ecological information, including an Ecological Impact Assessment and details relating to biodiversity net gain.
- 3.24 The Reserved Matters application is supported by an Ecological Impact Assessment (EclA) and associated Biodiversity Net Gain (BNG) calculations, which assess the baseline ecological value of the site and the proposed post-development habitat provision. The EclA identifies the existing habitats on site and evaluates the potential impacts of the development, alongside mitigation and enhancement measures.
- 3.25 The submitted information demonstrates that the proposed development incorporates ecological enhancements, including the provision of new habitat areas, tree and hedgerow planting, and biodiversity features integrated throughout the site. The accompanying BNG metric confirms the biodiversity value of the proposed development and confirms, post development, the scheme will satisfy the trading rules and deliver a 15% gain in biodiversity habitat units and 1585% gain in hedgerow units. sets out how biodiversity net gain will be achieved.
- 3.26 The EclA also includes recommendations for habitat protection, species mitigation and enhancement measures, which are capable of being secured and implemented through the development.
- 3.27 On this basis, the Reserved Matters submission provides the necessary ecological information and demonstrates that the development can be delivered in accordance with the requirements of Condition 10.

Condition 11 and 11a

- 3.28 Condition 11 requires the submission of a lighting design strategy as part of the Reserved Matters relating to landscaping, with particular regard to ecological sensitivity, lighting design and crime prevention.

- 3.29 **At the time of submission an updated Lighting Impact Assessment is being finalised by the project lighting consultant and will be submitted to the Local Planning Authority as soon as it is available.**
- 3.30 **The applicant is committed to ensuring that the external lighting design is appropriate to the ecological sensitivities of the site and accords with the requirements of Condition 11.**
- 3.31 **It is respectfully considered that the detailed lighting design can be secured by planning condition and that the updated Lighting Impact Assessment should not delay validation of the Reserved Matters application.**
- 3.32 The Reserved Matters application includes detailed house type floor plans which provide full information on the internal layout of each dwelling. These demonstrate that the proposed homes are well-designed, functional and provide an appropriate standard of residential accommodation.
- 3.33 A schedule of accommodation is provided on the proposed layout and in the tables at paragraph 2.36 above which sets out the mix of dwellings across the site, including unit types and gross internal floor areas. This confirms that the development delivers a balanced housing mix and that the proposed dwellings meet the relevant space standards.

S106

- 3.34 The outline planning permission is subject to a Section 106 Agreement which secures a range of planning obligations necessary to make the development acceptable in planning terms. These include, inter alia, the provision of 20% affordable housing within the site, together with requirements relating to public open space and other infrastructure contributions.
- 3.35 The proposed development accords with the requirements of the Section 106 Agreement, including the provision and distribution of affordable housing as set out on the submitted Site Layout Plan (16no. units).

4. Planning Policy Assessment

National Planning Policy Framework (2024)

- 4.1 The National Planning Policy Framework (“NPPF”) was revised in December 2024. The introduction to the document confirms it is a material consideration in the determination of planning applications.
- 4.2 The NPPF confirms the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 sets out the three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are:
- **“An Economic objective** – to help build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure;
 - **A Social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural well-being; and
 - **An Environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”
- 4.3 Section 5 covers housing and paragraph 60 advises that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. The application site will help contribute towards the provision of much needed housing in North Yorkshire.
- 4.4 The NPPF also considers design matters and states the Government attaches great importance to the design of the built environment (paragraph 126). In this context, developments should function well and add to the quality of an area, as well as optimising the potential of the site to accommodate development. Developments should also be visually attractive and create safe and accessible environments (paragraph 130).
- 4.5 Assessing the proposed development against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to sustainable development. In this context, it is considered that the proposals meet the main objectives of the NPPF in terms of achieving high quality housing and sustainable development.

Statutory Development Plan

- 4.6 The development plan for the site comprises the Kirklees Local Plan, adopted in February 2019.

- 4.7 A number of policies, particularly those relating to the principle of development and highways were assessed at the time of the outline approval and are not considered again below.

Kirklees Local Plan (2019)

- 4.8 Policy LP1 (Achieving Sustainable Development) confirms that the Council will take a positive approach to development proposals that reflect the presumption in favour of sustainable development set out in the NPPF.
- 4.9 Policy LP11 (Housing Mix and Affordable Housing) requires development proposals to contribute towards mixed and balanced communities by providing a range of house types, sizes and tenures, having regard to identified local needs and the existing housing mix within the locality.
- 4.10 The proposed development incorporates a range of dwelling types and sizes, as set out within this Statement and supporting documentation. The mix reflects the approved outline permission, ensuring the delivery of a balanced residential community.
- 4.11 Policy LP11 also supports the provision of affordable housing. The scheme delivers affordable housing in accordance with the requirements of the outline planning permission and associated Section 106 Agreement, with units distributed throughout the site as shown on the Site Layout Plan (Drawing No. 652-PL01-G).
- 4.12 Policy LP20 (Sustainable Travel), LP21 (Highways and Access) and LP22 (Parking) require development to provide safe and suitable access arrangements, promote sustainable transport and incorporate appropriate parking provision.
- 4.13 Access to the site has been established at outline stage, with the Reserved Matters application providing a clear internal street hierarchy, incorporating a looped road network, pedestrian connections and appropriate parking provision, as demonstrated on the Site Layout Plan (Drawing No. 652-PL01-G).
- 4.14 Policy LP24 (Design) requires all development to be of a high quality, integrating successfully with its surroundings and reinforcing local distinctiveness. The proposed layout, scale and appearance have been informed by the Design and Access Statement and respond positively to the site's context, providing active frontages, a clear street hierarchy and a varied but cohesive form of development.
- 4.15 Policy LP27 (Flood Risk) and LP28 (Drainage) require development to appropriately manage surface water and avoid increasing flood risk elsewhere. The scheme incorporates sustainable drainage measures and has been designed having regard to the site's characteristics, in accordance with the requirements of the outline permission.
- 4.16 Policy LP30 (Biodiversity and Geodiversity) seeks to ensure that development protects and enhances biodiversity. The Landscape Masterplan (Drawing No. R-2837-1G) and POS Masterplan (Drawing No. R-2837-6) demonstrate the incorporation of structural planting, native hedgerows, species-rich grassland and areas of public open space, contributing to ecological enhancement across the site.
- 4.17 Policy LP32 (Landscape) and LP33 (Trees) require development to respect and enhance landscape character and retain important landscape features. The proposed layout retains and reinforces existing boundary vegetation and incorporates additional planting to soften the development and integrate it into its surroundings.

- 4.18 Policy LP63 (Open Space) requires new residential development to provide appropriate open space provision. In accordance with the outline permission, the scheme incorporates areas of public open space, including a Locally Equipped Area for Play (LEAP), which is well integrated within the layout and overlooked by surrounding dwellings.

5 Conclusion

- 5.1 This Planning Statement has been prepared on behalf of Harron Homes Ltd in support of a Reserved Matters application for residential development of 82 dwellings at land off Roslyn Avenue, Netherton.
- 5.2 The principle of development has already been established through the grant of outline planning permission 2025/70/91870/W which approved residential development on the site for 82 dwellings with access from Roslyn Avenue.
- 5.3 This application seeks approval of the reserved matters of layout, scale, appearance and landscaping. The submitted details demonstrate that the scheme has been carefully designed in response to the site's context, its physical characteristics and the principles established at outline stage.
- 5.4 The proposed development will deliver a high-quality residential scheme comprising 82 dwellings, including affordable housing provision, together with areas of public open space, a Locally Equipped Area for Play (LEAP), structural landscaping and supporting infrastructure.
- 5.5 The design, layout and landscape strategy have been informed by the Design and Access Statement and are supported by the submitted plans, which demonstrate a well-structured and legible development with strong connectivity, appropriate scale and a high standard of design.
- 5.6 It is therefore considered that the proposed development accords with the approved outline permission, including the amendments secured through the Section 73 approval, and complies with the relevant policies of the development plan and the National Planning Policy Framework.
- 5.7 In light of the above, the proposal represents an appropriate and sustainable form of development which addresses all relevant material planning considerations. Accordingly, it is respectfully requested that Reserved Matters approval be granted.