

About the application

Application number: 2026/92525	
What is the application for?:	Permission in principle for erection of one dwelling
Address of the site or building:	Meadow View, 15, Cliff Road, Holmfirth, HD9 1UY
Postcode:	HD9 1UY

User comments

Type of comment: A supporting comment	
Do you wish your comments to be published on the website anonymously?	Yes
Formal Response to Public Objections: Planning Application Reference [2026/92525 1. Evidenced Unmet Housing Need and the Statutory Policy Balance * The Tilted Balance Engaged: It is a matter of established fact that the Local Planning Authority cannot currently demonstrate a five-year supply of deliverable housing sites. In accordance with the National Planning Policy Framework (NPPF), this failure represents a severe, evidenced unmet housing need within the district. [1, 2, 3] * Presumption in Favour of Approval: Because the council cannot demonstrate a five-year supply, the "Presumption in Favour of Sustainable Development" is heavily engaged. Consequently, planning permission for this single, sustainable dwelling should be granted without delay unless the adverse impacts are shown to significantly and demonstrably outweigh the benefits when assessed against national policy as a whole. [1, 2, 3] 2. Absolute Sustainability of Location vs. Transit Frequency * Active Travel Priority: While the objector highlights a two-hourly bus frequency, this is typical for semi-rural or Green Belt edge locations and is not an inherent barrier to development. The site's sustainability is fundamentally secured by a direct, safe, and legally established pedestrian route via public roads and lanes into the main town center. * Compliance with Walkability Thresholds: The plot sits approximately a 10-minute walk (downhill) and a 15-minute walk (uphill) from the town center. This easily satisfies national planning definitions of a highly sustainable, walkable neighborhood. Future occupiers can comfortably access daily primary services, shops, and transport hubs on foot, entirely negating car dependency or high-frequency transit lines. * On-Site Mitigation: To reinforce active travel objectives, the development will provide secure, covered cycle storage and a dedicated electric vehicle (EV) charging point, shifting remaining vehicle transit toward zero-emission solutions. 3. Green Belt Accordance: The "Limited Infilling" Exception * Appropriate Development: Under the NPPF, the construction of new buildings in the Green Belt is explicitly classified as appropriate development if it meets the criteria of Policy GB7(1)(c): "limited infilling in villages lying within the Green Belt". * No Encroachment or Sprawl: The application site does not project into the open, rolling countryside or agricultural land. The plot is physically bound by the applicant's existing residential property and the surrounding public road network. It functions as a minor, logical continuation of the existing built footprint, filling a distinct gap rather than	

minor, logical continuation of the existing built footprint, filling a distinct gap rather than causing urban sprawl. [1]

4. Hillside Topography and Visual Containment

* Protection via Mature Screening: The site is heavily framed and contained by dense, mature trees and hedging along all of its boundaries. This established greenery significantly softens the site's profile within the wider topography.

* Established Local Scale Precedent: The immediate built environment on this hillside is characterized by a diverse, multi-level character, including prominent three-storey cottages located just two plots away.

* Sensitivity via Siting and Design: The existing house on the plot stands at a modest one-and-a-half storeys. By using the subsequent Technical Details stage to implement a low-profile design that mirrors the scale of the immediate property—and by integrating the foundations carefully into the natural slope of the hill—the new dwelling will act as a gentle visual "step down" from the neighboring three-storey structures.

* PIP Safeguards: Because this is an application for Permission in Principle (PIP), the council retains full statutory control over the final building heights, exact massing, and the mandatory retention of all boundary hedges. The principle of development is entirely acceptable, and visual impacts can be completely managed and conditioned at the next legal stage. [1]