

Planning Statement

**RESIDENTIAL DEVELOPMENT FOR UP TO FIVE DWELLINGS
(PERMISSION IN PRINCIPLE)**

**THE STONE YARD, WAKEFIELD ROAD, GRANGE MOOR,
HUDDERSFIELD WF4 4BG**

**PREPARED FOR: MR COLLINS
PREPARED BY: JAMES ROBERTS MRTPI**

1.0 INTRODUCTION

This statement supports a planning application for Permission in Principle to establish the acceptability in policy terms of developing a parcel of land off the A642 Wakefield Rd, Grange Moor for residential purposes. It is proposed to erect up to five dwellinghouses.

The permission in principle (PiP) consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development (stage 1) from the technical detail of the development (stage 2). This application is for the 'permission in principle' (stage 1) only.

Under Article 5D of the Town and Country Planning (Permission in Principle) Order 2017 (as amended) an application for PiP requires only:

- a) a completed application form
- b) a plan which identifies the land to which the application relates, drawn to an identified scale and showing the direction North.
- c) the correct application fee.

The scope of matters which can be considered with Permission in Principle is limited to:

- **the location of the site**
- **the type of land use proposed**
- **the amount of development.**

The Location of the Site and Type of Land Use

The site comprises previously developed land. Furthermore, it is 'grey belt' land within the Green Belt and the Local Planning Authority (LPA) does not have a five-year supply of

housing land. As such there is an evidenced unmet need for the proposed development. The discussion below demonstrates that the development would not undermine the purposes of the remaining Green Belt, and the site is in a suitable location for housing development. As such the proposal is a type of development that is not inappropriate within the Green Belt and accords with both the National Planning Policy Framework(NPPF) and Local Plan Policy.

The Amount of Development

This statement should be read alongside the supporting plans, which give a broad indication of the location and footprint of the dwellings proposed.

This statement will discuss the planning merits of the scheme as they relate to the 3 'in principle' matters above. All necessary technical reports will be provided at the technical details stage. It is anticipated that the LPA will adopt a progressive approach to this sustainable scheme.

2.0 SITE AND SURROUNDINGS

The application site is a roughly triangular shaped parcel of land located on the south side of the A642 Wakefield Rd, Grange Moor opposite The Kaye Arms public house. The site is 0.8km north of the village of Flockton and 0.5km to the south east of Grange Moor village

The site sits adjacent to a cluster of buildings comprising the Kaye Arms, a large farmstead and three residential properties.

Access is currently gained from Wakefield Road via an existing private track that runs southwards along the western side of the triangular land parcel. The private track continues southwards to serve the adjoining agricultural land

A public right of way (KIR/105/10) crosses the fields to the south west of the site. Further rights of way (KIR/41/10 and KIR/38/10) join the A642 to the north of the site.

There is a rudimentary building towards the southern end of the site, consisting of a converted storage contained with a timber canopy extension. At times there are substantial quantities of stone, piled high across the site.

The location plan is shown in Figure 1 below.

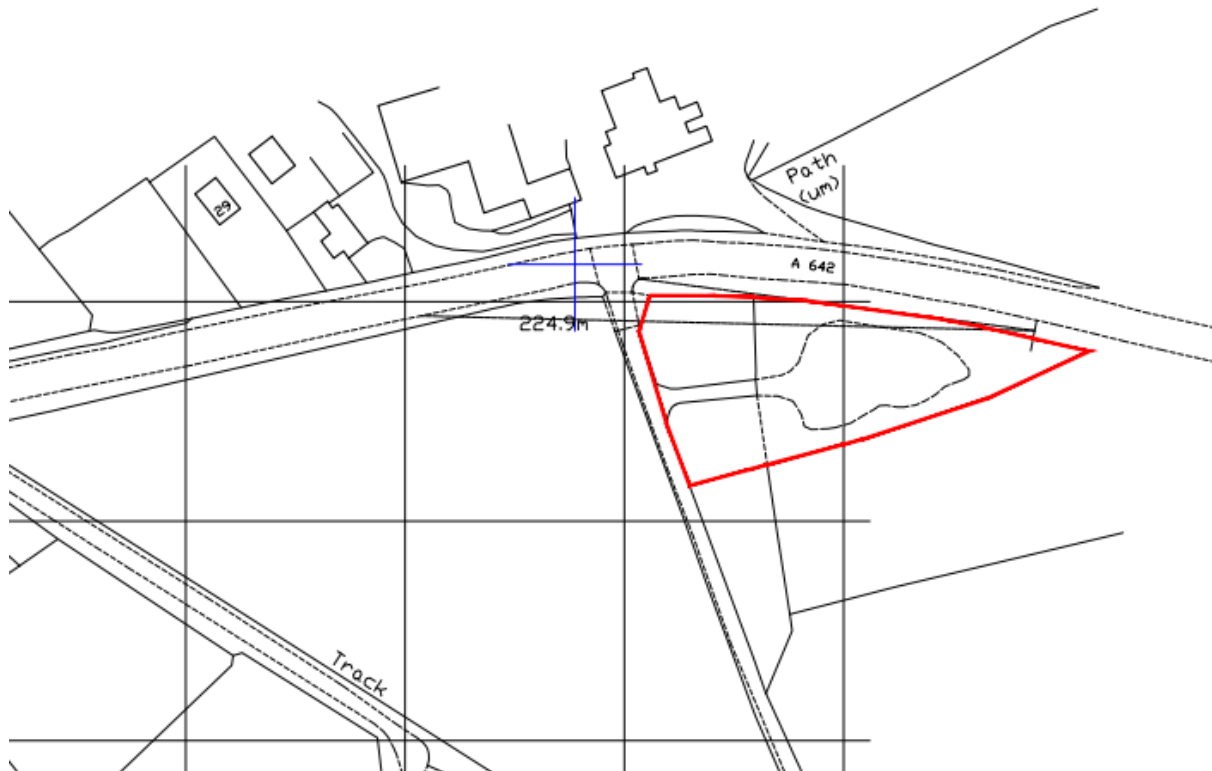


Fig 1: Location Plan

The site is washed over by the Green Belt. It is not within a Conservation Area and there are no listed buildings in the vicinity.

Following the grant of a Lawful Development Certificate in March 2025, the site has a lawful use as a commercial stone yard.

The site is within Flood Zone 1 – areas at least risk of flooding.

3.0 THE PROPOSAL

Permission in Principle is sought for residential development, consisting of five dwellings. The indicative proposed site plan shows that the dwellings can be sited as follows:

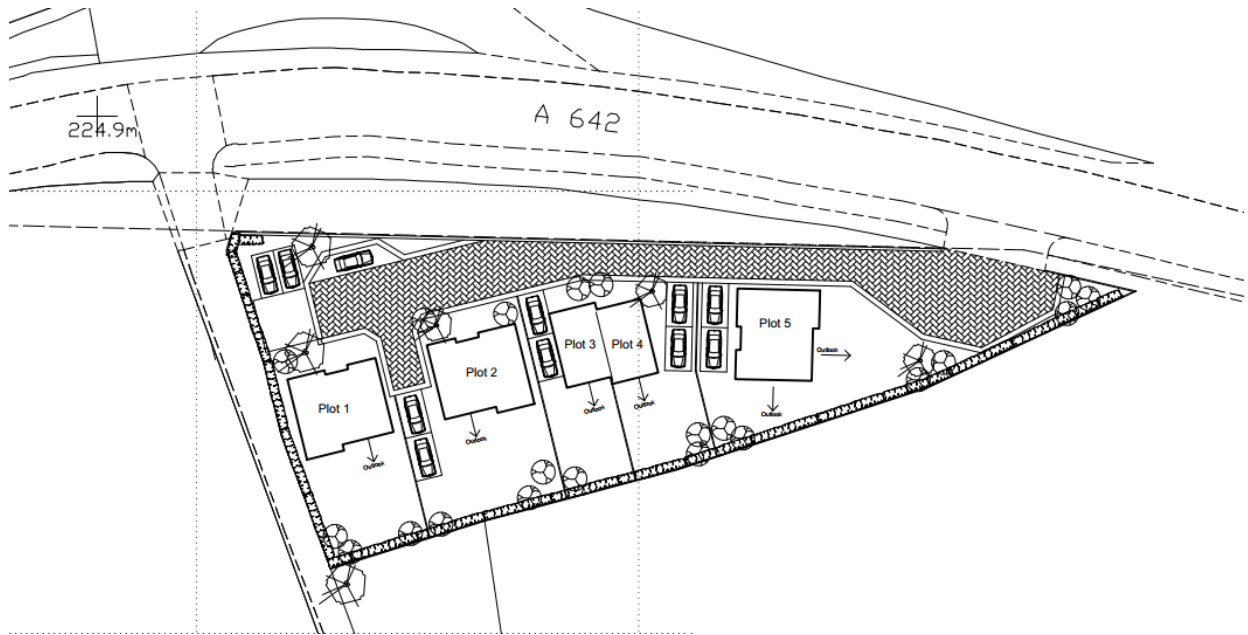


Figure 2: Proposed (indicative) site plan

The dwellings are indicatively shown in a linear fashion, with their principal elevations facing north towards Wakefield Rd. A new access is shown onto the A642 at the eastern end of the site and an access road formed, extending westwards across the frontage of the site to a turning head. The existing access onto the private track would be closed off by means of a stone wall.

The site plan shows that five dwellings can comfortably be accommodated within the site. Each dwelling can be provided with an individual driveway and off-street parking, together with private rear gardens extending southwards towards the site boundary.

The overall height and massing of the buildings will not be dissimilar to the public house building and the existing residential dwellings on the north side of Wakefield Road. A sensitive pallet of materials will be chosen to reflect the predominant building materials in the area (potentially red brick and/or render). Consequently, the development will harmonise well with its surroundings.

The site is contained by stone boundary walls on the northern and western boundaries. A new boundary wall to match will be erected along the southern boundary so that the development is well anchored into its surroundings. Additional soft landscaping will be provided throughout the site such that the proposed dwellings would not result in a prominent development in the wider landscape and there would be no harm to the function of the wider Green Belt.

4.0 PLANNING HISTORY

The following history relates to the application site:

- 2024/CL/93342/E – Certificate of Lawful Use or Development for existing use of land as commercial stone yard – granted March 2025

5.0 ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises The Kirklees Local Plan, which was adopted in February 2019.

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) as updated in August 2026 and the suite of documents comprising National Planning Practice Guidance (NPPG).

Allocations

The site lies within the Green Belt as identified by the Kirklees Local Plan 2019. The following legislation, policy and guidance is considered relevant to the determination of this application:-

National

The NPPF is reflective of the guidance contained within the NPPG. The following National decision making policies within the revised NPPF are relevant:

- S3: Presumption in favour of sustainable development
- S5: Principle of development outside settlements
- HO7: Meeting the need for homes
- GB7: Development which is not inappropriate in the Green Belt
- DP3: Key principles for well designed spaces
- TR3: Locating development in sustainable locations

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development.

LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

Kirklees Local Plan

The following policies are considered of relevance:

LP1 – Presumption in favour of sustainable development

LP2 – Place shaping

LP3 – Location of new development

LP7 – Efficient and effective use of land and buildings

LP59 - Brownfield sites in the Green Belt

6.0 ASSESSMENT

The newly revised NPPF (August 2026) is a crucial part of the Government's overarching agenda of delivering 1.5m new homes during this parliament. The Government states that under the leadership of the new Prime Minister, it is more focused than ever on building the homes our country needs and delivering good growth in every postcode. The new Framework incorporates a number of substantive reforms designed to boost housing supply and unlock economic growth.

The proposed level of housing that is expected to be delivered is extremely ambitious. To put it into context, the UK has not got close to delivering the amount of housing now proposed for over 45 years.

Annexe A of the NPPF states that development plan policies which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight. Applications for housing developments need to be viewed in this context and supported wherever possible.

Within the August 2026 NPPF the Government has moved to a position where Green Belt should continue to perform its purposes, but suitable land should be brought forward for housing, where this can be done sustainably and without fundamentally undermining the Green Belt. Two of the most significant changes first made in the 2024 NPPF in respect of Green Belt policy have been retained. These are the clear and deliberate loosening of restriction on the development of previously developed land and the concept of 'grey belt' land and its potential for redevelopment, both of which are now found in policy GB7 (subsections e and g respectively).

Policy GB7 e – Redevelopment of Previously Developed Land

Policy GB7 e allows for the redevelopment of previously developed land which would not cause substantial harm to the openness of the Green Belt. Furthermore Local Plan policy LP59 states the proposals for the complete redevelopment of Brownfield site within the

Green Belt will normally be acceptable provided that the extent of the existing footprint is not exceeded.

The definition of previously developed land is 'Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed.'

The whole application site has a lawful use as a commercial stone yard, following the grant of a lawful development certificate in 2025 (ref: 2024/CL/93342/E). The two photographs below demonstrate the extensive areas of hardstanding, together with permanent structures associated with the operation of the yard. Substantial quantities of stone products are stored across the site at different times, including within and around the existing structures. The curtilage of the developed land is clearly defined on the ground by boundary walls and fencing. Consequently the whole site can be considered to be previously developed land and is therefore inherently suitable for development in accordance with Local Plan policy LP59 and the NPPF.



Figure 3: Looking north towards Wakefield Rd



Figure 4: Looking south towards building

For clarity, this statement demonstrates below that all of the Criteria in paragraph 155 of the NPPF are met and so consequently, consideration of the effect of the development on Green Belt (para 154 (g)) openness is not required.

Notwithstanding the above, the redevelopment of this commercial site, which contains built form, hardstanding, vehicles and large amounts of piled-up stone would not result in substantial harm to openness.

Policy GB7 g Grey Belt Land

Policy GB7 g sets out that the development of homes should not be regarded as inappropriate where all of the following apply:

- i. 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.
- ii. There is an evidenced unmet need for the type of development proposed.
- iii. The development would be in a sustainable location, with particular reference to policy TR3 of this Framework; and
- iv. In the case of major development involving the provision of housing, the development proposed complies with policy GB8.

The NPPF defines 'grey belt' land 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 policy GB2."

Kirklees Council cannot currently demonstrate a five-year supply of deliverable housing sites and has experienced a significant shortfall in housing delivery, with the most recent Housing Delivery Test confirming delivery well below the required level. As such, there is currently an evidenced unmet need for new housing development as defined in footnote 41, and therefore criterion ii) is met. The remaining criteria, i, iii, and iv are assessed below

Criterion i: Whether 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.

In order to test whether the proposals would meet criteria i of Policy GB7 g, consideration needs to be given as to whether the site strongly contributes to Green Belt purposes a), b) or d) as set out in Policy GB2 of the NPPF.

Green Belt purposes a), b) and d) are as follows:

- a) – to check the unrestricted sprawl of large built-up areas.

The developed nature of the site as a commercial stone yard results in large and often high piles of stone being present on the site, together with associated buildings, machinery, staff vehicles and general activity and noise associated with the lawful use. Consequently it does not perform a role in preventing the outward, unrestricted expansion of built-up areas into the surrounding countryside. It follows therefore that an appropriate new development contained within the established yard would not contribute to unrestricted sprawl

b) to prevent neighbouring towns from merging into one another

As a result of its established commercial use, the site makes no contribution to preventing neighbouring towns from merging into one another as it does not form part of a strategic gap between settlements or perform a role in maintaining their physical separation.

d) to preserve the setting and special character of historic towns

The site does not form the setting of a historic town and so does not strongly contribute to purpose d).

In conclusion, it is clear that the site comprises 'grey belt' land as defined by the NPPF. However, to conclude whether the proposal would be inappropriate development, or not, the remaining provisions of policy GB7 g. of the Framework need to be applied.

The PPG gives advice about how to assess whether the development would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. It advises that consideration should be given to whether, or the extent to which, the development of Green Belt land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way. This is a high bar. The building of five houses on the small area of land that is the application site, and on land with a lawful use as a stone yard, cannot reasonably be said to fundamentally undermine Green Belt purposes

Criterion iii) Whether the development would be in a sustainable location

Whilst located in the countryside, the site is in no way remote. It is in very close proximity to the settlement of Grange Moor and development on the site would be a logical, sustainable extension of the existing community cluster consisting of the adjacent public house, farmstead and existing dwellings.

The site sits directly adjacent to major arterial links – the A642 Wakefield Rd and the A637 Barnsley Rd, along which there are regular bus services to destinations such as Huddersfield, Wakefield and Dewsbury. The nearest bus stop is around 750m to the west at Grange Moor roundabout.

The village of Grange Moor itself is around 700m away by road (15-minute walk) with local facilities such as a convenience store, mobile post office, primary school and a recreation park. Local facilities can also be found in Flockton, which is a 5-minute drive away to the south. There is a public house directly opposite the site entrance.

The nearest railway station is at Mirfield, around an 11 minute drive away, or accessible from Grange Moor via the 230 bus service.

In conclusion the site offers a genuine choice of transport modes for residents other than the private car in accordance with NPPF policy TR3.

The proposals would not represent major development and so criteria iv does not apply.

For the reasons set out above, the proposal comprises the acceptable use of 'grey belt' land and is not inappropriate development in the Green Belt as defined by policy GB7 g of the NPPF.

Landscape Considerations

The proposals to change an industrial stone yard to a carefully designed, landscaped residential development would represent a significant enhancement to this countryside location. The lawful use became established through the passage of time, but the heavy commercial yard is inherently incompatible with its rural surroundings. The Lawful Development Certificate is fairly broad and if the stone yard continues to operate there is little control over noise and dust emissions, constant movement of HGV traffic as well as the visual impacts of the haphazard piles of stone and machinery.

The overall height of the dwellings may be marginally taller than the various stone piles, but will be fixed, unlike the sprawling and constantly shifting nature of the stone piles. The contained residential gardens and associated domestic vehicles will also have less impact on openness than the much higher impacts of machinery, lorries and loose materials spread across the site.

In conclusion, when paired with the proposed soft landscaping and new boundary treatments the development would enhance the rural location and the wider landscape in accordance with adopted policies.

Other Considerations

A Phase 1 Geo-Environmental Assessment can be carried out at the Technical Details stage to ensure compliance with adopted policies in respect of contaminated land.

The proposed dwellings would have no adverse impact on the residential amenity of any other neighbouring property.

It will be demonstrated at the technical matters stage that the new access onto Wakefield Rd will provide a safe and suitable for the development.

Ecological matters can be dealt with at technical details stage.

7.0 CONCLUSION

With regard to the three considerations in a Permission in Principle decision, the conclusions are as follows:

Location

For the reasons set out above, the proposal comprises previously developed land and the acceptable use of 'grey belt' land and is not inappropriate development in the Green Belt as defined by policy GB7 of the NPPF.

Type of Development

The proposal would deliver up to 5 much needed, good quality new homes, in a manner that is fully compliant with Green Belt policy. The proposal would enhance the character of the area and would have no adverse impact in respect the amenity of the locality.

Amount of Development

The dwellings would fit comfortably in the site whilst remaining consistent with the character of the area.

The proposals are fully compliant with adopted policies within the Kirklees Local Plan and the guidance within the NPPF.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.

James Roberts (BA, MSc, MRTPI)
JR Planning