

Planning Statement

Permission in Principle 38 Sude Hill, New Mill, Holmfirth, HD9 7BL

Erection of up to two dwellings following demolition of the existing dwelling and stone barn

September 2026

Executive Summary

This Planning Statement supports an application for Permission in Principle for residential redevelopment at 38 Sude Hill, New Mill. The application seeks approval for the erection of up to two dwellings following demolition of the existing detached dwelling and stone barn.

At this stage the statutory assessment is confined to location, land use and amount of development. The submitted plans demonstrate that two dwellings can be accommodated, but their detailed layout, scale, appearance, access arrangements, landscaping, drainage, ecology and other technical matters are illustrative and will be settled through a subsequent Technical Details Consent application.

The site is already in residential use, is surrounded by established built development and lies within the New Mill settlement. The proposal would replace one dwelling and an associated stone barn with a modest net increase of one dwelling. It would make efficient use of previously developed land and would consolidate residential development in a sustainable location without extending built form into open countryside.

The amount proposed is proportionate to the 577 sq m site. The topographical and illustrative sectional information shows a credible route to accommodating two dwellings while responding to the pronounced change in levels. Detailed matters can be resolved at Technical Details Consent stage.

There is no evidence before the Local Planning Authority to suggest that acceptable technical solutions could not be achieved through the Technical Details Consent process.

1. Introduction

1.1 This Statement is in support of an application to Kirklees Council for Permission in Principle at 38 Sude Hill, New Mill, Holmfirth, HD9 7BL.

1.2 The proposed description is:

Permission in Principle for the erection of up to two dwellings following demolition of the existing dwelling and stone barn.

1.3 Permission in Principle is a two-stage consent route. The first stage establishes whether the site is suitable in principle for a specified amount of housing-led development. Following a grant of Permission in Principle, Technical Details Consent must be obtained before development can proceed.

1.4 The scope of this application is limited to three matters:

- Location
- Land use
- Amount of development

1.5 The submitted proposed site plan, sections and floor plans are illustrative. They demonstrate feasibility and the relationship with the site's levels and surroundings, but do not seek approval of the detailed design. Those matters properly belong to the Technical Details Consent stage.

2. Site and Surroundings

2.1 The application site comprises approximately 577 sq m at 38 Sude Hill, New Mill. It contains a detached dwelling and a stone barn, with areas of garden, hardstanding and boundary walls. The site falls markedly from Sude Hill toward the lower part of the plot.

2.2 The site sits within an established residential setting. Development around Sude Hill and the adjoining streets includes a varied mix of dwelling forms, ages and levels, with natural stone an important local material. The sloping topography results in buildings being read at different heights and levels across the area.

2.3 The submitted topographical survey identifies existing boundary walls, fencing, overhead services and the substantial level change across the site. The location plan confirms the site's close relationship with surrounding residential development.

2.4 The site falls within the Holme Valley Neighbourhood Development Plan area and Local Character Area 7, River Holme Wooded Valley.

3. Proposed Development

3.1 Permission in Principle is sought for up to two dwellings. The proposal would involve demolition of the existing dwelling and stone barn and redevelopment of the site for residential purposes.

3.2 The illustrative material shows two detached dwellings arranged to respond to the site's slope, with off-street parking at the upper level and private gardens at the lower level. Parts of the existing stone barn walls could be retained as boundary or retaining features. These details are not fixed by this application.

3.3 The application would produce a net increase of one dwelling. It is therefore a modest form of intensification on an already developed residential site rather than an outward extension of the settlement.

3.4 The application is accompanied by:

- (PL)010 Location Plan
- (PL)001A Existing Topographical Survey
- (PL)002A Existing Site Sections
- (PL)003A Proposed Site Plan
- (PL)004A Proposed Site Sections
- (PL)005 Illustrative Floor Plans

4. Planning Policy Context

Development Plan

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 The relevant development plan comprises the Kirklees Local Plan, adopted on 27 February 2019, and the Holme Valley Neighbourhood Development Plan, made in December 2021.

4.3 The most relevant Kirklees Local Plan policies include:

- LP1: achieving sustainable development
- LP2: place shaping
- LP3: location of new development
- LP7: efficient and effective use of land and buildings
- LP21 and LP22: highways, access and parking
- LP24: design
- LP30: biodiversity and geodiversity
- LP35: historic environment
- LP52: protection and improvement of environmental quality
- LP53: contaminated and unstable land

4.4 Relevant Neighbourhood Plan policies include Policies 1 and 2 on landscape and built character, Policy 11 on transport and accessibility, Policy 12 on sustainability and Policy 13 on wildlife and biodiversity net gain.

National Policy and Guidance

4.5 The National Planning Policy Framework published in August 2026 is a material consideration of critical importance. Its national decision-making policies took effect on publication. The Framework continues to promote sustainable development, an adequate supply of homes, the efficient use of land, high-quality design, sustainable transport and protection of the natural and historic environment.

4.6 The Framework defines Permission in Principle as consent which establishes that a site is suitable for a specified amount of housing-led development in principle, with Technical Details Consent required before development can proceed.

4.7 The Planning Practice Guidance confirms that the scope of Permission in Principle is restricted to location, land use and amount. Detailed matters should be considered at the Technical Details Consent stage.

5. Planning Assessment

Location

5.1 The location is suitable for residential development. The site is an existing residential property within the established built form of New Mill. It is not an isolated site and redevelopment would not project housing into undeveloped countryside.

5.2 The proposal would reuse developed land and consolidate built form in a location where residential use is already established. It would add only one net dwelling and would make more efficient use of the site, consistent with Local Plan Policies LP1, LP2, LP3 and LP7 and national policy on the effective use of land.

5.3 The wider area contains a clear mix of building footprints, forms and levels. The illustrative sections demonstrate that a detailed scheme can respond to the steep topography. The site's relationship with surrounding buildings, boundary treatment and landscape features can be refined at Technical Details Consent stage.

5.4 The site is within an established settlement with access to the services and facilities of New Mill and the wider Holme Valley. The very limited scale of development means it would not cause a material change in travel patterns. Detailed access, parking, visibility and servicing arrangements will be assessed at the next stage.

5.5 The site lies within the established settlement of New Mill where future occupiers would have access to a range of day-to-day services and facilities.

Land Use

5.5 Residential use is acceptable in principle. The site is already occupied by a dwelling, and the surrounding area is predominantly residential. Replacing the existing dwelling and barn with up to two dwellings would be compatible with the established character and function of the locality.

5.6 The proposal does not introduce a new or conflicting land use. Instead, it represents a modest intensification of an existing residential plot. There is therefore no land-use objection in principle.

Amount of Development

5.7 Permission in Principle is sought for up to two dwellings on a site of approximately 0.0577 hectares. This equates to a gross density of approximately 35 dwellings per hectare. That figure is consistent with the indicative density referred to in Kirklees Local Plan Policy LP7, while the actual acceptability of the final layout remains subject to Technical Details Consent.

5.8 The proposed amount is proportionate. One dwelling and a barn already occupy the site, and the submitted plans show a credible arrangement for two dwellings with parking and private amenity space. The proposal would not represent excessive intensification in principle.

5.9 Importantly, Permission in Principle may establish a maximum rather than approve the illustrative layout. Granting permission for up to two dwellings would retain flexibility for the detailed scheme to respond to technical evidence. If that evidence requires a reduced footprint, altered arrangement or a single dwelling, the consent would allow that outcome.

6.0 The amount proposed is modest and there is no reason to conclude that up to two dwellings could not be delivered on the site through an appropriately designed Technical Details Consent submission.

6. Detailed Matters Reserved for Technical Details Consent

6.1 The following matters are not sought for approval now and will be addressed through the Technical Details Consent application:

- Final layout, scale, appearance and materials, informed by local stone-built character
- Detailed site levels, retaining structures and finished floor levels
- Residential amenity, including outlook, privacy, daylight and boundary treatment
- Access, visibility, parking, turning, cycle storage and refuse arrangements
- Arboricultural survey, tree constraints, protection and replacement planting
- Ecology surveys, mitigation and the statutory biodiversity net gain requirements
- Surface-water and foul drainage
- Ground conditions, coal-mining risk and land contamination
- Construction management, energy efficiency and climate resilience
- Assessment of any effect on nearby heritage assets and their settings

6.2 The illustrative scheme already identifies practical design responses, including blank or tertiary side windows, enhanced boundary screening, retention of selected stone walls and use of the level change to accommodate the dwellings. These principles demonstrate a realistic pathway to an acceptable detailed scheme without prejudging the final design.

6.3 Issues relating to design, drainage, ecology, trees, parking, residential amenity and detailed access arrangements fall outside the statutory scope of this Permission in Principle application and are matters for subsequent Technical Details Consent.

7. Planning Balance and Conclusion

7.1 The statutory Permission in Principle tests are satisfied:

Test	Assessment
Location	An established residential site within the built form of New Mill, making efficient use of developed land.
Land use	Residential use is existing and wholly compatible with the predominantly residential surroundings.
Amount	Up to two dwellings is a modest and proportionate quantum, representing a net increase of one dwelling.

7.2 The proposal would deliver a modest additional home through the efficient redevelopment of an existing residential site. It would not extend development beyond the settlement or introduce an incompatible use. The submitted feasibility plans and sections demonstrate that the site can accommodate the proposed amount of development, with detailed matters capable of satisfactory resolution at the next stage.

7.3 The location of the development which is within the settlement boundary accords with NPPF NDMP S4 and as well as local policy. The proposed amount is acceptable and the proposed residential use is compatible with surrounding uses.

7.4 NPPF NDMP S4(2) identifies the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects, when assessed against the national decision-making policies. No such conflict has been identified in consideration of Permission in Principle matters. The presumption in favour sustainable development therefore applies.

7.5 Furthermore, NPPF NDMP H07(1) 'Meeting the need for homes' states:

"In applying the policies in this Framework, substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence (including the extent to which there is a five year supply of deliverable housing and traveller sites, and performance against the Housing Delivery Test)."

7.6 The application accords with the development plan when read as a whole and with the relevant national policies. No in-principle harm has been identified that would justify withholding consent. Kirklees Council is therefore respectfully requested to grant Permission in Principle for up to two dwellings.