

August 2026

PLANNING
STATEMENT
WITH DESIGN
AND ACCESS

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF LAND AT BANKFIELD COURT, ALMONDBURY.

Ref: 2881

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SECTION 1: INTRODUCTION

- 1.1 This statement has been prepared to support an outline planning application for residential development at Bankfield Court, Almondbury.
- 1.2 This document provides a detailed description of the proposed development, as well as showing how the proposed development complies with both National and Local Planning Policy.

SECTION 2: LOCATION AND SITE DESCRIPTION

- 2.1 The site is located on Bankfield Court, a side street off Almondbury Bank close to Wakefield Road.
- 2.2 The site sits approximately 1 mile to the south-east of Huddersfield town centre.
- 2.3 The site is also well served by public transport with the train and bus services in the town centre being within walking and cycling distance. There are also frequent bus services that run down Wakefield Road, that is a 5-minute walk from the site.
- 2.4 The site currently has 2 vacant residential buildings, 1 & 2 Bankfield Court. These are proposed to be demolished to allow for residential development.
- 2.5 To the north-west of the site is a small business park with approximately 4-5 businesses including concrete specialists and an auto repair shop. To the south and west lies an embankment with woodlands and Almondbury Bank lies to the east which is the proposed access point.
- 2.6 The nearest residential properties are located about 8m from the site boundary to south-east of a row of dwellings starting with 130 Almondbury Bank and 25m to the west on the opposite side of Almondbury Bank.
- 2.7 In terms of overall character, the area displays a mix of property types and materials.

SECTION 3 PROPOSAL

- 3.1 The existing buildings are to be demolished and replaced with an increased number of dwellings along Almondbury Bank. Plots 1-4 to be grouped with a road between and plots 5-8 all running along Almondbury Bank and each with their own allocated car parking.
- 3.2 The proposals are indicative but show how 8 no. 3 bedroom dwellings could possibly be recommended on the site to improve its density beyond what the site currently provides.

3.3 The indicative proposals show:

- i. A large kitchen and dining space
- ii. Utility room
- iii. External green spaces
- iv. Two carparking spaces per dwelling

3.4 We believe the proposed development makes the efficient use of an existing site, it is in a sustainable location and it meets the objectives of the Local Plan.

SECTION 4: PLANNING POLICY

4.1 The site is unallocated in the Local Plan from a housing and employment perspective.

4.2 The proposed development accords with the Kirklees Local Plan, notably in relation to the following policies.

4.3 **Policy LP7:** Efficient and effective use of land and buildings particularly part b. - which encourages the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value. In this case the proposed development sees the efficient use of a site that is in a sustainable location.

4.4 **Policy LP20:** Sustainable travel - New development will be located in accordance with the spatial development strategy to ensure the need to travel is reduced and that essential travel needs can be met by forms of sustainable transport other than the private car. This development is ideally located in terms of the university, the town centre and main forms of public transport for example an array of bus services on Wakefield Road and the main Huddersfield train and bus stations within walking distance.

4.5 **Policy LP24:** Design - Proposals should promote good design by ensuring: the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape; extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers.

4.6 All of these matters, where relevant, are outlined in the associated design and access statement.

4.7 In addition the policy promotes high levels of sustainability, through:

- i. The re-use and adaptation of existing buildings, where practicable;
 - ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;
 - iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials
- 4.8 Again, the design and access statement alongside the transport statement and the climate change statement addresses these issues and shows policy compliance.
- 4.9 **Policy LP30 Biodiversity and Geodiversity** – requires development to protect and enhance wildlife, habitats, ecological networks and important geological features. Development proposals will be required to:
 - i. Result in no significant loss or harm to biodiversity in Kirklees
 - ii. Minimise impact on biodiversity and provide net biodiversity gains through good design by enhancements and habitat creation where possible
 - iii. Safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat
 - iv. Establish additional ecological links to Kirklees Wildlife Habitat Network where opportunities exist
 - v. Incorporate biodiversity enhancement measures which reflect the Kirklees Biodiversity Opportunity Zone

As part of the application process, to follow LP30 a preliminary ecological appraisal and biodiversity net gain calculation.

- 4.10 **Policy LP33** This policy is aimed at protecting trees. This states:

‘The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity. Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks. Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.’

- 4.11 Submitted with this application are a Tree Survey and an Arboricultural Impact Assessment undertaken by James Royston Arboricultural

consultant. The tree survey has identified two groups of trees of any note closest to the development proposal.

- 4.12 The first a mixed group of small trees including ash, sycamore and cherry etc. and are not significant not significant trees.
- 4.13 The second is a group G2 of thin stemmed sycamores again not considered to be significant.

Development Proposal Impact on Identified Trees

- 4.14 It is not intended to remove the highlighted trees from the survey as part of the proposal. However, some lesser vegetation needs to be cleared from the site in the north-west corner to allow for an external seating area and some additional planting to be provided. As a result of no tree loss then Policy LP33 is largely complied with.
- 4.15 Overall. there is compliance with the aims and objectives of both policies.
- 4.16 **Residential Design Guide and Space Standards** – There are no specific requirements for student accommodation set out in the Local Plan or subsequent SPD's. Of note here is that studio sizes compare favourably with recently approved examples at 14 Firth Street (2023/93782)

5 SECTION 5 CONCLUSION

- 5.1 This proposal is a welcome addition to the residential development of Huddersfield. It provides high quality dwelling in a sustainable location close to all amenities.
- 5.2 This statement demonstrates compliance with key policies of the local plan including Policy LP30 and LP33 which underpins the Biodiversity and Geodiversity and Trees. The statement shows there is a clear compatibility with all the relevant policies of the plan and that housing density can be increased on the site.