KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2026/44/92797/E
Site Address:	Storthes Hall Student Village, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0WA
Description:	Discharge of detail 10 (phasing plan) on previous permission 2023/93667 for demolition of buildings and outline application, including the consideration of access for vehicle into the site, for erection of residential development (up to 261 dwellings), including redevelopment of Lodge Cottage and Administration Building for residential use, two vehicular access points off Storthes Hall Lane and associated works
Recommending Officer:	Ellie Thornhill

DECISION – Discharge of Condition – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Hirst

AUTHORISED OFFICER

Date: 17-Nov-2026

Officer Report

Application: 2026/92797

Application Site: Storthes Hall Park, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0WA

Proposal: Discharge of detail 10 (phasing plan) on previous permission 2023/93667 for demolition of buildings and outline application, including the consideration of access for vehicle into the site, for erection of residential development (up to 261 dwellings), including redevelopment of Lodge Cottage and Administration Building for residential use, two vehicular access points off Storthes Hall Lane and associated works.

Condition 10: Phasing plan

> *10. Prior to the submission of any application for the approval of Reserved Matters, a plan showing the phases of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved phasing plan. For the purposes of this permission, all references to a "phase" or "phase of development" shall be interpreted as being a reference to a phase as defined on the phasing plan to be submitted and approved pursuant to this condition.*
> ***Reason:** To define the scope of this permission, to provide clarity in relation to the progression of development across the site, and to secure coherent design across the site.*

In support of condition 10, the following documents have been submitted:

- Phasing plan (ref: H-BDW-XX-XX-DR-AR-203003)
- Supporting letter (By Johnson Mowat)

Assessment

The phasing plan submitted splits the development into three phases, these being:

- Phase 1 (red): The new residential development including the road network and associated landscaping
- Phase 2 (blue): The conversion of the existing Admin Block and its associated landscaping
- Phase 3 (green): The redevelopment of the Lodge Cottage

Upon receipt of this application, officers raised concerns regarding the proposed phasing strategy, as the existing conversion building (phase 2) and heritage asset (phase 3_ are proposed as the final phases of development, to be built out by a SME developer and after the housing estate is complete (phase 1).

Therefore, in response to this, a supporting letter has been submitted confirming that marketing of both the Admin Block and Lodge is now underway, with the aim of securing a prospective purchaser and exchanging contracts by early 2027. The letter further confirms that both buildings are currently watertight and show no evidence of structural defects, therefore not requiring immediate action to secure their state and/or prevent decay.

The applicant has also raised concerns regarding health and safety, relating to having multiple developers on site at once, particularly one would be of a significant scale (i.e., phase 1) compared to the latter sections (phase 2 and 3).

In respect of conditions 13 and 14 attached to planning permission 2023/93667, it is noted that condition 13 requires all Reserved Matters applications to be submitted within three years of the date of the outline permission (05/09/2025). Condition 14 requires development to commence within two years of the approval of the Reserved Matters, or, in the case of a phased development, within two years of the approval of the final Reserved Matters application. The supporting letter confirms that there are no foreseeable issues with complying with these timing requirements, with the phasing plan proposed (i.e., implementation of phase 1 prohibits phases 2 and 3 receiving Reserved Matters approval and implementation).

Lastly, it has been confirmed that, in order to ensure that Phases 2 and 3 remain attractive to the market, the applicant for Phase 1 is willing to deliver the full Section 106 Sustainable Transport contribution required under planning permission 2023/93667. In the interests of comprehensive master planning and efficient delivery, the Lodge will also be included for the purposes of calculating any affordable housing, open space and education contributions. In relation to the Admin Block, such contributions would be calculated on a pro-rata basis, although it is accepted that open space provision and associated contributions will need to be considered holistically across the wider site as part of the Phase 1 Reserved Matters application.

Having regard to the above, together with the supporting letter accompanying the phasing plan, officers are satisfied that the site can be delivered through an appropriate phasing strategy that will facilitate the timely development of all phases, including the heritage assets, thereby securing their long-term conservation.

Accordingly, condition 10 is considered to have been satisfied and is hereby discharged.

Recommendation: Approve details.

Report Dated: 11/11/2026.

Recommended Decision Notice Text

Condition 10: Phasing plan

Pursuant to condition 10, you have submitted:

- Phasing plan (ref: H-BDW-XX-XX-DR-AR-203003)
- Supporting letter (By Johnson Mowat)

The submitted details are deemed to be acceptable for the requirements of condition 10 and therefore, the condition is hereby discharged.

Notwithstanding the above, please be aware of the associated requirements of conditions 13 and 14 that require certain timeframes for the submission of all Reserved Matters applications, and the date to which commencement of the approval of the Reserved Matters needs to be begun by.

> *13. All applications for the approval of Reserved Matters for the development hereby approved shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.*
> ***Reason:*** *Pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.*
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> *14. Implementation of the first phase of the development hereby approved shall commence either before the expiration of two years from the final approval of Reserved Matters or in the case of approvals of different dates, the final approval of the last such matter to be approved.*
> ***Reason:*** *Pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.*