MCDONALD WILKINSON TONGE CHARTERED PLANNERS

PLANNING STATEMENT

Residential development at Greenside Road and Wellhouse Lane, Mirfield

The Moravian Union

October 2026

Report Info

Contact: **Claire Wilkinson** BA (Hons) MCD MRTPI
Director

T: 07534 533 906
E: claire@mwtplanning.co.uk

Office address: **McDonald Wilkinson Tonge**
Strawberry Fields Digital Hub
Euxton Lane
Chorley
PR7 1PS

Ref: 24049

Date: October 2026

This document has been prepared by MWT Planning Ltd for the exclusive use of the commissioning client in accordance with the agreed scope of work. The information contained herein is based on data, resources, and methodologies available at the time of preparation. MWT Planning Ltd accepts no responsibility for decisions or actions taken by third parties based on this report.

Copyright
The contents and layout of this report are subject to copyright owned by McDonald Wilkinson Tonge (© MWT Planning Ltd 2024) save to the extent that copyright has been legally assigned by us to another party or is used by MWT under licence. To the extent that we own the copyright in this report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in this report.

Exclusions Against Third-Party Use
This report has been prepared with due skill, care, and diligence for the intended purpose as defined by the commissioning client. It may not be relied upon by any third party for any purpose. MWT Planning Ltd disclaims all liability to any third party for any loss, damage, or expense arising out of their use of or reliance on this report. Third parties accessing this report do so at their own risk and should seek independent advice before relying on its contents.

For any inquiries or permissions regarding the content of this report, please contact MWT Planning Ltd directly.

Contents

1. Introduction 4

2. Site & Surroundings 5

3. The Proposed Development 6

4. Relevant Planning Policy 7

5. Pre-application Engagement 8

6. Planning Considerations 9

7. Planning Balance and Conclusion 16

1. Introduction

1.1. MWT Planning act on behalf of The Moravian Union in relation to this planning application for the erection of 20no. dwellings on lands at Greenside Road and Wellhouse Lane, Mirfield.

1.2. The purpose of this Planning Statement is to set out the key relevant planning considerations for the proposed development, and to provide an informed assessment based on the relevant planning policy context and other material considerations.

1.3. The application seeks permission for the development of two separate parcels of land to provide a total of 20 dwellings, incorporating a mix of dwelling types and sizes, affordable housing provision, appropriate access arrangements, landscaping and biodiversity enhancements.

1.4. This statement demonstrates that the proposed development represents an appropriate and sustainable form of residential development. It has been informed by pre-application discussions with Kirklees Council and has been designed to respond to the characteristics of the surrounding area, the setting of nearby heritage assets, highway safety considerations, drainage requirements and ecological interests.

2. Site & Surroundings

2.1. The application site comprises two separate parcels of land, divided by a burial ground.

2.2. Site 1 fronts onto Greenside Lane and comprises a roughly rectangular-shaped parcel of land measuring circa 0.21ha. The site is currently free from any development and the land levels within the site fall gently in a westerly direction towards the road, as well as to the south. The site is bounded by stone walls. To the north, south and west of the site are residential properties which vary in their style and appearance. Terraced rows of stone-fronted dwellings face towards the application site, with a later row of red-brick dwellings being present to the north of the site and semi-detached dwellings to the south. To the east of the application site is the Moravian Church building and burial ground.

2.3. Site 2 fronts onto Wellhouse Lane and comprises of a roughly L-shaped parcel of land measuring 0.45ha. The site is free from built development and is currently used for the grazing of horses. Land levels fall gently in a southerly direction. To the south of the site runs a public right of way (PROW) which connects Wellhouse Lane and Greenside Road. To the north are a pair of listed buildings which are in residential use, along with further unlisted residential buildings. The church building is located to the north-west and a row of semi-detached properties face directly onto the site on the opposite site of Wellhouse Lane to the east. To the south of the site is a local recreation ground. To the west are relevantly modern dwellings which adjoin the pre-application site boundary.

3. The Proposed Development

3.1. Collectively, the two sites will provide a total of 20no. dwellings, 20% of which will be for affordable housing.

3.2. Site 1 will consist of a total of 8no. dwellings comprising of the following mix of house types:-

- 6 no. 1 bed apartments (House type A), 2no. allocated as affordable units; and
- 2 no. 3 bed semi-detached (House type C).

3.3. A new vehicular access will be provided off Greenside Road to serve these properties. which will serve four of the new dwellings, to the south of the site. A footpath link will be created from Greenside Road through to the Church and burial ground on the eastern side of the site.

3.4. Site 2 will consist of a total of 12no. dwellings comprising of the following mix of house types:–

- 3 no. 4 bed detached (House type D);
- 1 no. 2 bed detached (House type E);
- 6 no. 3 bed semi-detached (House type B), 4 no. allocated as affordable units;
- 2 no. 3 bed semi-detached (House type C).

3.5. A new vehicular access will be provided off Wellhouse Lane in the north-east portion of the site. A footpath link will be created off the existing PROW (to the south of the site) leading into the site.

3.6. An area to the north-west of the proposed access is a designated space to provide an area for on-site Biodiversity Net Gain.

4. Relevant Planning Policy

4.1. At a national level, the National Planning Policy Framework (NPPF) provides the policy framework.

4.2. At a local level, the Kirklees Development Plan (adopted in 2019) provides the policy framework and the following policies are relevant:

- LP1 – Presumption in favour of sustainable development;
- LP2 – Place shaping;
- LP3 – Location of New Development;
- LP5 – Masterplanning sites;
- LP7 – Efficient and effective use of land and buildings;
- LP11 – Housing Mix and Affordable Housing;
- LP20 – Sustainable Travel;
- LP21 – Highways and access;
- LP22 – Parking;
- LP24 – Design;
- LP27 – Flood Risk;
- LP28 – Drainage;
- LP30 – Biodiversity and Geodiversity;
- LP32 – Landscape;
- LP33 – Trees;
- LP63 – New Open Space.

4.3. The following Supplementary Planning Documents are also relevant -

- Highway Design Guide SPD (2019);
- Housebuilders Design Guide SPD (2021);
- Open Space SPD (2021);
- Affordable Housing and Housing Mix SPD (2023).

5. Pre-application Engagement

5.1. The application follows pre-application engagement with Kirklees Council under references 2020/20116, 2020/20117 and 2025/20522.

5.2. The advice received in 2020 and 2025 indicated that the principle of residential development on the site could be acceptable, subject to an assessment of the relevant planning considerations and the detailed design of the proposals.

5.3. The 2025 pre-application submission included an indicative site layout, upon which the Council provided comments. These comments informed the subsequent evolution of the scheme, including the proposed housing mix, design approach, relationship with nearby heritage assets and the provision of an appropriate landscaped buffer.

5.4. The current application therefore reflects an iterative design process informed by engagement with the Local Planning Authority. The proposals seek to respond positively to the issues raised during the pre-application process while delivering a residential development appropriate to its surroundings.

6. Planning Considerations

Principle of Development

6.1. The site falls within land that is without designation in the Local Plan proposals map.

6.2. As referred to above, both the 2020 and 2025 pre-application responses advised that the development of unallocated land would be considered against the requirements of policy LP1, which states:

"Where there are no policies relevant to the proposal or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

b. specific policies in that Framework indicate that development should be restricted."

Housing Density & Mix

6.3. Policy LP7 of the Local Plan relates to ensuring the 'Efficient and effective use of land and buildings'. Specific to residential development, this policy seeks to promote a density of 35 dwellings per ha (dph), where appropriate. The net density of the scheme would be 34 dph. The pre-application response acknowledge that increasing densities further on the application site would be liable to conflict with other planning objectives and it was therefore considered that the figure falling slightly short of the 35 dph recommended in Policy LP7 would be unlikely to amount to reason to refuse planning permission.

6.4. Policy LP11 addresses housing mix. The Council's pre-application comments identified the need for a more varied range of dwelling sizes, including smaller properties, and recommended consideration of bungalow accommodation.

6.5. These comments have informed the current proposals, which incorporate one-bedroom apartments and two-, three- and four-bedroom houses, including one bungalow as identified in the submitted accommodation schedule.

6.6. The proposed mix is intended to provide a broader range of housing opportunities and respond to the needs identified in the Council's Affordable Housing and Housing Mix SPD (March 2023).

6.7. The inclusion of smaller apartments alongside family housing provides a varied accommodation offer within the development. The final assessment of compliance with Policy LP11 should have regard to the submitted housing schedule, the identified local housing needs and the detailed requirements of the relevant SPD.

Affordable Housing

6.8. Also, within Policy LP11, affordable housing provision is set at a 20% contribution to housing schemes of more than 10 homes. The proposed scheme will provide 20% affordable housing with 4no. units being attributed. This will include two of the 1-bed apartments on Site 1 and two of the 3-bed semi-detached dwellings on Site 2. The proposed development is therefore policy compliant in this respect and will provide much needed affordable homes within this part of the borough.

Site Layout

6.9. The site layout has been determined by a number of factors including the existing streetscene, the nearby heritage assets, the relationship and connection to Mirfield, the drainage design and the existing trees on and surrounding the application site.

6.10. Regarding street scene, the proposed site layout has sought to follow building lines, design and materials of adjacent dwellings, to assist with the new development integrating well within the existing streetscene.

6.11. The proposed biodiversity area in the northern portion of Site 2 has been integrated into the site layout design to ensure a green buffer remains between the nearby listed building to the north of Site 2 and any new built form. The impact on the character and setting of the listed building is addressed within the Heritage Assessment.

6.12. The relationship and connection to the existing village has been a significant consideration and integral to the development of both sites, including access to the sites and connections to and through the development.

6.13. A surface water culvert has been identified within Site 1, which has influenced the development of the application proposals.

6.14. Finally, the layout makes every effort to avoid established trees within, and adjacent to, both sites which has been informed by an Arboricultural Assessment.

6.15. Consequently, we consider that the proposed site layout is in accordance with Policy LP24 of the Local Plan in this respect.

Design

6.16. The supporting Design Document notes that there are various architectural styles to draw from in Mirfield, with the village evolving and expanding over several periods resulting in no specific identity or architectural vernacular.

6.17. To ensure that the new development integrates successfully, consideration has been taken of the immediate area and influence has been taken from some of the architectural heritage of the village. As such, the scale and height of each dwelling is reflective of the area and surrounding properties and the form of the dwellings incorporate traditional pitched roof construction with minimal detailing.

6.18. The pre-application response advised that a more traditional design was preferred, and the use of brick was not recommended. With this in mind, the external facing material has been revised to predominantly stone with slate tile roofs. Collectively, this palette of high quality materials is selected to add to the value of the area, and to bring a strong but sensitive contemporary counterpoint to the mixed character of the village.

6.19. The design of the proposed development has been at the core of the proposals and considered from the outset through the pre-application discussions held with the Council resulting on a proposed development that is in accordance with the design principles of the Local Plan.

Residential Amenity

6.20. The proposed development has been designed with regard to residential amenity and the relevant provisions of Local Plan Policy LP24 (Design), the Nationally Described Space Standards and the Housebuilders Design Guide SPD. The proposed site layout demonstrates that an acceptable level of private outdoor space can be provided for future occupiers and that the separation distances between proposed and existing dwellings would be maintained thereby ensuring adequate amenity levels for existing and future occupiers.

Heritage

6.21. The application site is situated within the setting of heritage assets, including Wellhouse Farmhouse, which is identified as a Grade II listed building in the application documentation.

6.22. A Heritage Appraisal and Heritage Impact Assessment (HIA) have been prepared to assess the significance of the relevant heritage assets and the potential effects of the proposed development on their settings.

6.23. During pre-application discussions, the Council advised that the setting of the listed building should be preserved through the provision of an appropriate buffer incorporating planting and greenspace. The current proposals respond to this advice by retaining a landscaped and biodiversity area within the northern part of Site 2, as identified on the submitted layout.

6.24. The proposed buffer is intended to provide separation between the heritage asset and the new built form, helping to maintain the site's relationship with its historic surroundings. The design and material palette have also been developed with regard to the traditional character of the area.

6.25. The submitted HIA concludes that the proposed development would not result in harm to the heritage significance of Wellhouse Farmhouse.

6.26. On the basis of the submitted heritage assessment and the retention of the proposed buffer, the development is considered capable of preserving the significance and setting of the nearby heritage assets and thereby complies with Policies HE5 and HE6 of the NPPF, together with Policy LP35 of the Local Plan.

Drainage

6.27. In terms of drainage, the sites are effectively two separate sites due to the separation of them by the existing burial yard. This makes amalgamating drainage between the two sites impossible.

6.28. Site 1 lies outside an area at risk of flooding from all sources. The site is greenfield with no established drainage. The drainage scheme has been designed following the hierarchical approach, utilising the most effective means of disposal that is deliverable on the site. Subject to detailed design, surface water will connect into the culverted watercourse within Greenside Road.

6.29. Site 2 is also outside an area at risk of flooding from all sources. The site is greenfield with no established drainage. The drainage scheme has been designed following the hierarchical approach, utilising the most effective means of disposal that is deliverable on the site. Internally, the outfall for both foul and surface water will be via a new pumped solution with an ultimate gravity connection into the adopted sewers within Wellhouse Lane. The latter provides an indirect connection to local watercourse.

6.30. The drainage proposals are therefore in accordance with Policy F8 of the NPPF and LP28 of the Local Plan.

Ecology

6.31. To accord with Policy LP30 of the Local Plan, a Preliminary Ecological Assessment (PEA) has been undertaken on the site. This included a badger survey, daytime bat survey, bird survey and scoping for other protected species. No further surveys were identified within the PEA. Recommendations are included within the PEA in relation to bat sensitive lighting and the inclusion of bird boxes.

Biodiversity Net Gain (BNG)

6.32. A BNG Assessment has been undertaken which records the baseline habitats present within the site as being of 'very low', 'low', and 'medium' distinctiveness. The habitats to be 'created' are of very low (developed land; sealed surface) and low (vegetated garden) distinctiveness. The habitat retention, enhancement and creation proposals (where applicable) for the development would result in an overall biodiversity net loss of –1.09 habitat units, equivalent to –56.59% loss and a net loss of –0.02 hedgerow units, equivalent to 100%.

6.33. In order for the proposal to achieve 10% net gain, 1.28 habitat units are required. The applicant proposes to deliver the remaining net gains through purchasing off-site habitat units from a habitat bank.

Trees

6.34. No trees are required to be removed to facilitate the proposed layout, and, consideration for the positioning of the properties means that there will be limited direct/indirect impacts relating to existing trees.

6.35. The Arboricultural Impact Assessment which has been prepared to support the planning application concludes that there are no arboricultural reasons to refuse the proposed development.

6.36. Tree protective fencing will be provided in accordance with BS5837, of which will be in place prior to any activities on the site. This will ensure the protection of the tree's rooting area during the whole of the development phase.

Highway Safety and Sustainable Travel

6.37. LP21 of the Local Plan requires that applications demonstrate adequate information and mitigation measures to avoid a detrimental impact on highway safety and the local highway network.

6.38. Vehicular access to Site 1 will be provided via a new priority junction off Greenside Road, serving a 5.5m wide internal access road. Vehicular access to Site 2 will be provided via a new priority junction off Wellhouse Lane, serving a 5.5m wide internal access road. Greenside Road and Wellhouse Lane are subject to a 30mph speed limit. In accordance with Manual for Streets ('MfS') guidance, visibility splays of 2.4m x 43m would typically represent the desirable minimum stopping sight distance for this speed limit. However, an automatic traffic count (ATC) survey was undertaken at the proposed access locations between 20 and 28 January 2026 to determine 85th percentile vehicle speeds. On Greenside Road, the ATC survey recorded 85th percentile speeds of 27.29mph northbound and 28.86mph southbound, which require visibility splays of 2.4m x 37.6m and 2.4m x 40.6m, respectively, in accordance with MfS. These visibility splays can be achieved.

6.39. On Wellhouse Lane, the ATC survey recorded 85th percentile speeds of 27.29mph northbound and 25.84mph southbound, which require visibility splays of 2.4m x 37.6m and 2.4m x 34.8m, respectively, in accordance with MfS. These visibility splays can be achieved.

6.40. A Stage 1 Road Safety Audit has been carried out for the proposed site accesses. The Stage 1 Road Safety Audit identified two problems. One problem was associated with both proposed site accesses, and the second problem was in relation to the visibility splay to the south at the proposed Wellhouse Lane site access junction. The proposed site accesses have been amended to address the problems raised, as described in the Designer's Response section of the submitted Transport Statement.

6.41. Refuse Collection Servicing for Site 1 will be provided via a refuse collection area located within the northern part of the site. Servicing for Site 2 will be provided via two refuse collection areas located on either side of the main spine road within the central part of the site. Swept path analysis has been undertaken to demonstrate that the proposed access arrangements can safely and satisfactorily accommodate the manoeuvres of a refuse collection vehicle.

6.42. Pedestrian and cycle access to Site 1 and Site 2 will be provided from Greenside Road and Wellhouse Lane, respectively. The development proposals include the provision of a 2m wide footway along the site frontages on Greenside Road and Wellhouse Lane. The proposed footway provision will provide safe and convenient pedestrian access to and from the development and integrate the sites with the surrounding pedestrian network.

6.43. Cycle access will be taken from the site access roads serving the sites.

6.44. A total of 42no. car parking spaces are proposed across the two sites, comprising 12no. spaces, including two visitor spaces, at Site 1 and 30no. spaces, including three visitor spaces, at Site 2. The three proposed 4-Bed properties within Site 2 include internal single garages, which will accord to Kirklees Highway Design Guide SPD minimum dimensions to be considered as a parking space.

6.45. The proposed parking provision is considered sufficient to accommodate the anticipated parking demand associated with the proposed residential development in this location and accords with the requirements of the Kirklees Highway Design Guide SPD. In addition, it is proposed that each dwelling would have an electrical vehicle charging point provided within the site curtilage.

6.46. To promote alternative modes of travel, a minimum of 20no. secure cycle parking spaces are proposed across the two sites, comprising 8no. spaces at Site 1 and 12no. spaces at Site 2, with a minimum of one space for each dwelling. Cycle parking will be provided within each plot and will be secure, convenient and accessible to residents. The proposed cycle parking provision accords with the recommendations of the Kirklees Highway Design Guide SPD, which states that 'one cycle space per unit is recommended'. The proposed provision will support and encourage travel by bicycle in accordance with local and national transport planning policy.

Land Contamination and Coal Mining

6.47. A Phase 1 Land Contamination Report and Coal Mining Assessment have been prepared for both Site 1 and Site 2. These recommend that further site investigations are undertaken prior to the commencement of any development hereby approved. The Applicant would be agreeable to appropriately worded planning conditions to address this.

7. Planning Balance and Conclusion

7.1. This application seeks planning permission for the erection of 20no. dwellings across two parcels of land at Greenside Road and Wellhouse Lane, Mirfield.

7.2. The proposals have evolved through pre-application engagement with Kirklees Council, with the design and layout informed by the surrounding residential context, the setting of nearby heritage assets, access and highway safety requirements, drainage constraints, existing trees and ecological considerations.

7.3. The principal benefits of the development include:

- The provision of 20 new dwellings, contributing to the supply of housing within the borough which lacks a five year housing land supply;
- A varied housing mix, incorporating one-bedroom apartments and two-, three- and four-bedroom houses.
- The provision of affordable housing, subject to confirmation of the final number and allocation of affordable units.
- The effective use of land within an established residential context.
- Improved pedestrian connections, including links to the existing public right of way and the surrounding pedestrian network.
- The incorporation of landscaping and biodiversity measures, including proposed off-site provision to address the identified biodiversity shortfall.

7.4. The principal planning considerations have been addressed through the submitted technical assessments and the design of the scheme. These include residential amenity, heritage, drainage, ecology, biodiversity net gain, highway safety, parking, land contamination and coal mining.

7.5. The submitted Heritage Impact Assessment concludes that the development would not harm the heritage significance of Wellhouse Farmhouse. The drainage strategy has been developed to reflect the different circumstances of the two sites, while the transport assessment identifies that the required visibility splays can be achieved and that the proposed access arrangements have been revised in response to the Stage 1 Road Safety Audit.

7.6. The development also seeks to respond positively to the Council's pre-application comments through the revised architectural approach, the provision of a wider housing mix and the retention of a green buffer near the neighbouring heritage assets.

7.7. Having regard to the development plan, national planning policy, the pre-application advice and the supporting technical assessments, the proposed development is considered capable of representing a sustainable and acceptable form of residential development.

7.8. Accordingly, the Local Planning Authority is respectfully requested to approve the application.