PLANNING SUPPORTING STATEMENT

location	Land to East of Sands House Lane, Crosland Hill, Huddersfield, HD4 7AE.
application	Permission in Principle for Residential Development (up to 9 dwellings)
client/applicant	Mr P Mitchell
job number	26/1324
date	October 2026

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INTRODUCTION

This Planning Supporting Statement has been prepared in support of a Permission in Principle application for the erection of up to nine dwellings on Land to the East of Sands House Lane, Crosland Hill, Huddersfield, HD4 7AE.

The application relates to a parcel of land directly off Sands House Lane.

The Location Plan indicates the redlined site area is 0.43 hectares.

The proposal would introduce residential use to the land and provide nine additional homes, together with associated access, parking, gardens and landscaped open space.

The Proposed Site Plan below and accompanying the application, illustrates one way in which nine dwellings could be accommodated. It is submitted as an indication of capacity/layout. Approval of the detailed matters is not sought at this stage.



Plot	Area
1	134m²
2	98m²
3	98m²
4	98m²
5	98m²
6	134m²
7	134m²
8	98m²
9	98m²
	Total: 990m²

LOCATION

The application site lies on the Eastern side of Sands House Lane, close to its junction with Blackmoorfoot Road as indicated on the OS Location Plan. The Sands House (pub/restaurant) and its associated land lie immediately to the North West while a track follows the Southern side of the application site and open land continues to the East.

The submitted survey records grassland, dry stone boundary walls and fencing, with changes in ground level across the site.

The wider Crosland Hill and Crosland Moor area contains residential, commercial and industrial development. Huddersfield town centre is approximately 2.7 miles and Lockwood railway station at approximately 1.5 miles from the property. These distances provide general context rather than measured pedestrian routes. The suitability of local walking connections and access to bus services is relevant to the assessment of the proposed residential location. There is access to bus routes with the closest bus stop being a short 280m walk to the North East of the site. A short distance further than this bus stop there are schools, stores, food outlets, recreational grounds and a nearby golf course.

PROPOSALS

The proposal comprises of nine new dwellings, with no existing dwellings identified for demolition. The amount of development sought is therefore a maximum of nine dwellings, representing a net increase of nine homes. No commercial or other non-residential floorspace is proposed.

The indicative arrangement comprises three detached dwellings and three pairs of semi-detached dwellings, served by a new/relocated access from Sands House Lane. It is intended the existing field gate access will be extinguished. The mews court access includes parking and a refuse turning area. Private gardens, visitor parking, bin storage and collection positions, and areas of open space are also illustrated.

The Sands House building and its principal parking area are outside the application area.

ASSESSMENT OF PROPOSALS

The National Planning Policy Framework was replaced on 17 August 2026. The current Framework is materially different in structure from the December 2024 version and uses coded national decision making policies rather than the former paragraph based approach.

The principal national policies relevant to this application are S3 and S4 (sustainable development and the principle of development within settlements), L2 and L3 (effective use of land and density), DP3 (well-designed places) and TR3 (sustainable locations).

Annex A of the NPPF confirms that its policies are material considerations from the date of publication. It also confirms that development plan policies are not to be given reduced weight merely because they pre-date the new Framework, although any parts which are materially inconsistent with the new national decision-making policies should be given very limited weight.

Relevant Kirklees Local Plan policies include LP3 (Location of New Development), LP7 (Efficient and Effective Use of Land and Buildings), LP11 (Housing Mix and Affordable Housing), LP21 (Highways and Access), LP22 (Parking) and LP24 (Design). At the Permission

in Principle stage, these policies are relevant insofar as they bear upon the location, land use and amount of development sought.

APPEARANCE

The indicative plan shows pitched roof dwellings arranged around a shared court formed to adoptable standards. The final design should respond to the character of nearby buildings and the site's open edge, with a coherent palette of external materials and carefully considered roof forms. No elevations or materials schedule form part of the present submission, and no particular walling, roof covering or window specification is fixed by this statement.

MEANS OF ACCESS

A new/relocated access is illustrated from Sands House Lane towards the South Western part of the site. It leads to an internal court serving all nine dwellings. The feasibility of safe vehicular and pedestrian access is relevant and the detailed geometry, gradients, visibility and construction specification would be developed through Technical Details application.

CLIMATE CHANGE

The detailed scheme provides an opportunity to incorporate sustainability, low-carbon heating, electric vehicle charging and secure cycle storage. Building orientation and glazing should be assessed together to reduce energy demand while avoiding overheating. These are design opportunities to be developed at the next stage rather than specifications already approved or secured.

The open spaces shown on the plan offer scope for planting, shade and sustainable drainage. Surface water measures would be coordinated with the sloping ground and the landscape design.

Solar panels are indicated to each dwelling, predominantly on the South facing roof slopes.

LAYOUT

The design provides an indicative layout for the development, with dwellings facing the shared access and private gardens generally arranged towards the outer boundaries. The Northern open space and planting margins offer an opportunity to soften the relationship with the surrounding land.

The final layout would respond to surveyed levels, existing boundary features, tree root protection areas and appropriate separation between buildings. Gardens and parking will be allocated, with safe gradients, coordinated retaining structures where needed and clear arrangements for refuse collection. The illustrative layout does not establish compliance with every detailed requirement.

SCALE

Nine dwellings are proposed on approximately 0.43 hectares, equivalent to a gross density of approximately 20.9 dwellings per hectare. This is a gross site calculation and should not be presented as a net residential density. The plan shows a range of dwelling forms, but final heights, floor areas and massing are not fixed at this stage.

The drawing includes an area schedule totalling 990 square metres, headed "Plot / Area". The application is for nine dwellings and the detailed floor area schedule can be clarified as the design progresses but remain within the 1000m2 allowance under permission in principle.

PERMISSION IN PRINCIPLE

The permission in principle 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 from the technical detail of the development.

The permission in principle consent route has 2 stages;

1. The first stage (or permission in principle stage) District Judge Capstick's Judgment (October 2022) establishes whether a site is suitable in-principle and;
2. The second ('*technical details consent*') stage. This is when the detailed development proposals are assessed. The technical details stage has the effect of granting a planning permission.

The scope of Permission in Principle is limited to the following;
• Location
• Land Use
• Amount of Development

Issues relevant to these '*in principle*' matters should be considered at the Permission in Principle Stage. Other matters should be considered at the technical consent stage (Local Authorities cannot list the information they require for applications for Permission in Principle in the same way they can for planning permission).

It is also not possible for conditions/pre-conditions to be attached to a grant of 'permission in principle' and its terms may only include the site location, the type of development and the amount of development.

The Local Planning Authority can however inform the applicant what they expect to see at the technical details stage.

Furthermore, it is not possible to secure a planning obligation at the permission in principle stage. The Local Planning Authority cannot grant '*permission in principle*' for a major development;

- Where the number of houses is 10 or more,
- The floor space created is 1,000sqm or more or,
- The development is carried out on a site having an area of 1 hectare or more.

The indicative plan assists consideration of capacity but does not seek approval of detailed appearance, layout or landscaping.

The application route excludes major development and is subject to other statutory exclusions, including the applicable environmental impact assessment and habitats requirements. The proposal for nine dwellings on 0.43 hectares is below the housing number and site area thresholds relevant to this assessment.

LOCATION AND LAND USE

Policy S3 of the August 2026 NPPF establishes the presumption in favour of sustainable development and directs decision makers to Policy S4 when considering development within settlements. The NPPF defines settlements to include cities, towns, villages and other predominantly built-up areas.

The site is an undeveloped piece of land. It is not presented as redevelopment of an existing dwelling(s) or as previously developed land. The planning assessment will distinguish the physical relationship to nearby buildings from the statutory and policy designations applying to the application land.

Where the site falls within a settlement for NPPF purposes, Policy S4 provides the relevant test. If it is outside a settlement and outside the Green Belt, Policy S5(1)(j) provides a route for development addressing evidenced unmet need, subject to its relationship with the settlement, infrastructure and the wider policy assessment.

The application site is not within the green belt.

MAKING EFFECTIVE USE OF LAND

Policy L3 requires an efficient use of land informed by housing needs, infrastructure, connectivity and design. Local Plan Policy LP7 seeks at least 35 dwellings per hectare net where appropriate, allowing lower densities where justified by surroundings, viability or particular housing needs. The proposed gross density should not be compared directly with that net standard.

The proposed arrangement reserves land for access, turning, gardens and landscaped open space. Its irregular boundary, ground levels and relationship with the public house offer reasons to consider a carefully contained form of development. The applicant's case for nine dwellings is that this arrangement offers space to address these relationships without crowding or over developing the site.

The PiP limit of nine dwellings is not, in itself, a planning justification for a lower density. This is relevant to the amount of development being determined now and should not be deferred entirely to the detailed stage. Noting the government consultations proposing to expand the scope of PiP applications to allow *major developments* up to 150 dwellings, though the core mechanism still defaults to the 1–9 dwelling range unless or until formal legislative changes are enacted.

The proposal does not rely upon the residential curtilage redevelopment provisions of Policy L2. The planning benefit here is the delivery of a small group of additional homes in a location capable of integration with its surroundings, subject to the applicable location policies and evidence.

LAYOUT, DESIGN AND AMENITY

The detailed design would be developed with regard to NPPF Policy DP3 and the Council's design guidance. Particular attention should be given to the relationship between the proposed dwellings, the adjacent Sands House use and nearby neighbouring properties, including privacy, daylight, outlook, garden quality and boundary treatment.

The Sands House is an established neighbouring use. Future residents should enjoy acceptable living conditions without imposing unreasonable restrictions upon its lawful operation. Noise from outdoor areas, deliveries, plant and vehicle movements should inform the layout and any necessary acoustic measures.

Nine dwellings are proposed on approximately 0.43 hectares, equivalent to a gross density of approximately 20.9 dwellings per hectare. This is a gross site calculation and should not be presented as a net residential density.

HOUSING SUPPLY

The Local Planning Authority's overall housing position is very relevant. The 2025 update of the five-year housing land supply position for Kirklees shows 4.18 years supply of housing land, and the 2023 Housing Delivery Test (HDT) measurement which was published on 12/12/2024 demonstrated that housing delivery for Kirklees for the past three years (April 2020-March 2023) has fallen below the 75% pass threshold.

That reported shortfall is a material consideration, although the applicable position must be assessed using the evidence current at determination. It is not appropriate to describe the figure as a newly calculated October 2026 supply position.

Nine additional dwellings would make a modest but positive contribution to housing delivery in Kirklees. A small site can supplement larger schemes and broaden the range of opportunities available to local builders.

HIGHWAYS

The submitted plan shows the proposed connection with Sands House Lane, internal parking, visitor parking and a turning area. These features indicate that servicing has been considered at an early stage. Their presence on the drawing does not establish that visibility splays, vehicle tracking or parking dimensions have been verified.

The detailed scheme will demonstrate safe pedestrian access towards Blackmoorfoot Road and appropriate arrangements for residents, visitors, deliveries and refuse collection.

Policies TR3 and TR4 support sustainable access and suitable street design. Policy TR6 addresses unacceptable highway safety effects and severe network impacts. Nine dwellings represent a limited scale of development.

Detailed highways information can follow at Technical Details Consent once a feasible access solution has been established.

BIODIVERSITY

The application would replace some land with dwellings, gardens and access. A proportionate ecological appraisal should establish the habitats present, any protected species interest and the opportunities for retention and enhancement.

The indicative planting and open spaces provide opportunities for habitat creation, but do not demonstrate a quantified net gain. Current national guidance confirms that PiP itself is outside mandatory biodiversity net gain, while Technical Details Consent is subject to the biodiversity gain condition unless an exemption applies. The site exceeds the 0.2-hectare exemption introduced on 6 August 2026 so that exemption should not be assumed to apply.

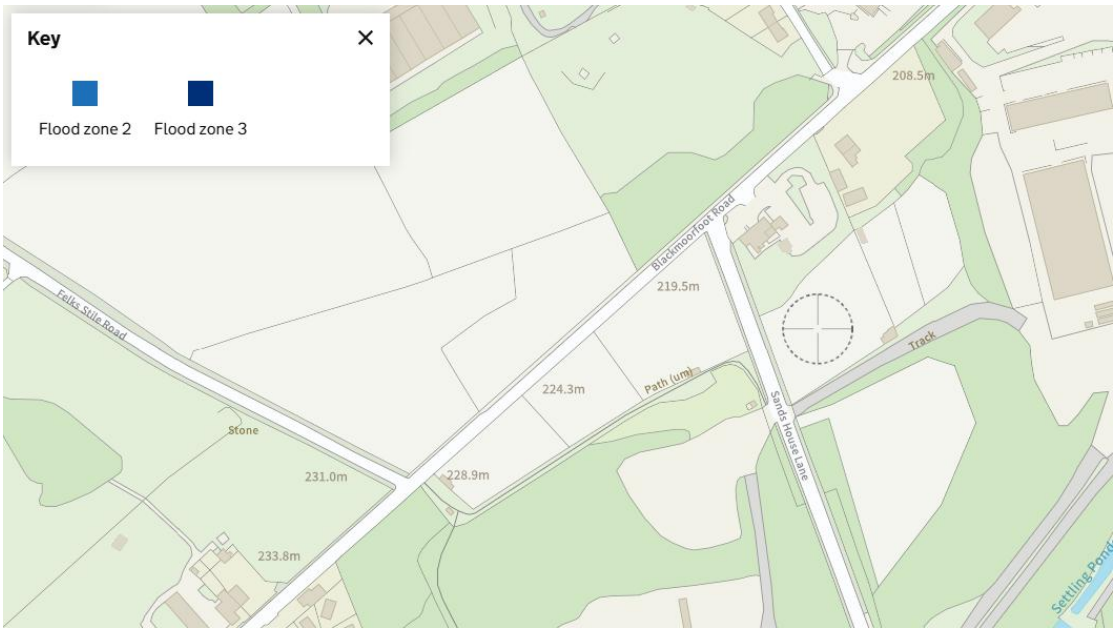
Any habitat or species issue capable of affecting the principle of residential development must be addressed at the appropriate stage. Detailed planting, habitat delivery and management can then be developed alongside the technical scheme. The proposed landscaping should be informed by an ecological baseline rather than treated as evidence that development would cause no harm.

TREES

Trees and vegetation are illustrated along and near the Sands House Lane frontage. Their relationship with the new access, visibility, services and proposed buildings are to be assessed. Retention and protection should inform the detailed layout wherever practicable.

DRAINAGE AND GROUND CONDITIONS

The surveyed levels indicate that surface water drainage and the treatment of level changes will require careful coordination. An appropriate drainage strategy will establish an acceptable discharge route, any attenuation or infiltration measures and arrangements for ongoing maintenance. The site is not within a flood risk zone as shown below.



Ground stability, historic mining and any contamination risks will also be considered through proportionate site checks. Subsequent investigations and construction measures can otherwise be addressed through the technical stage.

CONCLUSION

The Permission in Principle route separates the principle of development from its detailed technical design. At this stage the matters for determination are location, land use and amount of development.

The application seeks Permission in Principle for nine dwellings on 0.43 hectares of land East of Sands House Lane. The submitted plan illustrates a residential court with private gardens, parking, turning provision and landscaped open space, while retaining the adjoining public house outside the application boundary.

The proposal would provide nine additional homes and has the potential to form a small, coherent development related to the existing Crosland Hill context. The indicative arrangement provides a basis for progressing the design, including its relationship with the public house, the open land beyond the site and the proposed access from Sands House Lane.

We contend that the proposed residential use and amount of development provide a reasonable basis for Permission in Principle. The final design, engineering, landscaping and other detailed requirements can then be developed through a subsequent Technical Details Consent application.

We therefore contend that the location, residential land use and amount of development are acceptable in principle and that Permission in Principle for the development of the site (9 dwellings) should be granted.

Should any further information be required please do not hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.