

# Design and access statement

## Replacement farm buildings

**The Barn, Paddock Farm, Park Gate Road, West Slaithwaite, HD7 5XA**

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## 1. Summary

We are applying for planning permission for the replacement of three dilapidated farm buildings of no historical or architectural merit, with one building that is fit for purpose and is essential to sustain and ensure the ongoing viability of our farm business. We recognise that this is a building that will be situated within the Green Belt and so are making sure that it:

- Will fit well with and enhance the intrinsic character and value of the local area.
- Will be constructed with quality materials, better, and more in keeping with the local area than the existing buildings.
- Will not be of detriment in any way to the amenity of neighbours.
- Is needed to secure the farm as a viable land-based rural business.

## 2. Context, site overview and rationale for replacement of farm buildings

Paddock Farm is located on Park Gate Road, West Slaithwaite, between the villages of Marsden and Slaithwaite. The farm has been active as a rural, land-based, business for decades. We bought the farm in 2003 when it was in a run-down state and have since developed a market garden business, growing fruit and vegetables for local consumption. We own the property and surrounding farm buildings (freehold) and rent the farm's land as tenant farmers to the Dartmouth Estate. The seven acres we rent are through a Farm Business Tenancy. The farm has always rented the land which surrounds the farm.

We inherited a number of dilapidated farm buildings when we bought the farm. As part of our original barn conversion (2003-2006) we demolished two large sheds that were structurally dangerous and have patched up the remaining farm buildings over the years to provide for farm equipment, produce storage and vegetable packing. This has included the safe removal and disposal of a large concrete asbestos roof.

The remaining farm buildings that we use are now in such a poor state of repair that they no longer serve the purposes of the farm business. They are an eyesore within the local landscape and are actively working against the running of the business as they leak and are in danger of collapse. Various parts of the roofing is rotten or has been blown off in recent storms. We have considered the refurbishment of these buildings but they are of such poor quality and construction that a much better option is to replace them with a higher quality building that will satisfy business needs and fit better within the landscape.

We have decided that we need to invest in replacing these farm buildings to provide new dry facilities for farm machinery and tool storage, a clean dry space for fruit and vegetable packing, preserving and storage, a dedicated farm office away from our home and toilet facilities for ourselves as farm workers. Replacing the buildings will also, we believe, improve the quality of the local environment, secure our farm business, contribute to the local economy, and support a number of policy areas and actions that Kirklees Council is committed to delivering through its Local Plan, Climate Change Action Plan and Highway Design Guide.



The two adjoining farm sheds to be demolished and replaced.

In very poor state of repair. Upper brick built shed – roof and walls collapsing. Lower shed with temporary tarpaulin roof.

Metal cladding and cedar shed – leaking and to be removed. The new farm building will reflect the wood and panelling exterior.



Lower shed internal – tools and farm equipment and machinery not protected from rain.

Boarding and joists rotting and leaking.



Shed roof collapsing.

Held up by props.



### 3. Farm business needs

We are a small, family run, agroecological market garden, growing and selling fruit and vegetables through a box scheme, direct to customers and wholesale to local restaurants and shops (Appendix 1. for list of our customers). We have been in business since 2008. We are well known and respected locally and an established contributor to the local food economy. Our agroecological approaches have attracted regional and national attention with feature articles in the Yorkshire Post, 2011, and a piece on BBC Look North in 2022 reporting on our farm as a good example of climate change resilient farming. Case studies of our work also appear in recent books on transition to low carbon economies and forest gardening (Appendix 2 for details of publications and media coverage). We are active members of the Land Workers Alliance (a national union of agroecological farm businesses) and the Better Food Traders (a UK-wide network supporting ethical food retailers who sell locally grown, planet friendly food). We are also active within the Colne Valley Business Network (“In the Colne Valley ...”), the Huddersfield Food Circle and have coordinated two local food themed business network meetings.



A key part of the site infrastructure that is working against the running of a viable and efficient business is our lack of on-site facilities to store and process fruit and vegetables, store farm equipment, a clean space for farm business/crop planning and a toilet / boot room close to the working areas of the farm.

The proposed improved facilities will enable us to add value to our business. We will be able to reduce produce wastage (currently it is poorly stored and often rots or is eaten by rodents) and add value through developing longer lasting products such as preserves, honey, herbal teas, pickles, cordials and fermented food. The new building will also safeguard the investments we have made in farm machinery (e.g. tractor, flail mower) and a wide range of horticulture tools, pots, trays, plants, seeds and other equipment.

The new building will support business efficiency and growth. We will also be able to diversify and unlock new year-round income streams. The development of the new building and the facilities it will provide will be essential in securing two jobs on the farm.

## 4. Design – principles, concepts and materials

The two large existing farm buildings that we propose to demolish are situated next to each other. One is a brick (3 walls) and stone (1 wall) built building with a wooden roof; the other is a concrete block structure, which previously had a concrete/asbestos corrugated panel roof (now patched up with boarding and tarpaulin). The other smaller storage shed is also not in a good state of repair and will also be demolished to facilitate the erection of the proposed new building.

We propose to replace these buildings with one agricultural building that has two distinct elements. The lower part of the new building (south west) will be a 'clean area' which will contain the produce packing / processing / food storage area and office. The upper (north east) part will provide for machinery / equipment storage, a toilet, boot room and plant room (i.e. heat pump, batteries etc.).

### 4.1 Lay out

The 'clean' area will be well insulated and use its southerly aspect to maximise passive solar gain / natural light (through windows and roof lights). The southerly facing roof will also be fitted with PV panels and solar thermal panels to reduce energy consumption and generate hot water and renewable energy.



### 4.2 Materials and visual impact



The building has been designed to fit well within the landscape and other agricultural buildings in the local area and will reflect the local vernacular. We will undertake ground works to sink the northern part of the building into the sloping ground to have minimum visual impact from the road. The visual appearance will clearly reflect the building's function as a working farm. We will however use much better materials than the original buildings and the method of construction will be far superior. We want the building to enhance the local environment and have a long, useful life span. The roof will use typical trapezoidal insulated steel roof panels in dark grey (anthracite), with the walls combining 2 materials, natural larch and insulated steel wall panels in a brick colour, to reflect the existing brick walling.



Illustrative example of proposed materials for part of our new farm building. Trapezoidal insulated roof panels, horizontal wood cladding

**Materials and Visual Impact**

Artist's impression	Elevation	Material	Rationale
	<p>North West</p>	<p>Natural timber cladding - Siberian Larch A Grade Horizontal Shadow Gap Secret Nail Cladding DTC19 128mm cover.</p> <p>Kingspan – Quadcore KS1000RW insulated Roof Panel Anthracite RAL 7016</p>	<p>This elevation (where the building is mainly viewed by passing pedestrians) will have a very low profile, with the building being recessed below ground level. We feel larch cladding is an appropriate material as it reflects the agricultural use of the building and will mirror our existing barn conversion. It also replicates one of the sheds to be demolished. Fading to light grey</p> <p>Agricultural profiled roofing sheets, in same colour as the main Barn.</p>
	<p>North East</p>	<p>Natural timber cladding - Siberian Larch A Grade Horizontal Shadow Gap Secret Nail Cladding DTC19 128mm cover.</p> <p>Kingspan Quadcore Insulated wall panels, XL Forte coating, 'Copper Beech'.</p>	<p>This elevation, only seen by occupants of the Barn and the Farmhouse at Paddock Farm. Mix of materials to reflect existing mix of materials (brick and concrete block). Upper section, larch cladding. Fading to grey – appearance as an agricultural building.</p> <p>Lower part Kingspan insulated wall panels, Copper Beech colour RAL 040 40 40, to match existing brick wall.</p>

	<p>South East</p>	<p>Kingspan Quadcore Insulated wall panels, XL Forte coating, 'Copper Beech' colour, RAL 040 40 40. Return of upper part of shed to be Larch A Grade Horizontal Shadow Gap Secret Nail Cladding DTC19 128mm cover.</p>	<p>Seen from distance. Earthy brick colour to blend into landscape. Blend with existing adjacent buildings.</p>
	<p>South West</p>	<p>Kingspan Quadcore Insulated wall panels, XL Forte coating, 'Copper Beech' colour, RAL 040 40 40.</p>	<p>Not visible from anywhere nearby. Earthy brick colour to blend into landscape.</p>
<p><b>Windows and doors</b> – to be Anthracite dark grey, RAL 7016</p>			

## 5. Access, parking and highways

The proposed new building will have no impact on vehicular visits to the farm, traffic movements or highway safety. The new building is a facility to improve the efficiency and quality of existing activity and storage needs on the farm. Wherever possible we deliver produce by bike and trailer and plan to expand this way of working considerably with the purchase of an e-cargo bike.



For deliveries of farm related bulk material, we have an off-road hardstanding area accessed from Park Gate Road by a large farm double gate.

We very much support and have reflected in our design process the priority focus on pedestrians and cycling as set out in Kirklees' Highway Design Guide, Supplementary Planning Document. As a business with strong environmental values and purpose we welcome the focus of this policy in supporting place making primarily from the perspective of people rather than vehicles. This is nicely illustrated by the *'Hierarchy of User Importance'* diagram on page 20 of the Highway Design Guide. We also welcome the commitment to *"reasonable context specific solutions"* and *"a full understanding of place, context and the many factors that influence and inform the outcome of the design process"* within the guide. We feel we are part of a growing number of locally focussed food growing businesses nationally who are committed to minimising their carbon footprint, investing in the local economy and operating on a hyper local level. The ability to distribute produce locally by e-cargo bike will further reduce our food miles and strengthen our community connections. We are very pleased that the Huddersfield narrow Canal towpath is due to be upgraded this year to better accommodate walkers and cyclists and to encourage these modes of transport. Our farm is a few hundred meters from the tow path and so is connected all the way along the Colne Valley (inc. to train stations) by an off-road cycling and walking path.

## 6. Alignment with Kirklees Local Plan

We believe our proposal very much supports key objectives of the Local Plan. The new building, and the activities that it supports, will contribute toward the council's aspiration of 'sustainable development'. It is encouraging to see in the Local Plan that Kirklees Council will approve, wherever possible, and take a positive and proactive approach to working with applicants for developments that improve environmental, economic and social conditions. (Policy LP1 pp. 8. Kirklees Local Plan, Strategy and Policies 2019.)

Our development will support the following dimensions of sustainable development:

Environmental – regenerative land management, increasing biodiversity, supporting the circular local economy, massively reducing the food supply chain and carbon food miles on produce we supply locally.

Economic – securing local rural jobs, contributing to the local economy, enabling innovation. Part of the circular economy – inter-trading with other local ethical businesses and using the waste of other businesses as inputs to our business (compost material) – e.g. coffee sacks, coffee chaff, cardboard (Darkwoods Coffee), wood chip (local tree surgeons), florist off cuts (Marsden florist), manure (local stables).

Social – supporting access to and a reconnection with healthy, nutritious locally grown food. Contributing to healthy living. Food growing inspiration and skills for the local community. Contributing to the vitality, viability and access to food for in our community - a working farm, producing food for consumption locally rather than underused / unproductive land use.

## 7. Lighting Assessment

There will be no material impact. The new building will use a minimal amount of down facing lighting. We value dark skies and will reduce light pollution as much as possible.

## 8. Noise Impact Assessment / hours of use

There will be no additional noise. Farm activities in, around and within the proposed new buildings are generally not noisy as the majority of work is with hand tools. Vegetable processing is not a noisy activity and the new farm building will enable more activities to be contained indoors rather than in an open shed as at present, reducing any noise impact to virtually nothing.

Hours of use of the new building will not change. They are generally within the hours of 8.00-16.00. The use of the building will not impact on any neighbouring properties.

## 9. Impact of neighbouring residential properties

There will be no negative impact on neighbouring properties. The new farm building is separate and detached and occupying the site of existing farm buildings. The visual quality of the new building will be much better than the existing building. We have consulted close neighbours and attach a letter of support from our next-door neighbour who will be the closest to the new building. See appendix 3.

## 10. Climate change statement

We very much support Kirklees Council's **Climate Emergency** related work and the aspiration, through the **Kirklees Climate Change Action Plan (CCAP)**, to achieve net zero emissions by 2038. We are contributing to this action plan.

The mission of our farm business is to increase the quantity, quality and availability of locally produced and locally consumed food. In this way we are making a contribution to UK food security / sovereignty, healthy eating and the transition to net zero carbon. We operate as an agroecological farm, producing local food, following organic principles, and caring for the natural environment. The fruit and vegetables we grow and sell reduces the need for the carbon intensive (production and transport) and often low nutritional value of the produce generally available.

Below we reference Kirklees' Climate Change Action Plan actions where we feel we are making a contribution.

## 10.1 Buildings

**CCAP B2.3** Consider revisions to local planning policy at the next Local Plan update to seek to strengthen approaches to encouraging the re-use of buildings and previously developed land.

Our proposed new building will be rebuilding where the current dilapidated farm buildings are situated.

## 10.2 Sustainable Food and Agriculture

We are clearly contribution to the following objectives and action related to Sustainable Food and Agriculture (see above)

**CCAP Objective 1.** “Promote and facilitate sustainable, low-carbon and resilient local food supply, consumption, and agricultural practices”.

**CCAP SA1.1** Use the planning process to promote land for food production including as part of new developments where justified.

**CCAP SA2.1** Look at how the planning provision can be used to encourage the development and growth of innovative, modern farming practices, particularly in the urban environment, within Kirklees.

We are using and developing agroecological farming systems that reduce soil erosion, build soil, are carbon positive, require no chemical inputs and are flood and drought resilient.

**CCAP SA3.2** Adopt more sustainable and healthy food habits, achieving a balanced diet, eating more seasonal, locally sourced foods.

We sell regeneratively grown seasonal, fruit and vegetable within our local community and promote health eating through our contact with customers – recipe ideas, new produce to try.

**CCAP SA1.3** Develop a support system to help community food-based projects.

We have been involved in a number of community food-based initiatives over the years, supporting inter trading and collaboration with other local, ethical, food related businesses such as community shops, the Handmade Bakery, Zero Yorkshire, Dark Woods Coffee (we compost their waste products from the coffee roasting process). We are a hub for advice and inspiration on fruit and vegetable growing and give talks to community and allotment groups about food growing and regenerative horticulture.

**CCAP SA4.1** Establish initiatives to connect local growers and suppliers.

It’s what we do. We’re committed to supplying our produce into our local villages of Marsden and Slaithwaite and sell direct to customers, through local shops and provide produce to restaurants.

**CCAP SA4.2** Work with food suppliers / producers and privatesector investors to develop proposals for produce distribution hub(s).

We’re currently exploring drop off points in our local villages for weekly vegetable boxes and expect to start this in the 2024 growing season.

**CCAP SA4.3** Buy sustainably and locally produced food where possible.

We also purchase from other local food related enterprises such as the Handmade Bakery, Rogers' Bakery, the Green Valley Grocer and Zero Yorkshire.

**CCAP SA5.2** *Strive to ensure the local planning policy, at the next Local Plan Update, allow/facilitate farmers to be able to adapt to future challenges through diversification in land-use and practices.*

This is central to our proposed new building. It will hugely support our capacity and ability to adapt to future challenges through diversification in land-use and practices.

**CCAP SA5.4** Explore opportunities, in collaboration with regional and national government and the private sector, to financially support more sustainable agricultural practices in the Kirklees farming community.

We are involved in working with Defra on, amongst other initiatives, their new and emerging Environmental Land Management Schemes (ELMS), public procurement of local food with high environmental standards and the New Entrant Support Scheme through our work with the Land Workers Alliance (LWA). We sit on the National Coordinating Group of the LWA and so are directly involved in the work and direction of the LWA as it promotes and participates in government working groups, promoting small scale regenerative farming. We are playing a part in reducing the UK's reliance on imported fruit and vegetables.

**CCAP SA5.5** Support a shift in how farmland is managed to make it more resilient. Consider how incentives/subsidies can be used and how councils can influence these mechanisms.

We provide a developing exemplar of climate resilient horticulture and how to use nature-based solutions to manage land.

### 10.3 Use of renewable/low carbon energy sources

**CCAP E2.3** Support the development of solar farms and the installation of PV panels on buildings throughout Kirklees (where appropriate).

**CCAP E2.4** Switch to renewable energy tariffs and investigate options for on-site renewable energy (heat and power) generation and storage.

Our building design incorporates PV panels, battery storage, an air source heat pump, passive solar gain and high-quality insulation. The electricity tariff will be from renewable sources.

### 10.4 Connection to sustainable forms of transport

**CCAP T3.7** Choose walking, cycling or public transport for short journeys instead of a car.

'See our Access, Parking and Highways' statement in sec. 5 above.

**CCAP T5.3** Continue to develop the EV charging infrastructure across Kirklees.

Our design incorporates an EV charging point.

**CCAP T1.3** Consider revisions to Kirklees local planning policy at the next Local Plan update to aim to ensure sites for new housing and commercial developments that can be served by quality public transport links and active travel (walking and cycling).

Paddock farm is (mainly off-road) walking/cycling distance from Marsden and Slaithwaite train stations and local bus routes along Manchester Road (A62). Visitors to the farm are encouraged to use public transport, combined with walking and cycling. We are very pleased that the Huddersfield narrow Canal towpath is due to be upgraded this year to better accommodate walkers and cyclists and to encourage these modes of transport. Our farm is a few hundred meters from the tow path and so is connected all the way along the Colne Valley (inc. to train stations) by an off-road cycling and walking path.

We prioritise cycling for trips into our local villages of Marsden and Slaithwaite. often delivering farm grown produce by bike/e-bike and trailer.

## 10.5 Waste minimisation, circular economy

**CCAP WAS1.3** Develop guidance outlining how to prepare a Circular Economy statement to accompany planning applications.

We are implementing some circular economy elements in that we take the 'waste' products from a range of businesses and use these as part of our growing methods. For example: organic manure delivered by local horse owners, using Darkwoods coffee chaff for composting/mulching, coffee sacks for mulching, regular deliveries of woodchip from local tree surgeons for mulch and paths, plant waste from the local florist for composting.

**CCAP WAS2.9** Look at establishing a home composting system for food waste.  
**WAS2.10** Reduce household waste; including food waste and single use plastics

We are committed to the 'waste hierarchy', a commitment in the Local Plan. Our goal is to prevent waste and we have many systems in place to ensure that the farm operates as a regenerative and circular system as much as possible. We make our own compost from on-site organic material. Veg boxes are reused cardboard boxes with minimal or no packing of individual items.

## 10.6 Water management (including climate adaptation and resilience)

**CCAP WAT2.2** Install water butts on domestic properties where feasible.

The farm already collects water in butts and tanks from roof spaces. This will be incorporated in the new building design.

## 10.7 Sustainable sourcing of materials

The materials we have chosen for the building focus on longevity, insulation values and the need to reflect the rural and agricultural character of the building. The detail of building materials is set out in our design and access statement, section 4.2.

## 11. Biodiversity Net Gain

See also separate document, 'Biodiversity Net Gain Statement' submitted as part of the planning application.

CCAP NEB1.4. Rewild your gardens; plant trees and wildflowers to encourage and support local wildlife.

We are committed to enhancing and increasing biodiversity through our activities. We have hugely increased biodiversity on the farm and avoided and reversed harmful environmental practices since we bought the farm in 2003. All of the land under our stewardship is managed to organic standards and our approach is agroecological. We have enhanced and created a variety of rich habitats through soil building (increasing insects, worms and microbial and mycorrhizal activity), ecological hay meadow management, the enhancement and creation of hedgerows, provision of rough pasture and leaving areas without active management to 'rewild'. It has been noticeable how bird, insect and soil life has increased over the last 20 years.

The new building will have no negative impact on biodiversity. The majority of the footprint is on the site of the existing buildings with the remaining area on existing concrete farm yard / hard core. There will be no habitat loss and invasive Himalayan Balsam in the surrounding area will be removed.

Indeed, we hope it will achieve biodiversity net gain as set out in Kirklees Council policies. We will include surrounding planting to attract and provide additional habitat for insects and birds. On the building we are committed to investigating the best location for and providing bat boxes and nesting boxes for birds. There will be a minimum of downward facing external lighting to keep the surrounding area dark.

## Appendices

### Appendix 1: Our customers since the business started

Direct veg box sales to customers (wide range of Paddock Farm grown fruit and veg)

Zero Waste Yorkshire, Slaithwaite (Paddock Farm grown herbal teas)

Anello Pizzeria Slaithwaite (salad and veg)

Triangle Bakehouse, Ripponden (veg, fruit and preserves)

Moorcock Restaurant, Norland (veg and fruit)

The Village Green Marsden – community owned shop (veg and preserves)

KWAS organic veg boxes Huddersfield (veg and preserves)

Green Valley Grocer, Slaithwaite (veg and preserves)

Radish Marsden (veg and preserves)

Goodness Me, Marsden (veg and preserves)

Handmade Bakery Café (fruit and veg)

Saddleworth Cookery School

### Appendix 2: Media coverage and publications

Huddersfield Eye magazine. Monthly Edible Gardening Top Tips, 2010.

Yorkshire Post February 2011 ‘A New Pecking Order family puts permaculture at the heart of Pennine Farm’

Huddersfield Daily Examiner, March 2011 ‘Grow Your Own in the Colne Valley’

Yorkshire Post October 2011 ‘Battling villagers show how working together can keep local shops trading’ - Edibles as part of the local food economy

Huddersfield Daily Examiner October 2011 Autumn Celebration – apple pressing at Paddock Farm

Yorkshire Post November 2012 ‘A Green Revolution – sustainable Farming at Paddock Farm’

BBC Look North Feature – growing food through unpredictable drought conditions August 2022

Case study in, Forest Gardening in Practice: An Illustrated Practical Guide for Homes, Communities and Enterprises. 2017: Tomas Remiarz.

Case study in, From What Is to What If: Unleashing the Power of Imagination to Create the Future We Want. 2019: Rob Hopkins.

### Appendix 3: Letter of support from our next door neighbours

Paddock Farm  
Park Gate Road  
Slaithwaite  
HD75XA

28th February 2024

Dear Rosie,

We have lived at Paddock Farm for 18 years and support Edibles' plans for building a storage and vegetable processing shed. The proposed plans will not have any negative impact. On the contrary, we expect the plans will enhance the surroundings by replacing two buildings in ill repair with sympathetically designed constructions.

If you would like to share this with the Planning Officer, we would be happy for you to do this.

Your sincerely

Nic Stenberg and Matt Betts