

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2024/62/93489/E
Site Address:	land north of, Paul Lane, Flockton, Huddersfield, WF4 4BP
Description:	Erection of agricultural building, formation of new internal road and yard, re-grading of land, provision of landscaping and associated works
Recommending Officer:	Elenya Jackson

DECISION – Full Conditional Permission

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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 5-DEC-2025

Officer Report

Site Description

Land north of, Paul Lane, Flockton, Huddersfield, WF4 4BP

The application site comprises a plot of land which is primarily grass covered with a rectangular area of concrete. The site is bounded by a raised embankment which is approximately 2m in height. The site is accessed to the west, off Paul Lane. The access runs through a woodland which is protected by a tree protection order (TPO).

When officers visited the site there was a storage container to the north-eastern corner and the applicant has outlined in their planning statement that the site is also used as a storage area for farm machinery and agricultural vehicles as part of Rockwood Equestrian Centre. This was permitted under application 97/93223.

Description of Proposal

The application seeks planning permission for the erection of an agricultural building, formation of new internal road and yard, re-grading of land, provision of landscaping and associated works.

The proposed building would be measure 41.9x19.5m, it would have a pitched roofed design with a roof ridge height of 7.5m. The building would be finished in 'Tanalised Timber Yorkshire Boards' above a 'Fair faced Concrete Block' plinth. The roof would be finished in 'Box Profile plastic coated steel sheeting – Grey'. The building would have one large shutter door to the southern elevation and translucent roof lights in the roof face.

The existing banks would be re-graded to create shallower slopes for the establishment of new native shrub and wildflower grassland habitats and a woodland edge mix will be planted within the re-graded areas.

Access to the building would remain as existing, however a new internal road and yard is proposed which would result in gravel surfacing along the entire width of the site, adjoining the existing access.

History of negotiations/amendments received

Additional information was sought regarding the proposed agricultural use of the building. A supporting email was submitted by the agent. A revised Biodiversity Net Gain (BNG) metric was also sought and submitted.

Relevant Planning History

97/93223 Formation of storage area for agricultural vehicles, perimeter bunds and erection of security gates. Conditional full permission.

Representations

This application was advertised via neighbour notification letter and online. Final publicity expired on 28th January 2025.

One representation was received as a result of the above publicity. The following comments were made which will be discussed in section 6 of this report:

- Questions regarding works to the access road and potential impact on foundations for adjacent dwelling.
- Concerns regarding the impact on wildlife during construction of the access
- Impact of large vehicles on the tree roots
- Access should be via the fields
- Building should not be used for commercial purposes – noise from industrial uses would be disruptive to neighbours
- Limits to construction timings and times for vehicle access as neighbouring properties bedroom is adjacent to access.

Consultation Responses

KC Highways – No comment received.

KC Trees – No objection subject to conditions.

KC Ecology – Initial comments requested additional information/clarification from the agent in regards to Biodiversity Net Gain. On receipt of additional information, KC Ecology noted the statutory duty had been satisfied.

KC Environmental Health – No objection subject to conditions.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Kirklees Local Plan (LP):

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP3 – Location of New Development
- LP7 – Efficient and Effective Use of Land and Buildings
- LP10 – Supporting the Rural Economy
- LP21 – Highways and Access
- LP22 – Parking
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP51 – Protection and Improvement of Local Air Quality
- LP52 – Protection and Improvement of Environmental Quality
- LP53 – Contaminated and Unstable Land
- LP54 – Buildings for agriculture and forestry

Other Guidance Documents:

- Kirklees Highway Design Guide (2019)

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 12th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Most specifically in this instance, the below chapters are of most relevance:

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places

- Chapter 13 – Protecting Green Belt Land
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Conclusion

1 - Principle of Development:

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

Green Belt

The application site is within the Green Belt as located on the Kirklees Local Plan. Paragraph 142 of the NPPF states: “*The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*”

Paragraph 154 outline that development in the Green Belt are inappropriate unless except. Relevant to this application is exemption a) buildings for agriculture and forestry.

Relevant to this is policy LP54 of the Kirklees Local Plan which outlines the requirements for buildings for agriculture in the green belt. It states: “*Proposals for new buildings for agriculture and forestry will normally be acceptable, provided that;*

- a) *the building is genuinely required for the purposes of agriculture or forestry;*
- a) *the building can be sited in close association with other existing agricultural buildings, subject to the operational requirements of the holding it is intended to serve. Isolated new buildings will only be accepted exceptionally where there are clear and demonstrable reasons for an isolated location;*
- b) *there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason; and*
- c) *the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting."*

The applicant has applied for an agricultural building. Initially officers sought additional information regarding the proposed agricultural use. An email from the agent outlined:

"The building is required to store hay and farm vehicles. Their current hay barn is far too small to accommodate the additional hay that will be produced from the newly purchased 15 acres of agricultural land surrounding the proposed building, which is within the applicant's landholding. The hay will also be used to feed their horses at Rockwood Equestrian Centre. The proposed building is located in the position shown on the attached drawing, to limit its visual impact, as the land is surrounded by woods and sheltered by raised land. This area is also already used for the storage of agricultural vehicles, as per the extant planning consent 97/62/93223/E6. This site is therefore considered most appropriate for the siting of a building which is to be used for the storage of hay and associated farm vehicles"

Whilst it must be noted that livery would not fall under an agricultural use, officers are satisfied that as the building would be used for hay storage, and the agent has confirmed the building would not be used for livery, this can be considered acceptable in this instance. The above information demonstrates the building is genuinely required for the purposes of agriculture and as such the proposal complies with LP54(a).

Regarding LP54(b), the applicant has stated the current hay barn is far too small to accommodate the additional hay that will be produced from the newly purchased 15 acres of agricultural land surrounding the proposed building. It is not clear where this existing barn is located as there are no existing buildings within the blue line boundary shown on the location plan. It appears the applicant also owns the existing livery yard to the south-east of the site and therefore officers believe the building could be more appropriately located

near existing buildings. It is however noted that the application site holds an existing permission for the storage of agricultural vehicles and the site is partially covered in hardstanding. As such, the site is already brownfield land. The site is also directly adjacent to a woodland which would reduce its prominence in the landscape and would shield the proposed building when viewed from the west. The location of the building is therefore considered acceptable in this instance.

With regard to LP54(c), the nearest residential dwelling is approximately 70m from the proposed building. Representation has been received expressing concern regarding the additional noise and disturbances, particularly during construction. There is an opening in the side elevation of 32 Paul Lane which is adjacent to the access to the site. As such, the coming and goings of vehicles could result in additional noise which could impact on the amenity of the neighbouring occupiers. The site has an existing permission for the storage of agricultural buildings which utilises the same access as the proposed building, therefore it is considered on balance that the proposed development would not result in additional harm over and above the existing arrangements on the site.

KC Environmental Health were consulted on the proposal and recommended a condition restricting the construction times to mitigate any harm to the neighbouring occupiers as a result of the noise. It is also noted that the regrading of the site could result in additional pollutants which could impact on the amenity of nearby occupiers. The council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and can serve a notice imposing requirements on the way in which construction works are to be carried out. Therefore, as this is covered under separate legislation, and given the scale of the proposed development, no condition is considered necessary in this instance. However, should approval be recommended, a footnote is recommended to be attached to the decision notice advising the applicant of the above.

The design of the proposed building is agricultural in nature and would be finished in Timber Yorkshire Boards above concrete blocks which is in keeping with the rural setting of the site. As such the scheme is considered to comply with LP54(d) of the Kirklees Local Plan.

Taking the above into account, the proposed development is considered to fall under exemption a) of paragraph 154 of the NPPF and as such would not be considered inappropriate development in the green belt. The scheme would also comply Policy LP54 of the Kirklees Local Plans and therefore the principle of the proposed development is considered acceptable.

A more detailed assessment of the proposal's design and its impact on the surrounding environment, assessed against Policy LP24 of the Kirklees Local Plan amongst other Policies, is undertaken below.

2 - Impact on Visual Amenity:

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) provides a principal consideration concerning design which states: "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity. LP24 states that proposals should promote good design by ensuring: "a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape..."

As outlined in detail above, the application is for an agricultural building which would facilitate the agricultural operations of the site. The structure would be in keeping with the rural setting in terms of design and materials and is located in adjacent to an existing group of trees which would reduce the visual prominence of the building.

In conclusion, it is considered the proposed development would not cause significant harm to the visual amenity of the wider rural setting and would comply with the aims of Chapter 12 and 13 of the NPPF by contributing positively to the surrounding area and would be in accordance with Policy LP24 of the Kirklees Local Plan.

3. Impact on Residential Amenity

Sections B and C of LP24 state that development should: "maintain appropriate distances between buildings' and 'minimise impact on residential amenity of future and neighbouring occupiers". Further to this, Chapter 12 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

As discussed in detail in the principle of development section, whilst the proposed development, and the coming and goings of vehicles, could cause

harm to the amenity of the neighbouring property, the harm is not considered to be significant over and above the existing arrangements on site. The impact of construction is controlled under separate legislation with a footnote recommended to be attached to the decision notice should planning permission be approved.

Given the above, the proposal does not give rise to any undue adverse impacts upon neighbouring residential amenity, as such, this aspect of the proposal is considered to be acceptable. It is therefore concluded that the proposals comply with Policy LP24 and LP54 of the Kirklees Local Plan, Chapter 12 and 13 of the National Planning Policy Framework.

4. Impact on Highway Safety

Turning to highway safety, Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact to highway safety and provide sufficient parking. Chapter 9 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The Highway Design Guide SPD is also relevant.

The proposed development would utilise the existing access off Paul Lane. The site currently serves as agricultural storage. It is considered the proposed development would not result in significantly more comings and goings, over and above the existing arrangements on site and as such would not cause any additional harm to highway safety.

Overall, it is considered, on balance, that the proposed development would not cause significant harm to the efficiency or safety of the highways, over and above the existing arrangements on site. The proposed development therefore complies with Policy LP21 and LP22 of the Kirklees Local Plan, the aims of the Kirklees Highways Design Guide SPD and Chapter 9 of the National Planning Policy Framework.

5. Other Matters

Land contamination

A Phase 1 Desk Study Report, prepared by Chevin Geo (dated September 2024, ref: CO634), has been submitted as part of the application which has been reviewed by KC Environmental Health (EH). The Phase I report provides an appraisal of the site history and previous surrounding land uses since the 1800s, as well as a comprehensive assessment of the environmental setting.

It is evident from the report that there have been potentially contaminative uses on the site (and/or adjoining land) which could impact the development. For these reasons, KC EH accept the report and recommend implementing further contaminated land conditions.

Officers agree with the recommendations of KC Environmental Health and as such, the relevant conditions would be recommended to be attached to the decision should planning permission be approved, to ensure the site is safe and stable for the development proposed. The proposal therefore complies with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

The majority of the application site, including the section where the proposed building would be is within a low-risk coal mining area. It is noted that part of the access to the site is within a high-risk coal mining area however as no development is taking place within this part of the site the Mining Remediation Authority were not consulted in this instance.

Ecology and Biodiversity

The site is located within a bat alert layer on the Council's GIS mapping system. There would be no demolition as part of the proposed application and the site currently serves grassland and therefore has little ecological potential for bat roosts. Should the application be recommended for approval, a footnote is recommended to be attached to the decision notice to provide the applicant with advice should bats or evidence of bats be found during construction.

A Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions. Unless exempt, every planning permission granted pursuant to an application submitted after 12 February 2024 is deemed to have been granted subject to a pre-commencement condition requiring a Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to commencement of the development.

Based on the initially submitted information, which demonstrated there is a net loss of 1.13 biodiversity units with medium to high distinctiveness habitats, there was insufficient evidence to demonstrate that BNG is capable of being achieved with all trading rules met. Therefore, a revised BNG Assessment was sought and provided.

The revised assessment shows a baseline of 4.32 habitats units. There would be a loss of 0.44 habitat units as a result of the proposed development which

would equate to 10.31% loss in biodiversity units. The report sets out recommendations for improving the BNG results including by retaining more existing habitats; by reducing the footprint of proposed development; by enhancing retained habitats; and/or by creating additional habitats. However, it outlines it may be necessary to use off-site habitat provision. Officers discussed this matter with the agent during the processing of the application who stated the intention was to provide 0.2 hectares of existing modified grassland enhanced to wildflower grassland (Other Neutral Grassland, moderate condition) and to Plant 27 trees within this grassland.

The information provided in the updated assessment are sufficient for the purposes of determining the planning application, however the applicant is advised that a 10% BNG is mandatory under the Environment Act 2021 and therefore the applicant must demonstrate a 10% net gain as outlined in detail in the informative attached to this decision notice.

Under the legislation, a condition is in place by law. The biodiversity gain condition has its own separate statutory basis, as a planning condition under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990. As such, it is not considered necessary for any further condition to be in place upon any grant of permission given the statutory requirements in relation to biodiversity and the fact that the provision of the measures set out in the submitted ecological assessment would meet the requirements of the aforementioned policy

The proposed development is therefore considered to comply with LP30 of the Kirklees Local Plan and Chapter 15 of the NPPF.

Trees

There is a woodland Tree Preservation Order (TPO) present on the site, identified as: KB2/50/w14. This refers to Cock Hat Wood. The Order prohibits the:

- cutting down
- topping
- lopping
- uprooting
- wilful damage and
- wilful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.

KC Trees were consulted on the proposal who consider the proposed removals of T14 and G2 are acceptable, with 1:1 replacement planting in a suitable location within the site. The replacement planting should comprise species reflective of the trees which were lost, such as sycamore and silver birch.

It is understood that the proposed gravel track would encroach on the root protection areas of T5 and two trees from within W1. To minimise damage to the roots of trees, root pruning of T5 is acceptable and should be carried out under arboricultural supervision.

It is also acceptable for no-dig construction methodologies to be used within the proposed road which overlaps with the RPAs of the two trees from W1. KC Trees expect the impact of this to be low, where the new gravel surfacing is positioned on top of the existing dirt track.

In summary, there is no objection from KC Trees, however they recommend a condition for an arboricultural method statement (AMS) and tree protection plan to be submitted to evidence how the retained trees would be protected throughout development. Officers agree with this recommendation and advise conditions are attached should planning permission be approved.

6. Representations

One representation was received in response to the publication of this application. The following comments were made which will be addressed by officers below:

- Questions regarding works to the access road and potential impact on foundations for adjacent dwelling.
- Concerns regarding the impact on wildlife during construction of the access

Officer response: The proposed development does not propose any works to the access track.

- Impact of large vehicles on the tree roots

Officer response: The impact on trees has been considered under the 'Other Matters' section of this report.

- Access should be via the fields

Officer response: The access has been proposed off Paul Lane, as existing, and the application has been assessed as such.

- Building should not be used for commercial purposes – noise from industrial uses would be disruptive to neighbours

Officer response: The application is for an agricultural building which would not permit commercial uses.

- Limits to construction timings and times for vehicle access as neighbouring properties bedroom is adjacent to access.

Officer response: This is controlled by separate legislation as outlined in detail in the 'Principle of Development' and 'Residential Amenity' sections of this report. A relevant footnote is recommended to be attached to the decision notice should planning permission be approved.

7. Conclusion

This application for the erection of an agricultural building at land off, Paul Lane in Flockton has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

Approve

Decision Authorisation - Delegated Powers

Application Number: 2024/93489

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24 and LP54 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

3. Groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that any risk from land contamination is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

4. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (3) further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

5. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (4). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework

6. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework

7. Prior to development commencing, an Arboricultural Method Statement with Tree Protection Plan in accordance with BS5837 shall be submitted to, and approved in writing by, the Local Planning Authority. The Method Statement shall include details of the specific protection measures necessary for retained trees within (and close to) the site, which will include the required fencing standard and positions, the creation of a Construction Exclusion Zone and necessary associated tree works. The construction phase of the development shall be undertaken in accordance with the approved scheme.

Reason: This pre-commencement condition is necessary to ensure that all measures are agreed at an appropriate stage of the development so as to protect the viability of the mature tree located adjacent to, and within, the application site and to accord with Policies LP24(i) and LP33 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NOTE: Please note that the granting of planning permission does not override any private rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays

08.00 and 13.00hours, Saturdays

With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice.

This notice can specify the hours during which the works may be carried out.

NOTE:

Development may not be begun unless:

- (a) a biodiversity gain plan has been submitted to the planning authority; and
- (b) The planning authority has approved the plan.

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and (f) any such other matters as the Secretary of State may by regulations specify.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan		C	23/12/2024
Existing Block Plan			23/12/2024
Proposed Block Plan		C	23/12/2024
Proposed Agricultural Building		B	23/12/2024
Tree Constraints Plan	2013	1	23/12/2024
Supporting Letter		20 th December 2024	23/12/2024
Arboricultural Impact Assessment	2013.AIA	1	23/12/2024
Phase 1 Desk Study Report and CMRA	C0645	01	23/12/2024
Preliminary Ecological Appraisal and BNG Assessment	2013	1	23/12/2024
Biodiversity Metric			01/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application.

Additional information was sought regarding the proposed agricultural use of the building. A supporting email was submitted by the agent. Furthermore, additional information was sought and received in regards to ecology and Biodiversity Net Gain.

Report Dated: 29/10/2025

