

PLANNING SUPPORTING STATEMENT

location	Granby Farm, 20, Woodbottom Road, Netherton, Huddersfield, HD4 7DJ.
application	Erection of an Agricultural Building
client/applicant	Mr & Mrs B Thorpe
job number	24/1097
date	May 2025

Ltd

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INTRODUCTION

This Planning Supporting Statement has been prepared to support the full planning application for an agricultural building on land to the North East of Granby Farm, 20, Woodbottom Road, Netherton, Huddersfield, HD4 7DJ.

Accompanying the application are plans of the proposed building, proposed elevations, an ordnance survey location plan indicating the proposed building location and a BNG report.

Mr & Mrs Thorpe have recently purchased Granby Farm. This property was attractive to them to consolidate their business at the property but also to enhance their farm operations.

Mr & Mrs Thorpe farm Suffolk X Texel sheep. They have recently increased the flock size to 60 head of which circa 40 of these are breeding ewes.

Suffolk x Texel are known to present problems when lambing along with managing condition, the breed have a broad loin and a tendency to put on muscle which makes it difficult to accurately assess condition, this, in turn, potentially leads to overfeeding or prolapse issues. Suffolk cross lambs are also slower up after lambing and slower to suckle. The early intake of colostrum (first milk) is imperative to the survival rate of lambs.

Lamb prices are currently at a very high price. For this reason, Mr & Mrs Thorpe intend to naturally continue and grow with a selective breeding programme.

Recent prices at Holmfirth market (24th June 2025 sale) achieved:

- **PRIME LAMBS** Overall Average 409.2p/kg, £176.59/head
- **PRIME HOGGS** Overall Average 259.94p/kg, £143.13/head

<https://www.holmfirthmart.co.uk/Market-Reports/Article/1430/Sale-Report-Tuesday-24th-June-2025>

The current flock has grown over the years and the recent relocation to Granby Farm now enables the farm business to further develop.

SITE DESCRIPTION AND LOCATION

The application site is accessed via the existing private drive from Wood Bottom Road. The land holding is all to the North of the existing cluster of buildings/farmhouse.

The application site consists of a series of interlinked agricultural fields (grazing land). This extends to circa 19.74 acres (11.09 hectares). Refer to holding plan within appendix A of this statement. **NB** the 2.947 acres field does not form part of the holding.

The CPH (County Parish Holding) number for the farm is 49/544/0411.

The SBI (Single Business Identifier number) is 201018530.

The Flock number for the sheep is 423809

Whilst the applicants have other businesses, along with the agricultural business, we contend that such a land holding along with the head of livestock should not be considered a 'hobby farm'.

The overall site of Granby Farm comprises of a cluster of buildings located on the Northern side of Woodbottom Road. The highway is an elevated level to the land and buildings. The site comprises of a farmhouse, old stone barn (not suited to modern agricultural use) a large B2 workshop building and a series of smaller buildings.

The extent of the land extends down to Mag Brook, a small water course to the Northern most boundary of the land.

The application site is located within the Green Belt.

The farm has no other agricultural buildings or buildings capable for conversion/alteration for the proposed agricultural use. It's also important to note the planning history of this site (see **Planning History** section).

The land will continue to be used for grazing purposes.

The application site is rural in nature and fairly isolated. The nearest unrelated dwelling, 18 Woodbottom Road, is located some 90 meters to the South East of the proposed agricultural building.

To the North, circa 250m away, is a hamlet of residential properties (Healey Houses).

To the North West, circa 400m away, is a large mill complex/factory.

PROPOSALS

Mr & Mrs Thorpe have specifically and recently purchased this property given the land holding immediately adjoining the residential property. The commercial building on site was also a major attraction as this will enable them to consolidate one of their other businesses.

The proposal is to erect a purpose-built agricultural building to accommodate the sheep flock, to enable ease of handling, management, treatment, shearing, overwintering and lambing.

The site, specifically the topography, presents limitations on the possible location of the proposed building. It would be far easier and cheaper to erect the building on part of the site that is more level, but this could be deemed to create a 'remote/isolated building'. Furthermore, the building needs to be located relatively close to the applicants dwelling for ease of access during lambing time where frequent attendance will be required around the clock for a number of weeks. Please note we are open to discussing an alternative location, if deemed appropriate by the LPA.

As noted above the building will be used for the housing of livestock which currently graze on the land.

Other buildings do exist on site, but none are suitable, large enough or available for the required use.

The proposed location is effectively cut into the natural topography which in turn helps screen and minimise the impact of the proposed building. To achieve the required floor space for the sheep flock, the proposed building has been purposely designed as a more rectangular portal frame structure, 80' (24.3m) long yet only 30' (9.1m) deep. This reduces the extent of engineering works required, enables the proposed building to be easily accessed and located near the other cluster of buildings on site, and ensures no impact, structurally, on the nearby adopted highway.

The building incorporates two large openings to the North, away from the prevailing wind direction (West-South-West). These openings will enable ease of use for segregation of stock to assist with treatments such as shearing, foot baths, tagging, weighing, lambing, preparation for shows, collection of stock for weighing, etc, etc.

The proposed gale breaker screens and Yorkshire boarding will provide sufficient air movement within the building to help prevent respiratory diseases.

The sides and rear have no openings.

The rear (Roadside/South East) Elevation will have a small gap between the rear of the building and the proposed retaining wall which will provide support to the access track. It is intended to form a crushed stone track from the existing private driveway down the rear of the building, down the side of the building to provide access for 4x4 vehicles, tractors and livestock trailers, etc.

Given the topography and space separation, the proposals will have no detrimental impact on other dwellings. Indeed, the prevailing wind direction will help disperse smells from the house stock away from the nearest dwelling, 18 Wood Bottom Road.

The proposed building will result in fewer foot rot issues and lamb losses specifically at lambing time when assistance is needed not only for lambing, but also during the early days of the Suffolk x Texel lambs.

Whilst the land is suitable for sheep grazing (the land would be poached by larger/heavier livestock such as cattle) the presence of Mag Brook, on the Northern extreme of the land holding, renders the land unsuitable for sheep following excessive rainfall. Bacterium *Dichelobacter nodosus* (foot rot) occurs in damp environments, during these times stock needs to be brought up away from Mag Brook or worst still, housed until conditions improve. Whilst treatment is available for foot rot in sheep, prevention is better than a cure.

Subject to weather conditions, the building may house livestock overwinter (October – March – 6 months of the year), this is common and more probable in this particular situation given the Mag Beck/Foot rot issue.

As noted on the proposed ground floor plan the building will also accommodate a small number of round hay bales (feed) and heston bales of straw (bedding). This will be bought in from other local farmers.

There are no other suitable agricultural buildings on Mr & Mrs Thorpe's overall holding, or buildings capable of conversion/alteration to suit the genuine need.

No trees will need to be removed on the land in the location of the proposed building; indeed the BNG report states 21 individual trees will be required to provide the 10% uplift.

Mr & Mrs Thorpe plan to repair the drystone wall, specifically to segregate the Northern most land to help manage the foot rot issue.

These repairs and tree planting will add to the ecological value of the site and help safeguard the greenbelt, ensuring its continued use for its intended purpose.

Many factors have been considered when determining the location of the proposed agricultural building, including, but not limited to;

- Building fit for purpose
- Ease of access
- Security/privacy
- Pollution and noise control
- Ensuring limited loss of grazing land

The existing private highway access from Wood Bottom Road will continue to provide the principal access to the overall holding and the proposed Agricultural Building. A small area is proposed to provide the crushed stone access track down to the proposed building, set at a lower level. The highway, as indicated on the plans will remain unaffected structurally.

The erection of the proposed building will also result in fewer vehicular movements to and from the farm as stock will be able to be kept on site full time as opposed to moving onto other land and a modest amount of hay (feed) and straw (bedding) will be stored within the proposed building which will reduce the number of trips to collect feed and bedding.

The proposed building will take up a very small proportion of the overall land at the application site.

BUSINESS DESCRIPTION

As noted previously Mr & Mrs Thorpe have a substantial flock of Suffolk X Texel sheep. The size of the flock has previously been restricted due to land holding levels. Mr & Mrs Thorpe have now resolved this with the purchase of Granby Farm which safeguards the future of this rural agricultural business and puts it firmly within their control.

Mr & Mrs Thorpe previously explored other options but found rented land unsecure (long term viability) and only smaller parcels available for rent locally. This results in expensive and time-consuming vehicle movements travelling and transporting stock between areas of land.

Mr & Mrs Thorpe intend to retain the recently increased flock at around 60 head. It is expected the 40 breeding ewes will produce circa 80 lambs in spring 2026. The lambs will be reared with some kept back for breeding; poor lambs fattened for the food chain and others sold on to be bred from by others. This results in sustainable and natural growth of the rural business and will feed revenue back into the rural agricultural business.

This proposal will enable Mr & Mrs Thorpe to expand their rural business and develop further, providing locally reared lamb and mutton and positively contributing to the intended use of greenbelt.

The substantial purchase of the property/land and intended significant investment of the proposed building enables Mr & Mrs Thorpe to provide more long-term certainty for their rural agricultural business.

It is proposed the sheep will be rotated on the land which assists with parasite and weed control and assists with worm control, this approach will also assist in managing the foot rot issue.

The impact of outdoor lambing in February/March results in avoidable livestock losses, the financial burden of this on the rural business is preventable. This application proposes to address this and make the business more financially efficient.

The building will be used for livestock housing (sheep/lambs) and for the storage of a modest amount of hay (winter supplement feed) and some straw (bedding) for lambing and over-wintering.

The resultant muck (bedding) from the building/housed livestock will also form a vital part of the rural business and provide a further cost saving with chemical fertiliser being cut from the business and the natural fertiliser being used to promote grass growth on the land prior to grazing the flock. Again, this is good farming practice and one that will save the business considerable expense and enable more profit and natural growth. Note chemical fertiliser needs to be stored internally to prevent waste, the current lack of an appropriate agricultural building would force smaller and more expensive quantities to be purchased. The use of natural fertiliser is a very good alternative that has positive impacts on growth and putting nutrients back into the soil prior to harvesting. The storage of waste (muck) is covered under Pollution / Noise Control within this document.

PLANNING HISTORY

There is no relevant planning history to this particular planning application.

The only planning history on the publicly available website is as noted below. Please note that both these applications were for the previous property owner, Mr John Mellor.

[2024/90641](#) - Demolition of existing shed and out-buildings, reconfiguration of existing drive, erection of detached garage, conversion of existing barn to form one dwelling and erection of single and two storey extensions to existing farmhouse.

[2025/90215](#) - Certificate of lawfulness for existing use of mechanics workshop (B2)

Both the above applications were formally approved, the new owners of the property, are still evaluating how they wish to progress with the renovation of the dwelling. It is intended that the commercial building will be retained for commercial use (another of the applicant's businesses). The other two buildings on site (stables and stone barn) are not adaptable for the intended use of the proposed building.

PROPOSED DEVELOPMENT

As noted previously within this statement, it's clear that Mr & Mrs Thorpe's rural agricultural business was hindered with a lack of secure grazing land for the flock, this has been addressed with the purchase of this overall holding, specifically the land, which now requires appropriate facilities for modern methods of farming (a purpose designed livestock building).

The proposed building is clearly designed as an agricultural building, a portal frame structure with two openings to enable ease of use, access and functionality in segregating stock and creating pens at lambing time, at over-wintering time the pens will be dismantled and the building will be used 'open plan'.

The proposed building is a kit form type with the stanchions/bays at 20' centres. The building measures 80' x 30' (portal framework) with a small projection where the galvanised 'Z' purlins will support the cladding of timber Yorkshire boarding as indicated on the submitted plans. The two openings will be fitted with stock gates and gale breaker screens above. This will enable ease of access and a flexible layout internally. Sheep hurdles will be used internally to create demountable pens for lambing and segregation of stock for treatment, shearing, etc.

The proposed roof has a shallow pitch of 15degrees, covered with the traditional goosewing grey profiled steel sheeting. A large solar array is indicated to the South East roof slope to provide internal lighting within the building during the autumn/winter months when daylight hours are significantly reduced.

The openings and Yorkshire boarding cladding will provide adequate ventilation to the housed stock to prevent respiratory diseases.

The building has an eaves height of 12' 4" (3760mm) with an overall roof apex height of 16' 8" (5085mm).

The openings to the front (North West elevation) will enable ease of tractor access (cabbed tractor with loader). The topography of this is critical for safety. A tractor will approach/egress head on to the openings.

The building will have masonry to the perimeter at low level with Yorkshire boarding above, all as noted on the proposed plans.

The building size of 80' x 30' provides a floor area of circa 210m². (24.1 x 8.7m)

The code of recommendations for the [welfare of livestock \(sheep\)](#), a DEFRA production, states Lowland ewes (Suffolk x Texel are a lowland breed sheep), after lambing with lambs at foot up to 6 weeks of age, require 2-2.2m² of floor space. The building at 210m² will accommodate circa 95 - 105 head of sheep/lambs. Given the business have 40 breeding ewes it is expected there will be circa 80 lambs. This equates to a head count of 120. Healthy lambs/ewes will be turned out to pasture swiftly to make space for new lambs.

- Animals kept in buildings shall not be kept without an appropriate period of rest from artificial lighting.

114 The law requires that fixed or portable lighting be available so that sheep kept in buildings can be thoroughly inspected at any time.

115 Throughout the hours of daylight, the level of indoor lighting, natural or artificial, should be such that all housed sheep can be seen clearly by the shepherd.

Space allowances

116 The space allowance and group size for housed sheep should be determined according to age, size and class of livestock. Some examples of current good practice, with adequate ventilation and well-bedded on straw indoors, are set out below.

Category of sheep	Space
Lowland ewes (60-90 kg live weight)	1.2-1.4 m ² floor space per ewe during pregnancy
Lowland ewes after lambing with lambs at foot up to six weeks of age	2.0-2.2 m ² floor space per ewe and lambs
Hill ewes (45-65 kg live weight)	1.0-1.2 m ² floor space per ewe during pregnancy
Hill ewes after lambing, with lambs at foot up to six weeks of age	1.8-2.0 m ² floor space per ewe and lambs
Lambs up to 12 weeks old	0.5-0.6 m ² floor space per lamb
Lambs and sheep 12 weeks to 12 months old	0.75-0.9 m ² floor space per lamb/sheep
Rams	1.5-2.0 m ²

1.2m diameter straw and hay bales will be stored in the building, stacked 2 high. There will be circa 8 bales of hay straw stored within (4 straw and 4 hay), hay and straw will be bought in from other local farmers. The indicative internal layout is shown on the proposed floor plan, please note this will change to suit the various seasons of farming.

POLLUTION/NOISE CONTROL

The use of the land is not subject to change as a result of this application. The land has been used for agricultural/grazing purposes going back hundreds of years.

Pollution and noise control has been taken into account with regards to this proposal. Nearby residential properties have been factored into our designs. There is circa 90 meters between the proposed agricultural building and the nearest unassociated residential property, 18 Wood Bottom Road, and more distance to the other unrelated residential properties.

The wind direction also assists in this instance with the prevailing weather coming from the West, South-West. Furthermore, the nearest property, 18 Wood Bottom Road, is across the public highway.

Livestock kept on the land already shelters along the field walls adjoining Wood Bottom Lane, so we contend this distance does not give cause for concern, especially when considering the solid gables (no openings) to the South West and North East along with the prevailing wind direction.

Given the open nature, exposure of the application site and prevailing wind direction, we contend that this proposal will not create any noise, smell or insect nuisance to any other properties.

When the sheep/lambs are turned out following lambing in spring, the pens will be mucked out with the resultant muck stored on site to rot down for spreading on the land the following winter. This acts as a natural fertiliser for the land assisting with hay making the following summer.

Defra standards require field heaps must not be:

- within 10m of surface water (including ditches) or of a land drain
- within 50m of a spring, well or borehole
- on land likely to become waterlogged, or
- on land likely to flood

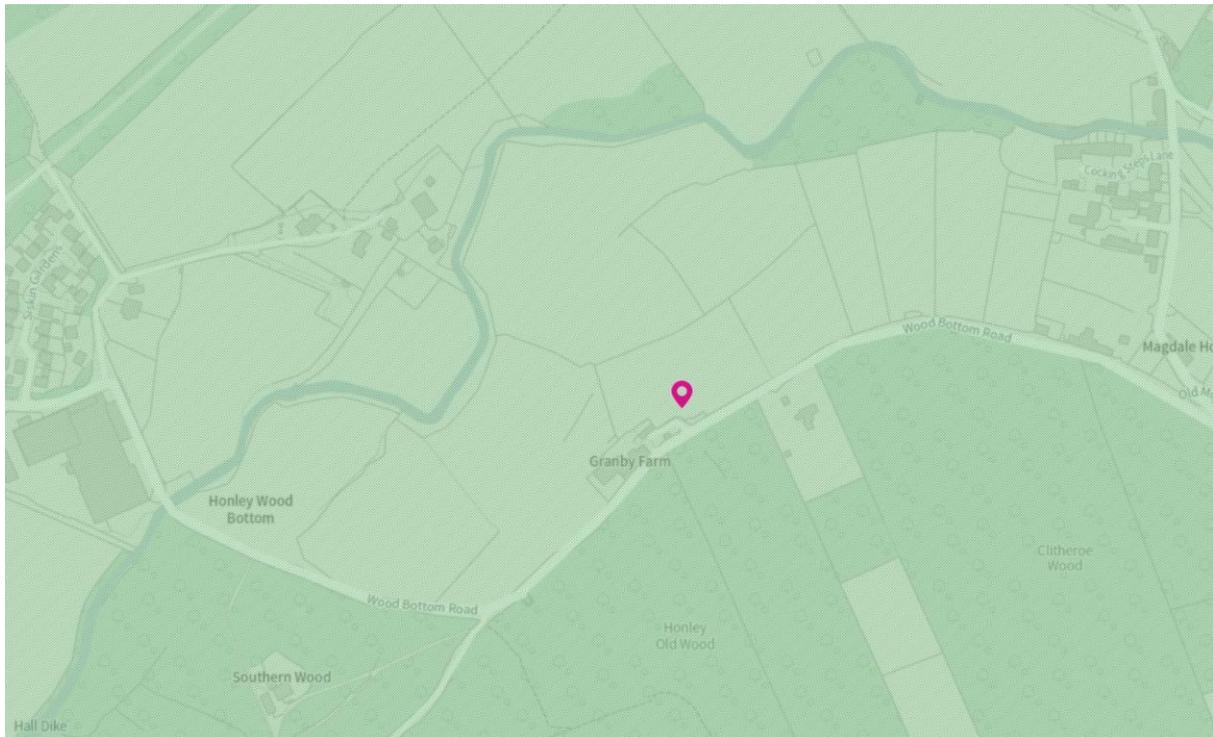
Piles must also:

- move any field heap at least every twelve months
- leave a 2 year gap before returning to the same site, and
- keep a record of the sites used for field heaps, and the dates of use

The subject site (avoiding the land near the Mag Beck) is more than large enough to easily and practically comply with the above and ensure no pollution or insect nuisance is caused to the nearest dwelling and other more distant dwellings.

PLANNING POLICY

The site is located within Green Belt as defined within the adopted Local Plan:



Policy Context

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). The application site is located within the Green Belt.

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant sections include:

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be

summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 provides three overarching objectives to sustainability, social, environmental and economic.

Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 88 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas; and the development and diversification of agricultural and other land-based rural business.

Paragraph 153 states that development in the Green Belt should only be approved in very special circumstances.

Paragraph 154 sets out the various exceptions to which development in the Green Belt is considered as suitable. Part (a) includes buildings for agriculture and forestry.

Kirklees Local Plan

In relation to this application, the following Local Plan policies are relevant:

LP1 – Achieving Sustainable Development

LP2 – Place Shaping

LP3 – Location of New Development

LP10 – Supporting the Rural Economy

LP21 – Highway Safety

LP24 – Design

LP30 – Biodiversity & Geodiversity

LP52 – Protection and Improvement of Environmental Quality

LP54 – Buildings for Agriculture and Forestry

The above policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

PLANNING ASSESSMENT

Principle of development

The application is located within Green Belt land as defined within the Kirklees Local Plan. The application site is located amongst a number of agricultural fields and open farmland with the adjacent cluster of buildings/farmhouse (all recently purchased by the applicant).

This proposal seeks to erect a new purpose designed agricultural building to be sited on the land to the East of the cluster of other buildings and to the South of the overall land holding at the application site.

The proposed building will be used for the housing of livestock (sheep) along with a small amount of feed and bedding (hay and straw). This clearly falls within an agricultural use.

Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and the erection of new. It also states that the planning decisions should also enable the development and diversification of agricultural and other land-based rural business.

The proposed development is in connection with the existing farm business and use, in which livestock farming forms an integral part. The proposed development does not introduce a new use at the site, given that historically the land is and has been farmland, therefore in principle the proposal meets the criteria in both National Policy and Local Plan Policy and is considered appropriate development within the Green Belt.

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

The NPPF also identifies five purposes of the Green Belt, the most relevant in this case being to assist in safeguarding the countryside from encroachment. Paragraph 154 of the NPPF states that inappropriate development should not be approved except in very special circumstances. However certain aspects of development are exceptions to '*inappropriate development*', these are set out within paragraphs 154 of the NPPF.

One of the exceptions to '*inappropriate development*' in paragraph 154 is the erection of a building to be used for agriculture.

In relation to determining whether or not an agricultural building is inappropriate, the NPPF does not set out any limiting criteria in relation to size or other matters. As the proposal is for an agricultural livestock building, we contend the proposal therefore falls within one of the specific exceptions of paragraph 154 of the NPPF, and for the NPPF alone, would not constitute inappropriate development in the Green Belt.

Section 6 (Building a strong, competitive economy) of the NPPF (national planning policy framework) states "*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*"

Section 6 goes on to state (under heading “*supporting a prosperous rural economy*”)

“88. Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses;.....”

Kirklees Local Plan Policy LP54 (Buildings for agriculture and forestry) states;

Policy LP54

Buildings for agriculture and forestry

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;
- b. 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;
- c. there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason; and
- d. 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 proposed building is a genuine need for this rural business to now take the next step and secure its own long-term future. The erection of the building will enable a more thorough and self-reliant process to streamline the business instead of being dictated/under the control of others.

The proposed building is sited close to others. The topography of a prominently sloping site, all serves to help naturally screen the proposed building. It is important to note the building needs to be within sound and sight of the applicant’s property to ensure appropriate livestock welfare/checking on when lambing.

Taking all of the above into consideration, it is concluded that there is a genuine need for the new agricultural building proposed and that the scheme is in line with Local Plan Policies LP10, LP24 and LP54 and the guidance contained within the National Planning Policy Framework.

The design of the building and materials proposed follows other local agricultural buildings. It is clear the proposed building has been designed as an agricultural building based upon the genuine needs of Mr & Mrs Thorpe’s farm business. This proposed building actually contributes to the safeguarding of the greenbelt in assisting a rural business who farm the land.

Paragraph 19.11 of the KMC Local Plan continues, stating that when proposals for new agricultural buildings are received the local planning authority will scrutinise the history of the holding to ascertain whether any agricultural or other suitable building has recently been severed from the holding or converted into another use. This is not the case in this instance, Mr & Mrs Thorpe have no personal planning history relating to the loss/conversion of agricultural buildings on the application site (the previous 2024/90641 application by others was made for the previous property owner) . In any case the existing other buildings on site are either not suited to modern methods of agriculture, occupied or not fit for purpose/large enough.

The proposed siting of the building, when viewed from all orientations, will be seen in close association with the nearby cluster of other buildings and, when viewed from across the Valley to the North, the backdrop of mature trees on the sloping banking (Honley Old Wood) assists in ensuring the development is not remote, isolated or creates an incongruous feature on the landscape. The recess/cut proposal ensures the building will not be dominant when viewed from the public highway (Wood Bottom Road).

In relation to design and materials Chapter 12 of the NPPF (Achieving well-designed and beautiful places) states that *'good design is a key aspect of sustainable development; it creates better places in which to live and work and helps to make development acceptable to communities'*. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All these policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive. Whilst design is more commonly a principal theme with other buildings to follow a pattern or to create a statement, an agricultural building is much more of a function and purpose based design. We do however consider the proposed design and materials to be appropriate and in-keeping with the rural farming community of Honley/Netherton and the wider Kirklees district.

The layout, size, shape and specifically design of the building is based upon the genuine needs of Mr & Mrs Thorpe's agricultural business of sheep breeding and production of lambs for further breeding and the food chain. Should the planning case officer wish to discuss design in more detail, we would welcome this.

Yorkshire boarding is proposed to all elevations principally based on appearance and ventilation for livestock (to help reduce/prevent respiratory diseases). Such a material however is also natural and will assist in blending into the location.

The solar array on the South East roof slope will provide sustainable lighting within the proposed building, the applicant would prefer a mono pitch roof, sloping North to South, to maximise solar gain, but this is the opposite direction to the topography and does not follow design guidance.

With regards to residential amenity, Sections b and c of LP24 state that alterations to existing buildings should: *"...maintain appropriate distances between buildings'* and *'...minimise impact on residential amenity of future and neighbouring occupiers"*. Further to this, paragraph 135 of the NPPF states that planning decisions should ensure that developments have a high standard of amenity for existing and future occupiers. We contend this is afforded given the space separation and exposure at the property. The nearest property, 18 Wood Bottom Road, is circa 90meters away, sited at a much more elevated location.

Given this distance along with the significant difference in levels, we contend, the proposals present no issues whatsoever with regards to overshadowing, overlooking or creation of an overbearing structure. Given the existing livestock presence, on the application site, we also consider noise or odour arising from the proposals will not negatively impact on any of the nearby dwellings. In summary, when considering the above as a whole, we consider that the proposals do not result in any significant and detrimental impacts on the privacy and amenity of any neighbouring occupants and therefore comply with Policies LP24 and LP52 of the Kirklees Local Plan in terms of the amenities of neighbouring properties and Chapters 12 and 15 of the National Planning Policy Framework.

The site is afforded reasonable access and has sufficient parking and turning to not present a highway safety issue. Paragraph 116 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. This is not the case in this instance. The proposed agricultural building uses the existing access off Wood Bottom Road. No new highway access is proposed/required as part of the proposals.

Subject to support/approval vehicle movements will be reduced as a direct result of the proposals as a reduced number of movements will result if the livestock can be kept on site permanently as opposed to moving livestock on and off the holding to another suitable/alternative location (one doesn't currently exist).

There are no PROW's on the application site or adjacent to the development.

We consider that the proposed scheme does not represent any additional harm in terms of highway safety and therefore complies with Local Plan Policies LP21 and LP22 and the guidance contained within Chapter 9 of the National Planning Policy Framework.

With regards to climate change the National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system. This is usually difficult to achieve with a modern agricultural building, but we contend the proposed proposal, complete with a solar array on the South East Roof slope, recycled surface water and contribution to locally produced and sustainable food, all positively contributes to climate change. Locally sourced food, to a high welfare standard is naturally preferable to importing food, which has a huge environmental impact.

Furthermore, the proposed building will incorporate a soakaway drainage system which provides a low environmental impact way of dealing with the surface water/rainwater run-off. We contend, given the scale of the proposed development, this is a positive contribution towards the climate change agenda.

Taking all the above into consideration and the NPPF presumption in favour of sustainable development, we respectfully ask for the local planning authorities support in this application to assist a rural business to continue to develop and evolve and to continue using the greenbelt for an appropriate purpose.

Ecology/Biodiversity/Trees

The applicant plans a series of dry-stone wall repairs, fencing and tree planting, all as recommended in the accompanying BNG report. These all feed in to provide an uplift to the ecology and biodiversity of the land/application site.

The accompanying BNG (Biodiversity Net Gain) metric and report demonstrates the required 10% uplift in biodiversity value.

Furthermore, the applicant proposes to enhance the habitat by naturally improving the grassland. If the Kirklees ecology unit wish to discuss other possible enhancements, then we would welcome that discussion.

Policy LP33 sets out that *“The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.”* The proposed development has no impact on any trees. As part of the BNG proposals, to achieve the 10% uplift, tree planting is proposed by planting a minimum of 21 ‘Individual trees - Urban tree’

Therefore, we contend that the proposed development complies with Policy LP33 of the Kirklees Local Plan.

Highway Safety

The proposed development will use the existing highway access point off Wood Bottom Road, the private drive. An area of crushed stone will provide appropriate 4x4 vehicle/tractor access to the proposed building; this free draining material is a natural material and will blend into the landscape quickly. The crushed stone material starts circa 11meters from the highway, there is a surfaced and sealed private drive between the proposed track and the highway, this will ensure no material spills out onto the highway. The proposed crushed stone track is set at a lower level than the existing highway so no surface water will run off onto the highway.

The proposed agricultural building would be positioned approximately 15m from the public highway. The access from Wood Bottom Road is existing/longstanding and provide access to the agricultural land.

The proposed building is located more or less parallel to Wood Bottom Road and at a significantly lower level (circa 7.4meters road level to slab floor level). However, the space separation between the proposed building and the highway retaining wall (circa 15meters) ensures, as indicated on the side elevations, that the excavations for the construction of the proposed building will not have an impact on the stability of the highway and its supporting wall. Furthermore, the approval of this application will reduce the number of bulky/heavy agricultural movements to and from the site which in turn reduces the highway loading.

The crushed stone access track has been kept to a minimum to protect the openness of the greenbelt, it is predominantly screened between the proposed building and the highway which is located at a more elevated position.

The proposed crushed stone track in conjunction with the proposed agricultural building ensures vehicles can enter and exit the site in forward gear.

We therefore contend that this proposed development does not represent any additional harm in terms of highway safety and as such complies with Local Plan Policies LP21 and LP22 of the Kirklees Local Plan, and Chapter 9 of the NPPF.

Contaminated Land

The land is a working farm and has been grazed by livestock for a long number of years, as such we contend contamination is highly unlikely. However we do not oppose a condition along the lines of *“If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works 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.”*

CONCLUSION

An agricultural building, on land within the applicant’s ownership, is essential to safeguard the future of their business. It will prevent unnecessary livestock losses associated with outdoor lambing and current issues with foot rot. This proposed agricultural building will enable this rural farm business to consolidate, thrive and develop.

A building is required to ensure the safe handling of livestock, to create pens to lamb internally and to over winter livestock to prevent the land becoming poached along with the associated problems of foot rot.

It is wholly reasonable to require the construction of a suitable functional farm building to facilitate the functioning of the farm business.

It will be noted that a key characteristic of this locality is the agricultural nature with some other agricultural buildings throughout the landscape. The sporadic development of older farm buildings and farmsteads can be seen around the very immediate locality and, therefore, this proposal will not be out of character and therefore in-keeping with the surrounding area and the character and appearance of the countryside.

Considering this statement, accompanying plans and BNG matrix/report we trust this application can be supported and approved without delay.

Naturally should the Local Authority Planning Department require any further information please contact Paul Matthews Architectural Ltd. We respectfully ask for contact from the case officer prior to the formal determination of this application.

APPENDIX A

Farm Holding/Land Plan

ROUGH SKETCH PLAN GRANBY FARM, MAGDALE, NETHERTON

