

Robert Halstead

Chartered Surveyors & Town Planners

N.C. Willock MRICS MRTPI

Office G of H, Bridge Mills, Huddersfield Road, Holmfirth, HD9 3TW

Tel: 01484 686322 e mail: nick@roberthalstead.co.uk

Planning Development

Planning Supporting Statement

Berristal Head Farm, Bent Road, Hepworth, Holmfirth, HD9 1TS

Site Description

Berristal Head Farm is located approximately 0.8 miles south of Hepworth. The site is accessed via an existing tarmac drive from Bent Road, west of the application site. The site comprises the farmhouse and associated former agricultural buildings and land. The former ¹ agricultural buildings have been constructed of natural, random coursed stone walling, timber cladding and fibre cement / asbestos sheet roofing.

There are no neighbouring dwellings within close proximity, and the site is surrounded by open fields and countryside. The nearest villages are Hepworth (1 mile to the north) and Hade Edge (1 mile to the west).

Planning History

2025/90874 – Prior notification for change of use of agricultural building to three dwellings including associated works - Granted

2008/92522 – Erection of first floor bathroom extension and alterations to roof and windows - Approved

Policy Designation

The application site is located within the Green Belt in accordance with the Kirklees Local Plan. The site is also located within the Holme Valley Neighbourhood Development Plan Area.

The Proposals

This application seeks planning permission for the demolition of existing buildings, the erection of one dwelling with associated parking and landscaping, and alterations to the existing access road.

¹ Upon a recent change of ownership of the property, an agricultural business no longer operates (as the applicants are not themselves farmers) and the buildings are now largely vacant.

The extent of the buildings proposed to be demolished is shown outlined in red on the Proposed Site plan. The buildings comprise agricultural style barns constructed of a mix of materials including stone, concrete block and timber cladding.

The proposed new dwelling would have an L-shaped footprint and be part single storey and part two-storey. The dwelling is proposed to be constructed using natural coursed walling stone and vertical timber cladding with a quartz zinc roof. Internally the dwelling would comprise living accommodation and the en-suite master bedroom on the ground floor with three further en-suite bedrooms on the first floor.

The concept behind the design of the dwelling is to reproduce a traditional agricultural style building with a contemporary feel, and this is reflected in the proposed materials, window and door detailing, height, scale and form.

Existing areas of hardstanding / sites of demolished buildings are proposed to be re-used directly to the west of the new dwelling. This would provide on-site parking with available turning for at least three cars. Private outdoor amenity space consisting of hard and soft landscaped areas is proposed directly to the east and north-east of the dwelling. These areas would re-use existing areas of hardstanding. The existing dry stone boundary walls would be retained.

Alterations to the existing access road are proposed by way of the addition of six passing places (agreed as part of the previous Class Q application approval).



Proposed dwelling looking south-east (image courtesy of One 17 Design)

Assessment of the Proposals

Green Belt / Grey Belt and the Principle of Development

The case for a new dwelling is argued on two grounds in logical order: (1) the site is assessed to comprise Grey Belt and passes the tests in NPPF paragraph 155; and (2)– should for any reason the site is not judged to comply with Grey Belt policy (which we consider unlikely) – a very special

circumstances in the light of the established fallback position of the three dwellings recently approved under the Class Q application ref: 2025/90874.

1) Grey Belt

The starting point with any Grey Belt assessment is the NPPF glossary definition which states:

'For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b) or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.'

Addressing each of the relevant points in turn:

- a) *'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land*

The site is a former agricultural site and is therefore not classed as previously development land, but nevertheless comprises "any other land" and therefore passes this part of the glossary definition.

- b) *that, in either case, does not strongly contribute to any of purposes (a), (b) or (d) in paragraph 143*

Paragraph 143 in the NPPF states:

'Green Belt serves five purposes:

- a) To check the unrestricted sprawl of large built-up areas;*
- b) To prevent neighbouring towns merging into one another;*
- c) To assist in safeguarding the countryside from encroachment;*
- d) To preserve the setting and special character of historic towns; and*
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.'*

Government Guidance 'Green Belt' provides categories of assessment for assessing these purposes and sets out categories: strong, moderate, and weak or none. ²

Sites that make a weak or moderate contributions to purposes a, b and d are therefore acceptable (i.e. those that do not 'strongly contribute' to the relevant purposes).

Referring to Purpose A, the application site is not adjacent to a large built-up area ³ and therefore makes a 'weak or none' contribution as per the Green Belt Government guidance at Paragraph 005 – i.e. Purpose A is not engaged by this proposal.

² Government Guidance 'Green Belt' Paragraph 005.

³ The nearest large built-up area is Holmfirth which is approximately 3 miles away.

Hepworth and Hade Edge which are closer to the application site (both 1 mile away) are both villages – not large built up areas. Government Guidance ‘Green Belt’ states that in assessing Purpose A, “Villages should not be considered to be large built up areas.”⁴

Referring to Purpose B), the application site also makes a ‘weak or none’ contribution as it does not form a gap between towns (again as per the assessment criteria at Paragraph 005 of the Guidance. Again, it is asserted that Purpose B is not engaged by the current proposals.

Similarly, the application site does not “form part of the setting of a historic town” (as per the Guidance wording) and therefore makes no contribution to Purpose D.

- c) *‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.’*

In terms of footnote 7, the application site is not located within any of the following relevant areas / assets listed:

- Habitat sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest
- Local Green Space
- A National Landscape
- A National Park (or within the Broads Authority)
- Heritage Coast
- Irreplaceable habitats
- Designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75)
- Areas at risk of flooding or coastal change

It is therefore concluded that the site falls within the definition of Grey Belt.

Turning then to Paragraph 155 in the NPPF:

‘The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

- a. *The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b. *There is a demonstrable unmet need for the type of development proposed;*
- c. *The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and*
- d. *Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157.’*

Referring to **155(a)**, the application site currently comprises of the farmhouse and associated agricultural buildings and hardstanding areas. Clear site boundaries in the form of dry-stone walling surround the site and provide a separation between the built development and surrounding fields and countryside. The proposed development would be constructed within the existing site boundary and directly adjacent to the existing built development. Indeed, some of the proposed development would

⁴ Paragraph 005

replace some existing buildings to be demolished, resulting in building footprint areas being re-used together with a net decrease in volume (see further details below). Moreover, the existing area of hardstanding to the north and east of the existing buildings would be largely converted to greenspace in the form of garden areas, thus improving the transitional relationship between the site and the wider Green Belt compared with the current situation.

It is also important to note from Paragraph 014 of the Government's Guidance 'Green Belt' that:

...if development is considered to be not inappropriate development on previously development land or grey belt land, then it is excluded from the policy requirement to give substantial weight to any harm to the Green Belt, including to its openness.

This is consistent with rulings from the courts on these matters that, where development (of any kind, now including development on grey belt or previously developed land) is not considered to be inappropriate in the Green Belt, it follows that the test of impacts to openness or to Green Belt purposes are addressed⁵ and that therefore a proposal does not have to be justified by "very special circumstances".

As a result, the proposals are not considered to conflict with Purpose C of paragraph 143 – to assist in safeguarding the countryside from encroachment.

The application site is not located within an urban area and therefore Purpose E of paragraph 143 – to assist in urban regeneration, by encouraging the recycling of derelict and other urban land is not engaged in this case.

The proposals also comply with Green Belt Purposes A, B and D as discussed above.

In summary therefore on Paragraph 155(a), taken together as the policy requires, the proposals *would not fundamentally undermine the purposes of the remaining Green Belt across the area of the plan.*

Referring to **155 (b)** the proposed development is for one dwelling and as explained in Footnote 56 in the NPPF, the lack of a five year supply of deliverable housing sites, including the relevant buffer where applicable, or where the Housing Delivery Tests was below 75% of the housing requirement over the previous three years, is considered to be a demonstrable unmet need for housing.

The Local Plan now exceeds five years old and the confirmed position for Kirklees Council is that there is no longer a five-year supply of specific deliverable sites. Housing delivery in Kirklees has also fallen below 95% of the Local Authority's housing requirement over the previous three years and is at 54%.

The proposed development therefore complies with point b.

Regarding **155 (c)**, the application site is located 1 mile away from Hepworth which is a 3-minute drive or a 20-minute walk via direct footpaths from the application site (see OS map below), and 1 mile away from Hade Edge which is a 3-minute drive or a 25-minute walk.

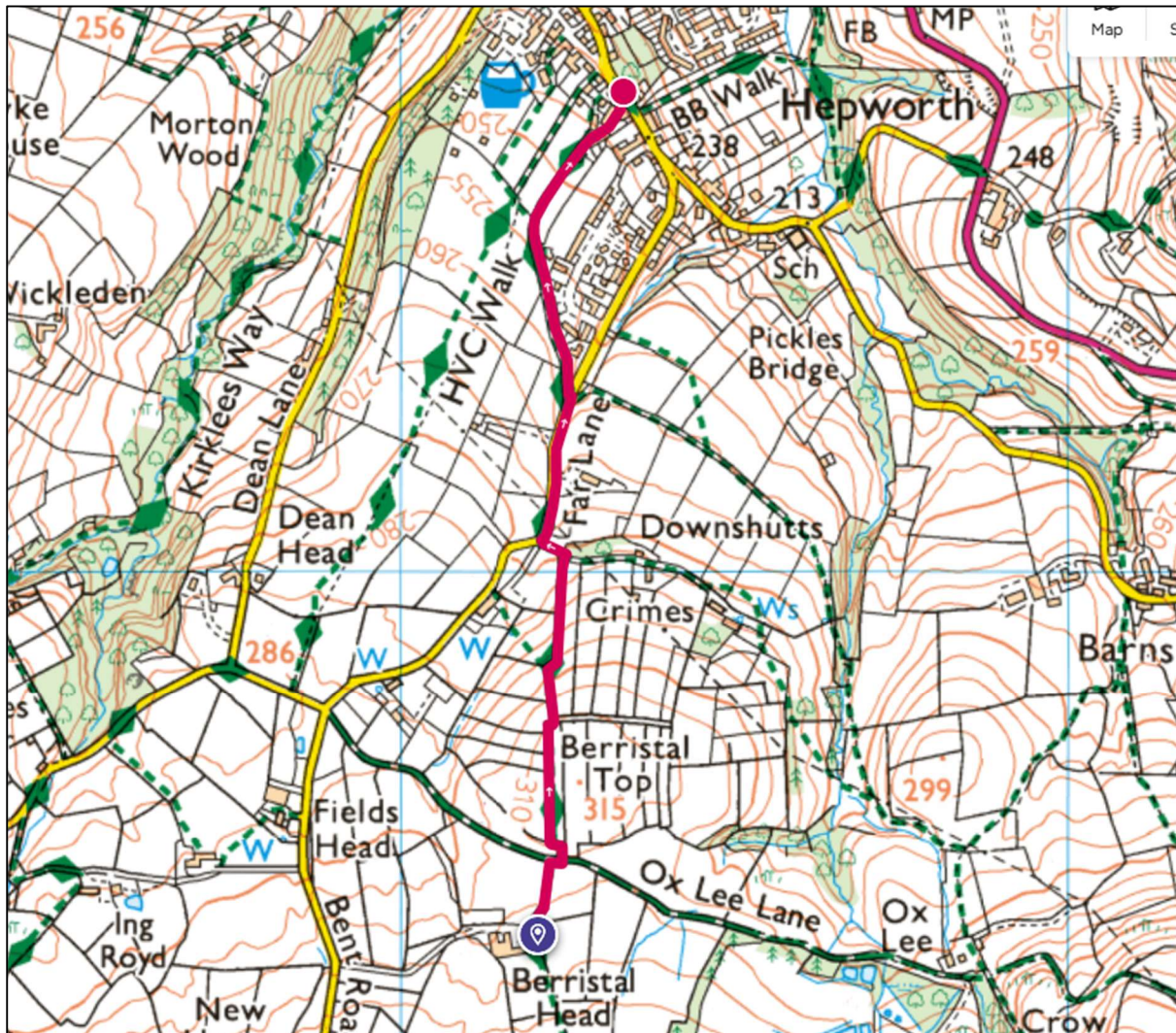
Hade Edge includes a primary school, a couple of shops, two hairdressers and a pub / restaurant, and Hepworth includes a J & I school, pub and village hall. Both villages contain modern sports facilities / clubs (Hepworth United Football Club and Hade Edge AFC).

⁵ Our emphasis

Public transport is available to / from Hade Edge and Hepworth, serving nearby towns such as Holmfirth and Huddersfield on a regular basis.

The proposal site also provides immediate proximity to a wide and useful network of public footpaths and bridleways, which would encourage walking and cycling.

Paragraph 110 in the NPPF states that “Opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”



OS Map (reproduced on licence)

Since the Grey Belt policy was introduced, the Council has approved other applications where it was recognised that “future occupants of the dwelling would be reliant on the use of private vehicles for most day-to-day journeys” as “the proposal relates to a single dwelling and associated trip generation would be minimal” (LPA ref: 2025/91232). In that case, the Council concluded that, “Taking into account the sites rural setting, the site proximity to local facilities and services, and the limited scale of development, it is considered that the development would be in a reasonably accessible and sustainable location for the purposes of paragraph 155 c of the NPPF.”

A recent appeal decision ⁶ for two detached dwellings also concluded the location was sustainable for the purposes of Paragraph 155, stating at Paragraph 29: “Future occupants would therefore be dependent on use of a private car to meet their day-to-day needs. However, paragraph 110 of the Framework recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas.”

Furthermore, a prior approval for the change of use of agricultural building to three dwellings including associated works was recently approved on the site (LPA ref: 2025/90874). As per the details below, the proposals represent a lawful and realistic fallback position, and therefore the proposed development would result in a reduction in the number of dwellings and therefore the amount of trip generation (and hence car dependency). The proposals are therefore considered to be more sustainable in this regard.

Overall, the proposals are therefore considered to comply with point c.

Paragraph 155 (d) relates to major planning applications and it is therefore not applicable in this case.

The proposed development is therefore considered to be appropriate development in the Green Belt in principle, in accordance with Paragraph 155 in the NPPF.

As such, should the LPA agree the site comprises Grey Belt and passes the relevant tests in Paragraph 155, there will be no requirement to assess the next section.

2) Very special circumstances - lawful fallback position

As the planning history above shows, a recent Class Q prior approval application for three dwellings was approved in accordance with the Town and Country Planning (General Permitted Development) Order 2015 (as amended). This permission remains extant and is therefore considered to be a relevant material planning consideration as a lawful fallback position.

Case law has determined that a fallback position no longer must be probable or have a high chance of occurring, but simply needs to be more than a theoretical prospect.

In the case of *R (on the application of Zurich Assurance Ltd T/A Threadneedle Property Investments) (Claimant) v North Lincolnshire Council (Defendant) & Simons Developments Ltd (Interested Party) [2012] EWHC 3708 (Admin)* ⁷, the Judge concluded in paragraph 75:

“However, I remain unpersuaded by Mr Tucker’s ground of challenge. The prospect of the fall-back position does not have to be probable or even have a high chance of occurring; it has to be only more than a merely theoretical prospect. Where the possibility of the fall-back position happening is “very slight indeed”, or merely “an outside chance”, that is sufficient to make the position a material consideration (see *Samuel Smith Old Brewery (Tadcaster) v Secretary of State for Communities and Local Government [2009] EWCA Civ 333 at [20]-[21]* per Sullivan LJ). Weight is, then, a matter for the planning committee.”

⁶ Appeal Decision APP/M3645/W/24/3347328

⁷ <http://www.bailii.org/ew/cases/EWHC/Admin/2012/3708.html>

It is considered that the proposed development for one dwelling would have less impact on the Green than the approved fallback position for three dwellings for the following reasons:

- 1) The proposed development would result in a reduction in the overall volume of built development. The existing buildings to be demolished measure 1531 cu.m compared with the proposed dwelling which would have a volume of 1423 cu.m.
- 2) Hardstanding areas would be reduced, and the proposals would increase the quality and quantity of soft landscaped areas. This would help soften the appearance of the built form on the site in the longer term, and improve the transitional relationship between the site and the wider Green Belt.
- 3) The quality of the proposed development is more in keeping with the surrounding built and natural environment, through the bespoke and high quality architectural design providing a contemporary interpretation of a traditional barn, also utilising high quality materials and finishes.
- 4) One dwelling vs three dwellings would result in less urbanisation of the site in terms of car parking, bin storage, curtilages and other domestic paraphernalia.

Given the above, the proposals are considered to represent very special circumstances in the Green Belt and in particular, would provide a materially lower impact on Green Belt openness than the lawful fallback position, and an improved architectural design in terms of visual amenity and the setting of the site overall.

The fallback scheme is considered to be a material consideration of sufficient weight to clearly outweigh the harm to the Green Belt by reason of inappropriateness.⁸

Housing Supply and Delivery

Paragraph 61 in the NPPF states, *'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.'*

Nationally, the new Government⁹ has acknowledged the housing crisis with the immediate decision to re-introduce compulsory house targets and the "urgent steps" pledge to build 1.5 million homes within this parliamentary term.

Paragraph 73 in the NPPF goes on to state that, *'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly.'*

As stated above, the Local Plan now exceeds five years old and the confirmed position for Kirklees Council¹⁰ is that there is no longer a five-year supply of specific deliverable sites. As such, the

⁸ NPPF paragraph 153

⁹ Government News Story "Chancellor unveils a new era for economic growth 8th July 2024"

¹⁰ Kirklees Housing Position Statement to Boost Supply February 2024

presumption in favour of sustainable development (the tilted balance) applies in accordance with NPPF Paragraph 11d.

In addition to the confirmed inadequate housing supply position, housing delivery in Kirklees has also fallen below 95% Again, at this low level of delivery, the tilted balance applies as per NPPF Paragraph 11d.

As a result, the Council is obliged grant planning permission unless there are any adverse impacts that would significantly and demonstrably outweigh the benefits.¹¹

Self-build project

The proposed development would provide one additional dwelling for the local area. It is currently available (as the applicants wish to develop the site as a self-build project), and as the following sections of this report will demonstrate, it is considered suitable for residential development.

NPPF Paragraphs 61 and 62 state:

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing with care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

Government Guidance 'Self-build and custom housebuilding' states: "Self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home, and can be innovative in both its design and construction."

Importantly, the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) states:

"Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period."

Design and Visual Amenity

Local Plan Policy LP24 states:

¹¹ Underlining our emphasis.

‘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.’

Paragraph 135 in the NPPF sets out various design objectives, including the need to ensure developments will function well and add to the overall quality of an area, are visually attractive, are sympathetic to local character and establish or maintain a strong sense of place.

Policies 1, 2 and 6 in the Holme Valley Neighbourhood Development Plan (HVNDP) also set out various design objectives to achieve suitable residential development in the Holme Valley in terms of boundary treatments, landscaping, local character, built form, materials and amenity.

The Housebuilders Design Guide SPD also sets out what the Council considers to be high-quality residential design through a number of principles. The relevant principles in relation to this application in terms of design and visual amenity are as follows:

Principle 2: Context

Principle 12: Parking

Principle 13: Materials

Principle 14: Windows and doors

Principle 15: Rooflines

Principle 18: Energy Efficiency



Proposed dwelling looking south-west (image courtesy of One 17 Design)

The design of the proposed development has been carefully considered to take account of the local context. The proposed dwelling would be constructed using natural coursed stone walling, vertical timber cladding with a quartz zinc standing seam roof. The materials and form of development, including the roofs and window and door detailing, would result in a sustainable contemporary building based on a traditional agricultural typology.

The proposed dwelling is part single storey and part two-storey to reflect the existing built form on site and in turn results in a sympathetically designed dwelling that would not lead to a prominent feature within the rural landscape. The style, shape and size of the proposed window and door openings also reflects the agricultural building design and would also ensure both maximum daylight and privacy for future occupants.

The proposed layout takes account of the location of the existing access, provides good circulation, parking and turning areas, ensures privacy for existing and future occupants and provides future occupants with a good degree of private outdoor amenity space proportionate to the size of the dwelling. Boundary treatments would remain as existing – dry stone walls and timber post and rail fencing.

Solar panels are proposed to be incorporated into the southern facing roof slope and air source heat pumps and storage batteries are also proposed as part of the overall scheme with the idea of producing a highly energy efficient home.

The proposed development is therefore considered to be acceptable with regard to design and visual amenity and complies with Local Plan Policy LP24, paragraph 135 in the NPPF, policies 1, 2 and 6 in the HVNDP and principles 2, 12, 13, 14 and 15 in the Housebuilders Design Guide SPD.

Residential Amenity

Local Plan Policy LP24 states:

'Proposals should promote good design by ensuring: b. they provide a high standard of amenity for future and neighbouring occupiers.'

This is echoed in paragraph 135 f) in the NPPF. The relevant principles in the Housebuilders Design Guide in relation to residential amenity are as follows:

Principle 6: Maintaining high standards of residential amenity

Principle 16: Internal space standards

Principle 17: Outdoor space

Paragraph 198 in the NPPF also states:

'Planning policies and decisions should also ensure that new development is appropriate for its location. In so doing they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.'

The only dwelling within close proximity of the proposed new dwelling is the existing farmhouse. The proposed dwelling would be located over 21 metres away from the farmhouse and as such, the development would not cause any undue harm to existing and future occupants by way of daylight, outlook or privacy.

The proposed development would result in a high level of amenity for future occupants in terms of ample internal space, parking and private outdoor amenity space. The farm is no longer a working farm and given the applicants own the whole site and this is a self-build project, there is no intention or reasonable prospect that any of the buildings could be re-used for agricultural purposes in future. As such, noise / odours would not represent a constraint to development.

The site is also located in a quiet rural area generally, away from any noise sources. The proposed development would therefore enable the future occupants to have a good quality of life and a high standard of living.

The proposed development is therefore considered to be acceptable in relation to residential amenity and complies with Local Plan Policy LP24, paragraphs 135 f) and 198 in the NPPF and principles 6, 16 and 17 in the Housebuilders Design Guide.

Highway Considerations

Local Plan Policy LP21 states:

'New development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of the development are not severe.'

The proposed dwelling would be accessed via an existing tarmac track from Bent Road. The Proposed Access Block plan shows the provision of six passing places along the track at 40m intervals, which would allow the track to be used safely by all vehicles. Parking provision for the new dwelling would be provided on site. The proposed hardstanding area would accommodate at least three car parking spaces with ample room for turning.

A refuse collection point is proposed to be located adjacent to the site entrance in response to previous Highway DM comments in the Class Q application. This location would be easily accessible for the collection team and would not obstruct the access of the adopted highway (Bent Road). It is considered that the addition of one dwelling would not result in a material increase in traffic volumes in the vicinity of the site, particularly as this application represents a reduction in the number of dwellings from three to one previously approved under the Class Q application.

The proposals are therefore considered to be acceptable in respect of highway matters and accords with Local Plan Policy LP21 and the aims of Chapter 9 in the NPPF.

Ecology – Bats

A Bat Survey has been produced by Whitcher Wildlife Ltd and accompanies the application. The key findings are as follows:

- The existing buildings have negligible potential for roosting bats in line with the Bat Conservation Trust Good Practice Guidelines 4th Edition.
- The site is located in an elevated and exposed location with no trees or hedgerows to provide suitable commuting or foraging routes for bats. This makes the habitat around the site low value to bats.
- No nesting bird activity was observed around the building and no nests were found. Ivy growing on the rear wall of the northern section of building offers some nesting potential.

It was therefore concluded that the demolition of the existing buildings would have no negative impact on roosting bats and no negative impact on nesting birds, conditional on the ivy being removed outside of bird nesting season.

The proposed development is therefore considered to be acceptable in connection with bats and complies with Local Plan Policy LP30 and the aims of Chapter 15 in the NPPF.

Biodiversity Net Gain

Certain types of development are exempt from the mandatory biodiversity net gain requirements. This includes self-build and custom build development which:

- Consists of no more than 9 dwellings, and
- Is carried out on a site which has an area no larger than 0.5 hectares, and
- Consists exclusively of dwellings which are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

The proposed development comprises of the conversion, extension and alteration of buildings to 1 dwelling to be built on an area of land measuring less than 0.5ha. Section 1(A1) of the Self-build and Custom Housebuilding Act 2015 states:

'In this Act "self-build and custom housebuilding" means the building or completion by –

- (a) individuals,*
- (b) associations of individuals, or*
- (c) persons working with or for individuals or associations of individuals,*

of houses to be occupied as homes by those individuals.'

The proposed dwelling would be designed and constructed as a self-build development for the applicants to live in. The development therefore complies with the legislation quoted above. The proposed development is therefore considered to be exempt and therefore acceptable with regard to biodiversity net gain requirements.

Land Contamination and Coal Mining Risk

A Phase I Contaminated Land Report and Coal Mining Risk Assessment has been produced by Rogers Geotechnical Services Ltd and accompanies the application.

In summary, the Phase I desk study shows there are potential sources of contamination on the site and in the surrounding area. It is therefore recommended that an intrusive investigation should be undertaken at the site to include chemical soil sampling and gas monitoring.

Further investigation is also recommended in order to prove or disprove the presence of illicit mining activity and to assess the thickness of competent overburden. This would involve rotary open hole boreholes at three locations across the site.

The proposed development is therefore considered to be acceptable and in accordance with Local Plan Policy LP53 and paragraph 196 in the NPPF subject to the inclusion of relevant land contamination conditions.

Water supply and drainage

Water supply already exists via a borehole.

A new septic tank to serve the new dwelling is proposed to be located in the adjacent field north of the application site. It is considered that a suitably worded condition could be attached to this application concerning the details of the septic tank should the application being approved.

The proposed development is therefore considered to be acceptable and complies with Local Plan Policy LP28.

Climate Change

A Climate Change Statement is submitted as part of the application. The following climate change mitigation measures form part of the development proposals:

- Solar panels incorporated into the roof on the southern elevation
- Installation of air source heat pumps
- Installation of storage batteries
- High level insulation throughout
- High quality windows and doors
- Water efficient fixtures and fittings

The proposals would therefore have a positive impact on climate change and accord with Local Plan Policies LP24 and LP26 and Principle 18 in the Kirklees Housebuilders Design Guide SPD.

Conclusion

This application seeks planning permission for the demolition of existing buildings, the erection of one No. dwelling with associated parking and landscaping, and alterations to the existing access road.

As discussed in the preceding paragraphs of this report, the proposed development is considered to be appropriate development in the Green Belt in accordance with paragraph 155 (Grey Belt development) in the NPPF. In the event the LPA determine otherwise, very special circumstances exist in the form of a legitimate and realistic fallback position through the permission to develop the site for three dwellings under Class Q.

The proposed development is also considered to be acceptable in respect of design and visual amenity, residential amenity, highway safety, ecology, contaminated land, drainage and climate change.

It is therefore respectfully requested that planning permission is approved accordingly.

Robert Halstead Chartered Surveyors & Town Planners

August 2025