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Fleece Farm, South Crosland
Huddersfield, HD4 7DA

Planning Statement

December 2025

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Contents

1. INTRODUCTION	3
2. SITE CONTEXT AND PLANNING HISTORY	4
3. PROPOSED DEVELOPMENT	7
4. LEGISLATIVE CONTEXT	9
5. PLANNING ASSESSMENT	14
6. SUMMARY	19

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1. INTRODUCTION

- 1.1. This Planning Statement has been prepared to support the Prior Approval application for the determination of the change of use of 2 agricultural buildings to 6 residential units (Class C3 use) under Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) at Fleece Farm, South Crosland, Huddersfield, HD4 7DA.
- 1.2. The agricultural barns proposed for conversion are currently in operation as a dairy farm at Fleece Farm, situated south-west of the centre of Huddersfield and close to the local areas of Netherton and Meltham. The area of South Crosland is an established settlement with good connections and access to local services.
- 1.3. This statement is supported by the following assessments, surveys and plans:

Document	Reference	Author
Reports		
Structural Inspection Report	25294-SIR-001	Topping Engineers
Transport Note		Exigo Project Solutions
Phase 1 Environmental Desk Study Report	C5361/25/E/8261	Rogers Geotechnical Services
Drainage Strategy	23484	Andrew Moseley Associates
Bat Emergence Survey Report	ER-8821-01	Brooks Ecological
Bat Emergence Survey Report	22849a/RPS	JCA
Plans		
Location Plan	(EX)002	Orange Design Studio
Existing Site Block Layout	(20)002	Orange Design Studio
Proposed Block Plan	(20)003	Orange Design Studio
Proposed GA Barn 1	(20)001	Orange Design Studio
Proposed GA Barn 2	(20)001	Orange Design Studio

Table 1.1: Planning submission package

2. SITE CONTEXT AND PLANNING HISTORY

Site Location

- 2.1 The site is situated off Church Lane and Midway in South Crosland, 3.4 miles south-west from the centre of Huddersfield.



Figure 2.1: Site location context



Figure 2.2: Locational context of units proposed for conversion

Site Description

- 2.2 The site comprises an area of Fleece Farm, and it is accessible from a private track, wide enough for vehicular access.
- 2.3 The existing site is currently in operation as a dairy farm. It has been in agricultural use for over 10 years.
- 2.4 Whilst part of the wider Fleece Farm site is located within the South Crosland Conservation Area, as shown below, the area proposed for development sits outside of the conservation area boundary. The pin represents the location of the barns in relation to the conservation area in the image below.

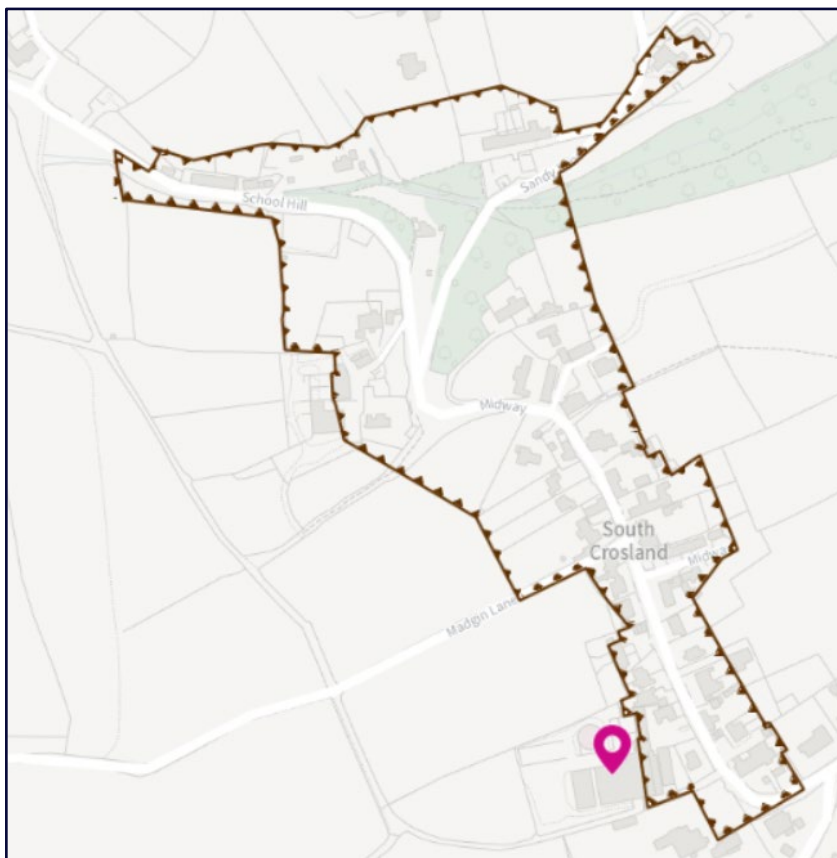


Figure 2.3: Site location in the context of South Crosland Conservation Area

- 2.5 The site is also located within the Green Belt as designated within the Kirklees Local Plan.
- 2.6 A public bridleway runs to the south of the application site.

Planning History

- 2.7 There have been several planning applications that are relevant to this site. These are listed as follows:

Application Reference No.	Description of development	Decision (date of decision)
2025/90570	Planning permission for the demolition of agricultural buildings (within a Conservation Area)	Application approved 04 July 2025
2020/62/90361/W	Demolition of existing livestock building and erection of new livestock building (within a Conservation Area)	Conditional permission granted 01 April 2020
2018/N/90360/W	Prior notification for construction of silage clamp	Details approved 22 February 2018.
2014/62/90222/W	Erection of above ground cylindrical slurry store and underground reception pit	Application approved 09 April 2014
2010/N/93526/W1	Agricultural Notification for the prior approval of details for a general non livestock agricultural storage building	Details approved 03 August 2011
2009/62/91583/W1	Erection of single storey extension (within a Conservation Area)	Conditional permission granted 24 July 2009
2000/62/91930/W1	Erection of agricultural livestock building	Conditional permission granted 31 August 2000.

Table 2.1: Planning history of the site

3. PROPOSED DEVELOPMENT

Layout

- 3.1. The proposed development seeks to convert two agricultural barns into a total of 6 private dwellinghouses.
- 3.2. Each barn will consist of 3 two-bed dwellings. The ground floor area will consist of a large open-plan kitchen, living and dining area at the rear of the property, with space for a snug, office and WC at the front. A mezzanine level will be constructed to accommodate one double bedroom, one single bedroom and a bathroom.
- 3.3. The total combined floor area per dwelling will be 140.22m², resulting in a total floor area for all 6 dwellings of 841.32m².
- 3.4. Windows will be installed to the front and rear of the dwellings, with access to the dwellings in Barn 1 from the west-facing side, and access to the dwellings in Barn 2 from the east-facing side.

Access

- 3.5. Private gardens and access will be positioned to the front of the properties, with a shared path between the barns to provide suitable access.
- 3.6. The development will provide 12 resident parking spaces with two additional visitor parking spaces to the north of the properties, with room for HGV turning. Parking and access to the properties is easily accessible off Midway.
- 3.7. The demolition of agricultural buildings under the granted planning permission in July 2025 (Ref: 2025/90570) will provide access to the site from Midway for the purposes of construction and future operation of the site. This will provide the road to access the carpark and residential properties through existing hardstanding.

Design

- 3.8. There will be no external alterations to the buildings, apart from the installation of secondary framing for new windows and door openings, permitted under Schedule 2 Part 3 (j)(i) of the Town and Country Planning (General Permitted Development) Order 2015.

- 3.9. The installation of supplementary cross-bracing may also be necessary to ensure adequate lateral stability, particularly where existing bracing is absent or conflicts with proposed openings.
- 3.10. In order to accommodate residential use, insulation will be fitted accordingly, whilst the façade materials shall be upgraded whilst maintaining the full primary steel frame. The external facades will retain the appearance of concrete panelling in the lower section and profiled cladding to the upper section.
- 3.11. Whilst the development sits close to the South Crosland Conservation Area, none of the proposed units for conversion under Class Q will be within the conservation area boundary.

4. LEGISLATIVE CONTEXT

4.1. Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out the conditions for Class Q – buildings on agricultural units and former agricultural buildings to dwellinghouses. It states that development consisting of the following is permitted development:

a) *a change of use of –*

i) *a building that is part of an established agricultural unit and any land within that building's curtilage, or*

ii) *a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that buildings curtilage,*

to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order

b) *development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or*

c) *development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that schedule or to extend that building.*

4.2. The development is sought under sub-paragraph c of Class Q.

4.3. Section Q1 addresses that proposals will **not** be permitted by Class Q if they do not meet the provided set of criteria, Table 4.1 below addresses how the proposed development complies with each of these:

Criteria	Description	Assessment
a	in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit— i) on 24th July 2023, or ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,	The site is currently under agricultural use and was part of an established agricultural unit on 24th January 2023.

b	in the case of a site that was (but is no longer) part of an established agricultural unit— i) the site was part of an established agricultural unit on 24th July 2023, ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,	The site is currently part of an agricultural unit
c	the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,	Each of the proposed dwellings will have a floor space of 140.22m ² .
d	the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in— i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,	There are 6 dwellings proposed with a total floorspace of 841.32m ² .
e	the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,	The Applicant owns the entire landholding and operates the agricultural unit themselves.
f	less than 1 year before the date development begins— i) an agricultural tenancy over the site has been terminated, and ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the	There is no agricultural tenancy in operation on this site.

	tenant have agreed in writing that the site is no longer required for agricultural use,	
g	development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,	The barns subject to this application have been in use for agricultural purposes in excess of 10 years.
h	the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than— i) extension of the building allowed by paragraph Q.1(i); ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),	There are no external alterations to this site, apart from installation of windows and doors to the building.
i	the development under Class Q(b) would result in an extension that— i) has more than one storey, ii) is sited anywhere other than to the rear of the existing building, iii) extends beyond the rear wall of the existing building by more than 4 metres, iv) has eaves the height of which exceed the height of the eaves of the existing building, v) is higher than whichever is the lower of— (aa) the highest part of the roof of the existing building, or (bb) a height of 4 metres above the ground, vi) extends beyond a wall that forms a side or principal elevation of the existing building, or vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—	No extensions are proposed to the building

	(aa)the hard surface was not provided on the land on or before 24th July 2023, or (bb)where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,	
j	the development under Class Q(c) would consist of building operations other than— i) the installation or replacement of— (aa)windows, doors, roofs, or exterior walls, or (bb)water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse, and ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),	All building operations consist of those permitted under Q.1(j).
k	the site is on article 2(3) land,	The 2 barns proposed for conversion sit outside of the South Crosland conservation area.
l	the site is, or forms part of— i) a site of special scientific interest; ii) a safety hazard area; iii) a military explosives storage area,	The site is not within an SSSI, hazard safety area of military explosives storage area.
m	the site is, or contains, a scheduled monument,	There are no scheduled monuments within the site with the the nearest being located c. 530 metres to the south east of the site
n	the building is a listed building,	There are no listed buildings within the site, the nearest being 78 metres to the east
o	the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local	The proposed development is in excess of the NDSS requirements. The double bedroom has a floor space of 22.44m ² (11.5m ² required) and the single bedroom has a floor area of 10.58m ² (7.5m ² required). All other space standards have been met.

	Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or	
p	the building does not have suitable existing access to a public highway.	Access to the public highway is achieved through the demolition of agricultural buildings on site to lead on to Church Lane and Midway, as approved through planning permission 2025/90570. Following the demolition of these buildings, the remaining hardstanding will provide a suitable material for the access route.

Table 4.1: Assessment against criteria set out in Q1 of Class Q

- 4.4. As outlined in Table 4.1 above, the proposed development is compliant with all criteria outlined in Q1. The proposal can therefore be assessed against the conditions outlined in Q2 of the relevant section of the GPDO.

5. PLANNING ASSESSMENT

5.1. This application is for Prior Approval under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Section Q2 of Class Q requires applications of such nature require an assessment against the following:

- Transport and Highway Impacts
- Noise Impacts
- Contamination Risks
- Flood Risks
- Sustainability of the location
- The design or external appearance of the building, and
- The provision of adequate natural light in all habitable rooms

5.2. Development plan policies can be considered relevant, but only insofar as they relate to the development and the prior approval matters and only as evidence to support the planning judgment to be made.

5.3. Therefore, these considerations will be addressed in this section of the Planning Statement.

Transport and Highways Impacts

5.4. A Transport Note has been undertaken by Exigo Project Solutions and addresses the full details regarding highway safety and transport policy in relation to the development.

5.5. Policy LP21 of the Kirklees Local Plan states that proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users, and new development will normally be permitted where the residual cumulative impacts of development are not severe.

5.6. The existing farm already provides a direct link to the village and the surrounding areas which provide key amenities and facilities for the day-to-day lives of residents, with regular buses between South Crosland and Huddersfield, accessible via a bus stop to the front of the site named after the farm.

- 5.7. The existing farm operations generate regular trips by large, slow-moving vehicles. The Transport Note concludes that the proposed development will generate a similar impact upon the capacity of the highway network as its existing use, therefore there will be no effect on highway safety from the cumulative impact of development.
- 5.8. Access to the site is outlined in the accompanying proposed block plan, which shows the access to the site to the east, connecting to Midway. This access road is facilitated by the approved demolition of agricultural buildings within a Conservation Area (application ref: 2025/90570).

Noise Impacts

- 5.9. Under Class Q, proposals should consider the noise impacts upon adjoining residential properties. The nearest dwellings are situated approximately 50 metres away to the east of the proposed development. There is also a single dwelling located approximately 50 metres to the south of the proposed development.
- 5.10. Any noise associated with the proposed development will primarily be throughout the construction phase. Once operational and occupied, the dwellings will provide a lesser noise impact than the current use of the buildings (for cattle and machinery).

Contaminated Land

- 5.11. Policy LP53 of the Local Plan sets out that development on land that is contaminated or suspected to be contaminated requires an appropriate contamination assessment.
- 5.12. The accompanying Phase 1 Environmental Desk Study demonstrated that there were no obvious signs of contamination. There are no recorded coal mining risks associated with the site and therefore this policy is satisfied.

Flood Risks

- 5.13. Policy LP27 and Chapter 14 of the NPPF state that development should be directed away from areas of high risk of flooding and that development should not increase the risk of flooding elsewhere.

- 5.14. The site is not located within a flood zone and there is no recorded risk of surface water flooding on the site. The accompanying Drainage Strategy Report conducted by AMA identifies that there is a low probability of flood risk and surface water shall be discharged through the existing connections to the combined Yorkshire Water sewer located to the east of the site on Midway.

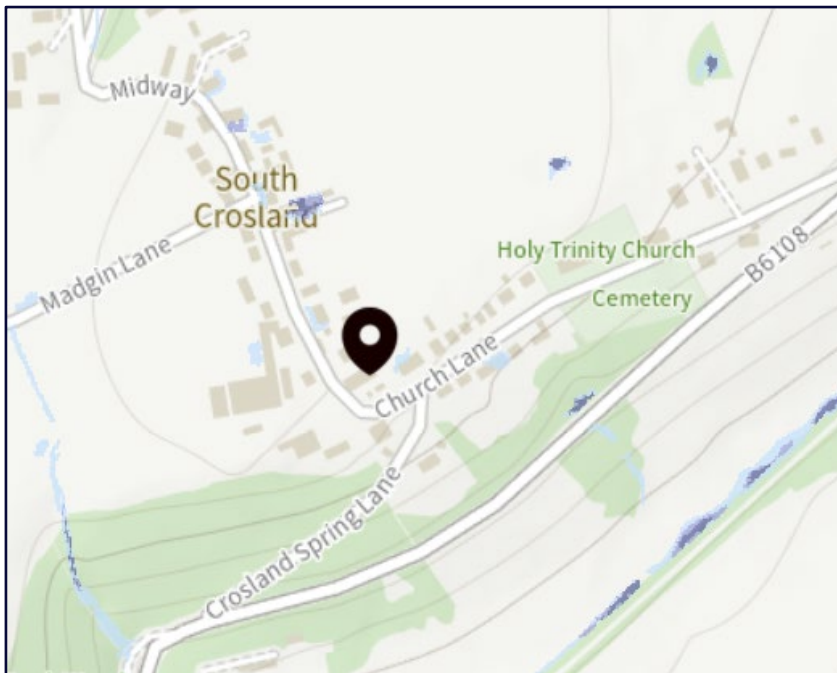


Figure 4.1: Flood risk of the site

Desirability of the location

- 5.15. Under Class Q, the developer must make an assessment to consider *“whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order”*.
- 5.16. Under Paragraph 108 of the Planning Practice Guidance, *“The permitted development right does not apply a test in relation to sustainability of location... Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change the use to residential”*.
- 5.17. These parameters are clarified under Paragraph 109, which states that an impractical location would *“not be sensible or realistic”*, and undesirable at to be *“harmful and objectionable”*. Whether the agricultural building sits within a location that a local authority may not usually grant planning permission is not a material consideration for refusing prior approval.

- 5.18. Policy LP7 of the Local Plan encourages the adaptation or reuse of vacant or underutilised properties in sustainable locations. Furthermore, Policy LP20 states that new development should have access to sustainable modes of transport.
- 5.19. This site is deemed to be suitable as it sits within the small settlement of South Crosland, alongside existing dwellings, stretching along both sides of Church Lane and Midway. The site also has accessible public transport, serviced through the Fleece Farm bus stop immediately to the east, connecting the proposed development to Huddersfield Town Centre. It is a short distance to Netherton, where local services such as shops, schools, pharmacies and dentists can be accessed.
- 5.20. The existing agricultural operations occurring within the buildings proposed for conversion, the demolition of buildings to the east of the site will also reduce any amenity impacts on the future occupiers of the proposed dwellings. If required, the Applicant would consider the cessation of all agricultural operations within the wider farmyard site.
- 5.21. The conversion of these buildings will be able to readily utilise the pre-existing water and electrical connections that currently service Fleece Farm, achieving practicality of development. The structure of the buildings proposed for conversion has been surveyed by Topping Engineers, who have deemed the buildings to be safe and suitable for residential accommodation.
- 5.22. Attenuation is not required for the surface water disposal, as the impermeable area is not changing within the site, so there is no restriction on the rate of discharge from the site. There is also a formal point of connection into the Yorkshire Water combined water sewer in close proximity to the site, where foul water domestic waste can be disposed via an existing connection to the east of the site.

Design and Appearance

- 5.23. Policy LP24 requires that designs should respect and enhance the character and landscape of the local area, ensuring that proposals maintain high standards of amenity and reuse existing buildings where possible.
- 5.24. Policy LP60 states that proposals for the conversion or re-use of buildings in the Green Belt will normally be acceptable where:
- a. The building to be re-used or converted is of a permanent and substantial construction;*
 - b. The resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape, including through the treatment of outside areas such as means of access and car parking, curtilages and other enclosures and ancillary or curtilage buildings;*

c. The design and materials to be used, including boundary and surface treatments are of a high quality and appropriate to their setting and the activity can be accommodated without detriment to landscape quality, residential amenity or highway safety.

5.25. The current proposal retains the form of the existing buildings, by only proposing interventions which are necessary to facilitate the conversion to residential use. The architectural drawings demonstrate that the structural form of the buildings will be fully retained, and the external facing columns will remain visible. The appearance of concrete panelling to the lower section and profiled cladding to the upper section of the external façade shall be retained.

5.26. The proposed works to the building to facilitate residential accommodation which are permitted within the scope of the Regulations allow for the following building procedures:

i) The installation or replacement of:

a. Windows, doors, roof or exterior walls, or

b. Water drainage, electricity, gas and other services to the extent reasonably necessary for the building to function as a dwellinghouse, and

ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),

5.27. The conversion seeks to optimise the use of pre-existing openings within its internal layout.

5.28. It is therefore considered that the proposal is in accordance with national policies and Policy LP24 and LP60 of the Local Plan.

Provision of Adequate Light

5.29. Policy LP24 should ensure that design provides a high standard of design and amenity, ensuring that spaces are provide adequate natural light provision.

5.30. As permitted under part (j)(i) of the Permitted Development Order 2015, the windows and doors that will be installed will provide sufficient natural light to each of the proposed dwellings, at both the front and the rear of the properties. This is demonstrated in the accompanying drawings to this planning statement to highlight the access to natural light in all habitable bedrooms.

6. SUMMARY

- 6.1. In summary, this Planning Statement is provided in support of a Prior Approval application under Schedule 2, Part 3, Class Q of the GPDO 2015.
- 6.2. The site is located within the settlement of South Crosland and is used for the purposes of housing cattle associated with the dairy farm operating on the wider farmyard site.
- 6.3. The proposed development comprises of the conversion of 2 steel framed agricultural barns to create 6 new dwellinghouses. each of which will have a floor area of 140.22m² with a total floor space across the two units of 841.32m² with access to be provided from Midway to the east through the demolition of two other agricultural buildings which have been subject to an approved application for demolition (application ref: 2025/90570). Private areas of parking will be provided to the north of the units; this will comprise of 2 spaces per dwelling in addition to 2 visitor parking spaces. The proposed courtyard area will be cable of accommodating a HGV turning area for use by refuse collection services.
- 6.4. Class Q includes several criteria, as set out in Q1 and Q2 of the relevant section of the GPDO. Q1 provides a list of restrictive criteria which limit the scope of sites suitable for a Class Q conversion. An assessment against these (as found in Table 4.1) has concluded that the site is suitable for Class Q conversion.
- 6.5. Q2 provides a list of considerations which all applications for Class Q conversion to be assessed against. Section 5 of this Statement concludes that there will be no highways, noise, contamination or flood risk issues associated with the site. The proposal is also located in a desirable, sustainable location and of an appropriate design and experience that allows for the provision of adequate natural light within all habitable rooms of both dwellings proposed. Resultantly, the proposed development is acceptable with regards to the criteria set out in Q2.
- 6.6. It is therefore respectfully requested that Prior Approval is approved for the proposed development.