Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk **Tel:** 01484 414746

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Longley, Longley Farm

Address Line 1

Longley Lane

Address Line 2

Address Line 3

Kirklees

Town/city

Holmfirth

Postcode

HD9 2JD

Description of site location must be completed if postcode is not known:

Easting (x)

414490

Northing (y)

406188

Description

Applicant Details

Name/Company

Title

Mr

First name

RJ

Surname

Dickinson

Company Name

J&E Dickinson

Address

Address line 1

Longley Farm

Address line 2

Longley

Address line 3

Town/City

Holmfirth

County

West Yorkshire

Country

United Kingdom

Postcode

HD9 2JD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Matthew

Surname

Cromack

Company Name

Holme Architecture Ltd

Address

Address line 1

17a

Address line 2

Chapelgate

Address line 3

Scholes

Town/City

Holmfirth

County

Country

United Kingdom

Postcode

HD91SX

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

18446.50

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

A 2 storey extension to the Dairy production area, specifically for housing a new and expanded cottage cheese production area, to enable replacement
of existing plant in response to significant increased demand
A new access track (a permeable grid system [geo-grid] system) around the eastern side of the pond from the entrance road to the proposed extension
Reduction of pond area and rebuilding of retaining walls in stone, in order to accommodate
room for the extension (part retrospective)
New water tanks x 4 immediately adjacent to the southern elevation of the extension.
Replacement and raising of roof structures above existing production areas and offices
Soft landscaping to improve the visual amenity and ecological value of the site.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

A commercial business operating as a food manufacturing Dairy

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Roof

Existing materials and finishes:
Fibre cement / asbestos /fibreglass roof sinusoidal roof sheets (big 6). Asbestos gutters and down pipes Trapezoidal composite metal roof cladding (light grey). uPVC gutters and down pipes

Proposed materials and finishes:
Standing seam aluminium composite cladding (mid grey) with solar photovoltaic panels Composite cladding with membrane water proofing below extensive green roof build up (Sedum blanket roll). Membrane lined gutters. Aluminium cappings and fascias. External steel columns supporting new roofs over existing Dairy. Timber cladding to sifts of oversailing eaves.

Type:
Walls

Existing materials and finishes:
• Uncoursed stone outer skin to cavity walls • Timber cladding (Yorkshire boarding treated) • Profiled metal cladding

Proposed materials and finishes:
• Dam wall and landscaping retaining walls faced in coursed dry bed walling buff coloured stone (Johnsons Wellfield) • Cut stone plinths, string courses lintels and jambs in Johnsons Wellfield buff coloured stone • Proposed cottage cheese extension masonry cavity walls with external skin of coursed natural stone - new/reclaimed punched face walling (Traditional Stone, Wakefield) • Cedar / larch rainscreen cladding vertically orientated random widths •

Type:
Windows

Existing materials and finishes:
• uPVC/alumninium/timber windows and doors (single and double glazed)

Proposed materials and finishes:
• Double glazed aluminium windows and curtain walling with coloured spandrel panels

Type:
Doors

Existing materials and finishes:
• timber doors (single and double glazed)

Proposed materials and finishes:
• Aluminium/glazed doors • Colour coated steel security Doors • Colour coated steel roller shutters

Type:
Vehicle access and hard standing

Existing materials and finishes:
Grass

Proposed materials and finishes:
Proposed Accessway: Heavy duty HGV trafficable cell system - Geo synthetics TTE. Seeded with low growing meadow Proposed Apron footway ; Resin bound gravel Proposed footway to east of extention Reclaimed Sandstone Yorkstone (locally sourced) Proposed Mown Grass Proposed Low Scrubland Proposed Rough Grassland Proposed Native Meadow Proposed Woodland Understorey

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

- • 120 100 Location Plan - Rev B
- 120 103 Existing Dairy Site Plan - Rev B
- 120 110 Proposed Dairy Site Plan – Rev G
- 120 201 Existing Dairy Ground Floor Plan Rev A
- 120 202 Existing Dairy First Floor Plan Rev A
- 120 203 Existing Dairy Roof Plan Rev B
- 120 220 Proposed Dairy Ground Floor Plan Rev D
- 120 221 Proposed Dairy First Floor Plan Rev C
- 120 222 Proposed Roof Plan Rev C
- 120 301 Existing Dairy Elevations Rev A
- 120 310 Proposed Dairy Elevations Rev D
- 120 400 Existing Dairy Sections Rev A
- 120 410 Proposed Dairy Sections Rev C
- 120_520 Proposed Dairy Extension Eaves Detail Rev A
- 120 010 - 017 Dairy Extension and Over-roofing Images Rev C
- 6193CM-R2 - Longley Farm Topographical Plan

- 842_PL01 Longley Design & Access Statement Addendum
- 842-801-PL01 Landscape Maintenance Plan
- 842-XQL-XX-00-DR-L-0100-PL06-Masterplan
- 842-XQL-XX-00-DR-L-0201-PL04-Long Sections
- 842-XQL-XX-00-DR-L-0300-PL05- Typical Junction Details
- 842-XQL-XX-00-DR-L-0401-PL03-S2-A1 Sheet-Typical Softworks details
- 842-XQL-00-00-DR-L-0400-PL05-Softworks Plan
- 842-XQL-00-00-DR-L-0402-PL04-Tree Protection Plan

Design and Access Statement
- Planning Statement
- Climate Change Statement

- 22888 A Longley Farm Arboricultural Implications Assessment 05 08 2025
- 22888 Amphibian Survey Issue V2
- 22888 Bat Emergence Report Issue
- 22888f Preliminary Ecological Appraisal Report Issue
- 22888b Biodiversity Accounting Assessment Issue
- 22888g Ecological Impact Assessment Report Issue
- The_Statutory_Metric_Macro_Enabled_22888c Longley Farm Issue
- Statutory_Biodiversity_Metric_Condition_Assessments_-_22888c Longley Farm

- C3779_23_E_5901 - Longley Farm, Holmfirth - Phase 1 Desk Study
- C3779_23_E_5733 - Longley Farm, Holmfirth - Phase 2 Geo-environmental Report
- KRS.079.034.R.002.A_Longley Farm_Drainage
- KRS.0279.034.R.001.A - Longley Farm, Holmfirth_Flood Risk Assessment
- C3779 Longley Farm – Coal Mining Risk Assessment

- Transport Statement V5

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

⊘ Yes
◯ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
114

Total proposed (including spaces retained):
114

Difference in spaces:
0

Vehicle Type:
Disability spaces

Existing number of spaces:
1

Total proposed (including spaces retained):
1

Difference in spaces:
0

Vehicle Type:
Cycle spaces

Existing number of spaces:
5

Total proposed (including spaces retained):
5

Difference in spaces:
0

Vehicle Type:
Motorcycles

Existing number of spaces:
5

Total proposed (including spaces retained):
5

Difference in spaces:
0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] Yes
- [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [ ] Yes
- [x] No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☑ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☐ Main sewer

☑ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- [x] Yes
- [ ] No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

10.1

Please provide the date the onsite pre-development biodiversity value was calculated

02/12/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

date of site survey by ecologist

When was the version of the biodiversity metric used published?

03/07/2025

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:
Biodiversity metric calculation

Document name/reference:
Statutory_Biodiversity_Metric_Condition_Assessments_-_22888c Longley Farm

Document/Plan:
Biodiversity metric calculation

Document name/reference:
The_Statutory_Metric_Macro_Enabled_22888c Longley Farm Issue

Document/Plan:
Onsite habitats existing on the date of the application for planning permission

Document name/reference:
22888f Preliminary Ecological Appraisal Report Issue

Document/Plan:
Biodiversity metric calculation

Document name/reference:
22888b Biodiversity Accounting Assessment Issue_compressed

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

◯ Yes
⊘ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in Column 1 of the Schedule in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

◯ Yes
⊘ No

Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☑ Other
☐ Unknown

Other

No change to or additional foul sewage will be generated by the proposals

Are you proposing to connect to the existing drainage system?

◯ Yes
⊘ No
◯ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

◯ Yes
⊘ No

Have arrangements been made for the separate storage and collection of recyclable waste?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

⊘ Yes
◯ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Longley Farm have a agreement with Yorkshire Water for the discharge of wash water from rinsing machinery used in production. The current consent with YW to discharge to sewer is adequate to cope with a predicted slight increase in volume.

- In a week, Longley Farm typically discharge 250-300 cubic metres/day. An estimated increase would be less than 30 cubic metres/day. Longley Farm volumetric discharge limit is 400 cubic metres/day.
- In the week, Longley Farm settled load (COD) is typically 1- 1.4 tonnes/day. An estimated increase would be less than 0.14 tonnes/ day. Longley Farm COD daily discharge limit is 1.875 tonnes/day.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

⊘ Yes
◯ No

Please add details of the Use Classes and floorspace.

Use Class:
B2 - General industrial

Existing gross internal floorspace (square metres) (a):
12176

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
13353

Net additional gross internal floorspace following development (square metres) (d = c - a):
1177

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	12176	0	13353	1177

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- [x] Yes
- [ ] No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

122

Part-time

7

Total full-time equivalent

4.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

122

Part-time

7

Total full-time equivalent

4.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

⊘ Yes
◯ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The treatment and production of raw milk to form cottage cheese, yogurt, and other dairy products. The equipment to be used is very similar in design to that already used in the existing Dairy.

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

2025/20950

Date (must be pre-application submission)

09/01/2026

Details of the pre-application advice received

Details of pre-application advice have been included in the planning statement

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

⊘ Yes
◯ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- [ ] **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- [x] **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Person Role

- [ ] The Applicant
- [x] The Agent

Title

First Name

Matthew

Surname

Cromack

Declaration Date

19/01/2026

- [x] Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Matthew Cromack

Date

19/01/2026