

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

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

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2026/62/90174/W
Site Address:	Longley Farm, Longley, Longley Lane, Holmfirth, HD9 2JD
Description:	Erection of two storey extension, new access track, reduction of pond area, new water tanks, replacement and raising of roof structures and soft landscaping
Recommending Officer:	Katie Chew

DECISION – Full Planning Permission – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Hirst

AUTHORISED OFFICER

Date: 16/06/2026

Officer Report

Application: 2026/90174

Application Site: Longley Farm, Longley, Longley Lane, Holmfirth, HD9 2JD

Proposal: Erection of two storey extension, new access track, reduction of pond area, new water tanks, replacement and raising of roof structures and soft landscaping.

Site Description

The application site relates to several buildings and a pond used in connection with the wider business 'Longley Farm'. Longley Farm produces a range of dairy products and has been in operation since 1948.

The application site is located off Longley Lane in Holmfirth and is bounded by Longley Lane to the north and west, and Dunford Road to the east. To the south are open undeveloped fields. The site is accessed from Longley Lane from both the east and north.

Description of Proposal

The application seeks planning permission for the erection of a two-storey extension, new access track, reduction of pond area, new water tanks, replacement and raising of roof structures and soft landscaping.

The proposed extension would project from the south-eastern elevation of the existing farm buildings (currently used for cottage cheese production) to the south of the site, and would measure 25m x 31.9m, with a varied height through a mono-pitched roof of between 7.8m and 8.5m x 6.5m. The ground floor of the extension would accommodate 6 no. new cottage cheese production vats to replace three existing vats that are nearing the end of their economic life. A mezzanine floor measuring approximately 457sqm, would also be installed above part of the extension's ground floor, and would incorporate production gantries and a new office/meeting room. This would allow for a re-location of existing office and expansion of laboratory testing facilities. The extension would be constructed using matching stone and timber cladding with a green roof.

The proposals also include a new access track which is to loop around the eastern side of the pond from the current entrance road to the proposed extension. This is to aid in the replacement of cottage cheese vats in the future. It is noted that works on the proposed access track has already begun.

Finally, the proposals also seek a reduction in part of the pond, with the rebuilding of retaining walls in stone. This is to accommodate the proposed extension, and these works have already been partially undertaken. 4 no. new water tanks are also proposed to be erected immediately adjacent to the south elevation of the extension, alongside the replacement and raising of

existing roof structures above production areas and offices and soft landscaping around the site.

History of negotiations/amendments received

Prior to the submission of this application, pre-application 2025/20950 for a commercial extension was submitted, with the following conclusion drawn by Officers on 08/01/2026:

In summary, given that the site is located within the Green Belt, there are fundamental matters of principle which remain outstanding. It is considered that the proposed alterations would result in inappropriate development within the Green Belt and therefore any future planning application would need to provide very special circumstances to outweigh the identified harm. Alternatively, should you wish to try and justify the site as being Grey Belt and appropriate development via paragraph 155 of the NPPF, further information must be submitted to evidence a demonstrable unmet need for this type of development, to enable officers to provide a comprehensive commentary on this matter. The weighing of the various considerations relevant to the planning balance, therefore, cannot yet commence. The above concerns should be assessed and justified within any future planning submission.

In terms of other impacts, a commentary has been provided regarding design, highways, amenity impacts, drainage, and ecology, amongst other material planning considerations. These comments should be considered and/or incorporated where necessary into any scheme moving forward, or further details provided where required at application stage.

It should also be noted that neighbouring properties would be consulted on any future planning application and any representations received would need to be taken into consideration and assessed by the planning officer at that time.

The current application was submitted 20/01/2026. On assessment, along with the details provided via the formal consultation process, it was evident certain concerns, and technical matters were yet to be addressed. During the life of the application the applicant and officers have engaged in discussions to attempt to resolve the outstanding matters. The concerns related mostly to Biodiversity Net Gain, and the amendments made to the pond, and how it would operate and be maintained.

Based on the amendments made, along with the additional supporting documents provided. Officers are now in a position to recommend approval.

Relevant Planning History (including enforcement history)

Application site

2014/90087 – Erection of side extension, external alterations and re-roofing of existing sales and distribution building. Approved 17/03/2014.

98/92076 – Erection of conservatory extension. Approved 21/09/1998.

93/01135 – Erection of 1st floor extension. Approved 27/04/1993.

Surrounding area

Nonrelevant to the current proposal.

Pre-application:

2025/20950 – Commercial extension. Comments made 08/01/2026.

Public/Local Response

The application has been advertised as a Major development via site notices and within a local newspaper. This is in line with the Councils Development Management Charter (2024).

The end date for public comments was 06/03/2026. In total no public comments were received.

Consultation Responses

KC Highways Development Management – No objections.

KC PROW – No comments received within statutory timescales.

KC LLFA – KC LLFA raised concerns in their initial response, requesting that the applicant submit further information in respect of the pond, how it would operate and its maintenance. The applicant sought to submit a drainage addendum report and photographs of Longley Farm Dam of which KC LLFA raised no objections, subject to a condition.

KC Ecology – No objections, subject to conditions.

KC Environmental Health – No objections, subject to conditions/informatives.

The Mining Remediation Authority – No objection, subject to informative notes.

KC Trees – No objection, subject to AMS condition.

KC Landscape – No objection, subject to a condition.

Parish/Town Council

Holme Valley Parish Council – Support.

Local Ward Members

At submission the site was within Holme Valley South ward, where members are:

- Councillor Moses Crook
- Councillor Jane Rylah
- Councillor Damian Brook

All of the above ward Councillors have been notified of this application, Councillor Brook provided the following comments:

I am in support of this application, the expansion will play a key role in safeguarding the future of Longley Farm, local dairy farms and supporting associated businesses.

Officer note: Noted.

Following the May 2026 elections the new ward members are:

- Councillor David Birch
- Councillor Damian Brook
- Councillor Butler

Planning Policy Background

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 27/02/2019).

Kirklees Local Plan (2019)

The site is Unallocated within the Kirklees Local Plan but falls within the designated Green Belt, Holme Valley Neighbourhood Plan Area, High Coal Risk Area and a Bat Alert Area. It is also important to note that there is a pond to the east of the site and PROW no. HOL/166/30 runs along the south-western boundary of the site.

The following Local Plan policies are considered relevant to the proposal:

- **LP1** – Presumption in favour of sustainable development
- **LP2** – Place shaping
- **LP3** – Location of new development
- **LP7** – Efficient and Effective use of Land and Buildings
- **LP10** – Supporting the rural economy

- **LP20** – Sustainable Travel
- **LP21** – Highways and Access
- **LP22** – Parking
- **LP23** – Core Walking and Cycling Network
- **LP24** – Design
- **LP26** – Renewable and low carbon energy
- **LP27** – Flood Risk
- **LP28** – Drainage
- **LP30** – Biodiversity & Geodiversity
- **LP32** – Landscape
- **LP34** – Conserving and enhancing the water environment
- **LP51** – Protection and Improvement of Local Air Quality
- **LP52** – Protection and Improvement of Environmental Quality
- **LP53** – Contaminated and Unstable Land
- **LP57** – The extension, alteration or replacement of existing buildings

Holme Valley Neighbourhood Plan (2021)

The Holme Valley Neighbourhood Plan policies considered most relevant to this application are:

- *Policy 1: Protecting and Enhancing the Landscape Character of Holme Valley*
- *Policy 2: Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design*
- *Policy 7: Supporting Economic Activity*
- *Policy 11: Improving Transport, Accessibility and Local Infrastructure*
- *Policy 12: Promoting Sustainability*
- *Policy 13: Protecting Wildlife and Securing Biodiversity Net Gain*

Supplementary Planning Guidance/Documents

The following are relevant Supplementary Planning Documents (SPD) or other guidance documents published by, or with, Kirklees Council:

Supplementary Planning Documents

- Kirklees Highways Design Guide (2019)

Guidance Documents

- Biodiversity Net Gain Technical Advice Note (2021)
- Planning Applications Climate Change Guidance (2021)
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)
- Waste Management Design Guide for New Developments (2020)

National Planning Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the [National Planning Policy Framework](#) (NPPF), and the Planning Practice Guidance Suite (PPGS), together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** – Achieving sustainable development
- **Chapter 4** – Decision-making
- **Chapter 6** – Building a strong, competitive economy
- **Chapter 9** – Promoting sustainable transport
- **Chapter 11** – Making effective use of land
- **Chapter 12** – Achieving well-designed places
- **Chapter 13** – Protecting Green Belt land
- **Chapter 14** – Meeting the challenge of climate change, flooding and coastal change
- **Chapter 15** – Conserving and enhancing the natural environment

Other relevant national guidance and documents:

- National Design Guide (2019)
- National Model Design Code (2021)

Climate Change

The council approved Climate Emergency measures at its meeting of full Council on 16/01/2019, and the West Yorkshire Combined Authority has pledged that the Leeds City Region would reach net zero carbon emissions by 2038. A draft Carbon Emission Reduction Pathways Technical Report (July 2020, Element Energy), setting out how carbon reductions might be achieved, has been published by the West Yorkshire Combined Authority.

On 12/11/2019 the council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system, and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the council would use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Summary of Principal Planning Issues

The following matters are considered in the assessment below:

- 1) Principle of development
- 1) Urban Design
- 2) Residential Amenity
- 3) Highway Safety
- 4) Drainage and Flood Risk
- 5) Ecology
- 6) Planning Obligations
- 7) Other matters

Land Use and Principle of Development

Planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions. This application will be considered in the context of the presumption in favour of sustainable development.

Commercial extension

The proposals relate to a commercial extension to Longley Farm, which includes the erection of an extension to be used for cottage cheese production. Policy LP10 of the Kirklees Local Plan relates to supporting the rural economy, that follows on from advice in Chapter 6 of the NPPF which seeks to build a strong competitive economy. Paragraph 85 of the NPPF sets out that planning decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight would be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development. This is given weight in the assessment of this application.

Policy 7 of the Holme Valley Neighbourhood Development Plan seeks to support business proposals where the following all apply:

1. The site is located outside the Green Belt or the development is acceptable in terms of national Green Belt policy;
1. The proposal supports new business investment or the expansion of an existing business;
2. The site can be connected to the existing highway network and will not result in severe adverse traffic impacts on surrounding roads;
3. The site is large enough to accommodate car parking, service areas and landscaped areas appropriate to the scale of the business;
4. The proposals recognise the overall aim to reduce carbon emissions through sustainable design and promoting access by walking, cycling and public transport.

Business development which involves the sensitive conversion or redevelopment of existing buildings or makes use of a previously developed site will be particularly encouraged.

Further to this, Policy LP10 of the Kirklees Local Plan also states that in all cases where development is proposed in the Green Belt regard must be had to the relevant policies in this plan and the relevant national planning policy. This is discussed below.

The proposals would also host new office space (via a mezzanine in the new extension). Within the submitted planning statement, it states that the new office space is to allow for the re-location of office space to enable the necessary expansion of the laboratory testing facilities.

In this case, Policy LP13 of the Kirklees Local Plan is relevant and, consistent with Government guidance contained within the NPPF, states that main town centre uses, including offices, shall be located within defined centres (principal centres, town centres, district centres and local centres), as shown on the Policies and Town Centre maps. This is supported by Chapter 7 of the NPPF, which relates to ensuring the vitality of town centres.

Whilst the application site is located outside of any designed centres, the proposed office space would not materially increase when compared to that existing and would be considered ancillary to the principal manufacturing use of the site. Given the above, officers are of the view that the offices as proposed would not amount to a Main Town Centre Use, and a sequential test is not required.

Green Belt Land

The application site is located within the Green Belt, where most forms of development are restricted and deemed to be inappropriate. As outlined within Paragraph 153 of the NPPF, substantial weight is to be given to any harm to the Green Belt, including its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the categories set out in paragraphs 154 and 155 of the NPPF.

Paragraph 143 of the NPPF identifies five purposes which the Green Belt serves:

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

First considering paragraph 154, the following exemption is considered potentially applicable:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

This exemption is mirrored by policy LP57 of the Local Plan. This policy states that proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:

- a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;*
- a. in the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;*
- b. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and*
- c. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.*

In relation to the above exceptions listed, the proposals seek to provide an extension, installation of access track, reduction in pond area and rebuilding of retaining walls, 4 water tank replacements and raising of roof structures above existing production areas and offices at the existing Longley Farm. Therefore, criteria a, c and d are relevant.

In terms of criterion a, when looking at extensions within the Green Belt, as a starting point it is important to understand what constitutes the 'original building', the glossary within the NPPF defines 'original building' as: 'A building as it existed on 1st July 1948 or, if constructed after 1st July 1948, as it was built originally'.

In this case, as outlined within the submitted Planning Statement, the business began operating in 1948, and as is evident from the Council's mapping systems, the extent of the 'original building' is limited when compared to the current extent of the commercial business, having evidently been added to cumulatively over the years. The 'original building' would therefore not remain as the dominant element in both size or overall appearance, when taking into consideration the proposed extension and the existing alterations made at the site over the last 73 years.

The proposals would therefore not accord with paragraph 154(c) or criterion a of LP57. No other exemption of 154 is considered applicable to the proposal.

Progressing to paragraph 155, this allows for the development of homes, commercial and other development in the Green Belt, where they comply with (all (where applicable)) the following tests:

- 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;*
- a. There is a demonstrable unmet need for the type of development proposed;*
- b. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and*
- c. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157.*

These tests are considered below.

1. Whether the proposal would utilise Grey Belt land?

'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 area or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

The site is identified as being previously developed (brownfield) land within the submitted Planning Statement. Giving due regard to the NPPF's definition of previously developed land, this is accepted by officers. Furthermore, based on the available details, officers are satisfied that no considerations that would fall into footnote 7 would form a strong reason for refusal.

In regards to purposes a, b or d (of Paragraph 143 of the NPPF), the site is currently brownfield and bounded by dry stone walling along the southern and eastern boundaries with highways (Dunford Road & Longley Lane) to the north, east, and west. The site, and wider area, has a strong separation from built up urban areas, and does not materially contribute to a gap between towns. The proposals would therefore not raise concerns for sprawl or merging of towns. Furthermore, the site is not within a historic town.

In light of the above, the site is concluded to fall within land that may be classed as Grey Belt.

2. Whether the proposal would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.

This test principally considers the remaining two purposes of the Green Belt, as identified by paragraph 143, namely:

c) to assist in safeguarding the countryside from encroachment;

and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

First considering c), the application site currently comprises a large factory within its own grounds, and that the proposed development would be constructed within the existing site boundary and directly adjacent to the existing built development. The proposals would also be mitigated by soft landscaping and wildlife-enabling changes to the pond. Views of the proposed extension would be seen in the context of the existing development on site and therefore not introduce a new feature into the landscape. Overall, the proposed development would be limited to the existing curtilage of the application site, and not encroach into open countryside, therefore not conflicting with c).

Regarding e), it is noted within the submitted planning statement that the application site is not located within an urban area and therefore purpose e) is not engaged. Whilst this is acknowledged, officers do note that there is an operational necessity of the development being at the existing site given the current operation and facilities at the site, and therefore this would rule out alternative locations, such as urban brownfield land.

In light of the above, the proposals are considered to meet criteria c) & e).

3. There is a demonstrable unmet need for the type of development proposed.

The submitted planning statement outlines that currently Longley Farm has three cottage cheese vats, and that these vats are running 5 days/week and are considered to be at 100% of capacity. In terms of operation, it is important to allow vats to be thoroughly cleaned and rested, to avoid the generation of phage (bacteria eating viruses) and thermotolerant (heat resistant) bacteria. For this reason, additional batches at weekends are only added in exceptional circumstances. The statement notes that current production levels are far from sufficient to satisfy the quantities that customers have requested.

To keep up with the demand, the applicant notes that a system of rationing has had to be introduced. With priority given to independent shops and to export. In order to avoid disappointing domestic customers by not fulfilling their orders, Longley Farm have been obliged to impose volume restrictions to national supermarket chains. Enquiries from UK supermarkets which have been turned down, come to a total unmet need of 115 tonnes per week. Despite the decision to limit the number of stores supplied, Longley Farm has not been able to fulfil the growing level of orders from those stores that it has elected to supply.

As illustrated at Appendix 3 of the submitted Planning Statement, demand has averaged 117 tonnes per week in 2025, but the supply is only 75 tonnes per week, leaving a shortfall of 42 tonnes per week. Given the limits imposed by the size of the local milk field, the area of the site footprint and the desire to run at a human scale, Longley Farm is not aiming to fulfil all the unmet need. The shortfall in domestic production is being filled in large part by imports, which is clearly not ideal – i.e. the fact that so much of the shortfall is being made up by imports shows the scope for an increase in domestic production, which will be beneficial to the UK economy. All UK production capacity is said to be currently running flat out. Clearly, it is likely that new production equipment will be installed in UK, but the time delay involved between ordering and commissioning new equipment is at least 2 years.

According to Agriculture and Horticulture Development Board (AHDB) (link provided within the submitted statement), in the year to June 2025, UK retail consumption grew by about 30%. This trend has not abated and in the year 2025, Grahams of Scotland (link provided within the submitted statement) reported a growth in their sales of 52%. The current strategy is for Longley Farm to maintain its position at the top end of the market for quality and increase sales by about one third. Looking at reports of growth during 2025 of 30 – 50%, the applicant deems this to be a very conservative level of increase for Longley Farm.

Finally, the statement concludes that the current situation (i.e. the ‘unmet need’) can only get worse should these proposals not go ahead because the existing vats cannot be replaced in situ. As such, if the new extension is not built, the existing vats will collapse and cottage cheese production would need to cease. This would make the ‘unmet need’ situation considerably worse. The applicant therefore concludes that the proposed development therefore complies with Paragraph 155 point b.

Weighing the above assessment and commentary, officers accept that the applicant has reasonably demonstrated that there is a unmet need for the proposed development. Furthermore, officers note that Longley Farm is an important business within Kirklees, giving due regard to local employment and the provisions of LP10 of the Local Plan and Policy 7 of the HVNP. Its growth and expansion should be supported, where reasonable.

It is therefore concluded that there is a demonstrable unmet need for the proposed development.

4. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and

The proposal seeks to extend an established business. There is considered to be no reasonable or logical grounds to seek locating the proposed extension, and the facilities they are to host, at an alternative location. Such a requirement would result in the site’s operation being split across two facilities, likely requiring an increase in movement between them. The site is considered the most sustainable location, for the specifics of the proposal.

Further to the above, the applicant has stated:

Within the submitted planning statement you have noted that the application site is located 1.6 miles away from Holmfirth, which is a 5 minute drive or a 35 minute walk. Less than half a mile away is Hade Edge, which is a 1 minute drive or a 10 minute walk. Hade Edge includes a primary school, two shops, two hairdressers and a pub/restaurant. Public transport is also available within the vicinity of the site, with onward travel to Huddersfield, Holmfirth, Scholes/Hepworth, Sheffield, Penistone and Castleton.

Given the above, officers consider the site to be in a reasonably sustainable location for the proposed development.

5. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157.

The application of the 'Golden Rules' only applies to major residential developments, and are therefore not applicable to the current proposal.

In summary, the applicant has provided evidence to satisfy the relevant sub-sections of paragraph 155 of the NPPF; that the development would utilise Green Belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan; that there is a demonstrable unmet need for the type of development proposed, that the development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the Framework, and where applicable the development proposed meets the 'Golden Rules' requirements as set out in paragraphs 156-157.

Accordingly, the proposal is considered to comply with the relevant tests of paragraph 155 of the NPPF and is concluded to be appropriate development within the Green Belt. In accordance with guidance contained within the Planning Practice Guidance, as appropriate development further consideration of a proposal's impact on openness is not required (although due regard to urban design remains necessary, and is undertaken elsewhere in this report).

Sustainable Development and Climate Change

The re-use of previously developed land (brownfield site) has various economic, social, and environmental benefits, and avoids the need to develop greenfield sites elsewhere.

Within the submitted Planning Statement, it is noted that Longley Farm provides local recruitment to avoid the need for long commutes, provides shower and cycle storage facilities for staff, encourages car sharing, a green

sedum roof is proposed to benefit wildlife, with an extensive bank of solar panels also to be incorporate into the scheme. The site also benefits from the use of the existing pond for attenuation, a community owned wind turbine which provides Longley Farm with a significant proportion of its electricity, and installation of energy efficient boilers. All of the above is noted and welcomed. Regarding the design and fabric of the proposed development, measures that go beyond those already required under the Building Regulations may attract positive weight in the balance of planning considerations.

Regarding climate change, measures would be necessary to encourage the use of sustainable modes of transport. Adequate provision for cyclists (including cycle storage and space for cyclists), electric vehicle charging points, and other measures have been proposed or would be secured via condition (referenced where relevant in this assessment). A development at this site which is entirely reliant on employees/visitors travelling by private car is unlikely to be considered sustainable. Drainage and flood risk minimisation measures would need to account for climate change. These factors will be considered where relevant within this assessment.

Urban Design

Chapters 11 and 12 of the NPPF, and Local Plan policies LP2, LP7 and LP24 are relevant to the proposed development in relation to design, as is the National Design Guide.

Local Plan Policy LP24 (design) states that good design should be at the core of all proposals and should be considered at the outset of the development process. Proposals should promote good design by ensuring high levels of sustainability, to a degree proportionate to the proposal, through design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive.

Policy 1 of the Holme Valley Neighbourhood Development Plan relates to the protection and enhancement of the Landscape Character of Holme Valley, stating that *'proposals should aim to make a positive contribution to the quality of the natural environment and should not introduce or replicate changes which are unsympathetic to the landscape character of the relevant LCA'*.

Policy 2 of the Holme Valley Neighbourhood Development Plan relates to the protection and enhancement of the Built Character of the Holme Valley and promoting high quality design. This relates to Local Character, a Sense of Place, Utilising Existing Assets, Innovation and Responding to Local Context, Gated Communities, Inclusivity and Accessibility, Public Spaces, Built Form and Materials, Mixed Uses and Protecting Amenity.

In terms of the proposed cottage cheese extension this is to be a single storey extension (with internal mezzanine level), measuring circa 25m x 31.9m, with a varied height throughout of between 6.5m and 7.6m. The ground floor is to accommodate 6 no. new cottage cheese production vats to replace three existing cottage cheese vats that are nearing the end of their economic life. A

mezzanine floor (circa 457sqm) is to be provided above part of the extension's ground floor to incorporate production gantries and new office/meeting room accommodation by allowing re-location of this office space, an expansion of the laboratory testing facilities can be gained.

The extension is to be constructed using a mix of coursed natural stone (to match that present on the existing building), louvre cladding, aluminium curtain wall/cladding, and cedar/larch cladding, with a gently sloping green roof. Whilst the extension is large in size, the sloped roof and restricted height does help to ensure that the extension would not appear overly dominant or overbearing, and the design and fenestration of the building appears to remain simple in appearance, with the use of matching materials; these aspects are both welcomed. The location of the extension to the east does result in it being openly visible from Dunford Road, but the extension will be set against existing building structures which are of a larger scale and size and visible in the context of the operational utilitarian farm factory, to which it would match. Therefore, the proposed extension would be visually acceptable in this location.

Whilst concerns were raised with the applicant at pre-application advice stage in regard to the proposed cedar/larch cladding and how it would wear over time, the application is supported by a design and access statement which outlines that cedar cladding has been introduced into the scheme to create a warmer feel for the buildings north elevation which overlook the pond. This is considered to be an appropriate material given its long history as a cladding material on rural agricultural buildings. The position and detailing of the timber would allow it to silver over time avoiding unsightly and damaging water staining. The location chosen would be protected from prevailing weather on the southern elevation and is located below an over hanging eaves. Vertical cedar cladding has also been used previously on this site of which a similar approach was taken, the converted water tank shown in the D&A was installed in 2018 and the timber has now faded to silver. Taking the above into consideration, while general concerns over the use and quality of timber are noted, given the proposal's agricultural setting, that it is to feature on a minimal portion of the building, on balance officers accept its use in this location.

Moving on the proposed installation of access track, this is to be constructed to loop around the eastern side of the pond from an entrance road to the north (off Longley Lane), to the proposed extension to the south. The proposed access track is to be constructed utilising TTE HGV grass paving cell, this is a heavy-duty paving system designed for HGV use, and is a permeable solution, which is to be seeded with meadow. As outlined within the submitted planning statement, the track and the rest of the meadow would be grazed but not mown. It is considered that over time this access track would blend into the landscape and therefore, would be largely imperceptible once established (which would not take a significant period of time). As such, officers raise no concerns in respect of visual amenity.

Further to the above, the proposals seek to provide a reduction in the existing pond area located to the east of the site. The reduction in the pond (of approximately 10%) is to allow space for the proposed extension to be constructed. Whilst officers would wish to avoid any alterations being made to an existing water feature, it is evident (from officers' site visit) that these works have already been undertaken, with this proposal to normalise the breach in planning control. Within the submitted planning statement it is noted that the pond is to be improved in terms of its ecological value through re-grading the pond edge to include a shallow amped area for pond animals/invertebrate species to safely enter and exit the pond, as well as planting of wetland trees and shrubs, marginal trees and shrubs and the creating of floating pontoons of vegetation to allow ducklings and small animals to shelter from pray. A wading pool is also to be provided at the edge of the pond to allow birds and mammals to easily access the pond and provide a shelter habitat for breeding. The above alterations also include the provision of a dam wall and landscaping retaining walls which are to be faced in coursed dry bed buff coloured stone (Johnsons Wellfield), and these are deemed to be acceptable.

While this does not raise urban design concerns, the ecological and hydrological implications would need to be considered and are addressed later in this report.

Four new production water tanks are to be provided along the southern elevation of the proposed cottage cheese extension. These tanks would be openly visible from Longley Lane, although they would be viewed within the context of the site and against the existing built structures. Again, the site has an existing utilitarian appearance, already featuring similar tanks: these structures would therefore be in keeping with the established character of the site. Their proposed size and location are appropriate to the site and would not result in them appearing excessive or beyond the established extent of the site.

The proposals also seek to raise the roof structures located above the existing production areas and offices. A portion of the existing roof structures are to be raised in height above the existing production areas and offices, ranging between 1.2m and 3m (with the larger increases in height being located on the northern elevations of the buildings which face away from adjacent residential properties, but are visible from Dunford Road). The proposal also includes reroofing the existing dairy due to its age and poor condition and due to its restricted height. The current low height is preventing the installation of new equipment within the building and thus limiting the level of production at the site (see the previous comments regarding production limitations at the site). The submitted planning statement outlines that reroofing the existing dairy would give opportunities to reduce energy use, with improved thermal insulation and the provision of solar panels.

Whilst the provision of solar panels would introduce a modern addition to the existing building, officers are satisfied that their provision would not have a significant material impact on the visual amenity of the wider site, and whilst visible from public vantage points, the panels would be viewed in context of

the existing development and new extension (if approved). Solar panels are becoming increasingly common within the modern built environment, with new developments typically featuring them.

Taking the above into consideration, officers consider these changes to be proportionate to the current site and acceptable, from an urban design and visual amenity perspective, given that the increased roof height still includes low level mono pitched and flat roof designs, to help reduce the overall increase in bulk and massing, the increase in roof height is not considered to be extortionate, or detract from the appearance of the existing buildings as a whole, alongside the energy retention benefits gained from the alterations proposed.

Landscaping/Boundary Treatments

Proposed boundary treatments include a mix of post and wire fencing, and a sandstone retaining wall located partially along the proposed new entrance into the site. The existing boundary walls and low stone walls are to be retained as shown on the submitted general arrangement plan. These materials are considered to be typical for the area and the sandstone retaining wall would be located within the site, partially screened by the existing building, and therefore would not be openly visible from wider public vantage points, therefore they are considered to be acceptable. Nevertheless, details of materials to be used within the retaining wall would be expected to be submitted to the council prior to their use, and this is recommended to be secured via condition, should planning permission be granted.

Moving on to the proposed landscaping, a soft works plan has been submitted which shows a mix of native trees, scrub and hedging to be provided throughout the site. KC Landscape have undertaken an assessment and deems this suitable subject to a condition, which required the soft landscaping scheme to be implemented in full in the first available planting season. This would be secured, should planning permission be granted.

In terms of hard landscaping, a footway is proposed to the east of the extension, and this is to be finished in reclaimed sandstone Yorkstone, with the proposed apron footway being finished in resin bound gravel KBI Flexistone in the colour meadow. These materials are considered to be suitable.

Policy LP33 of the Kirklees Local Plan states:

The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodland of significant amenity.

Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.

Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.

The application is supported by an Arboricultural Report and Arboricultural Impact Assessment (AIA), this report concludes that the application is not located within a Conservation Area, and there are no Tree Preservation Orders present. In order to facilitate the development, it would be necessary to remove T1, which is deemed to be a low value tree falling within retention category 'C'. This view is supported by KC Trees. The AIA suggests that the next stage on the site would be the preparation of an Arboricultural Method Statement, to ensure that all retained trees survive the development process. If planning permission is granted, this shall be secured via condition.

In summary the proposed works would notably change the character and appearance of the area at present however, the proposed development is deemed to be designed to a high standard and would infill a portion of land, located to the rear of an existing and established development. Accordingly, the proposal is deemed to comply with the aims and objectives of Policies LP2, LP7 and LP24 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and Chapters 11 and 12 of the National Planning Policy Framework.

Residential Amenity

Local Plan Policy LP24 requires developments to provide a high standard of amenity for future and neighbouring occupiers, including by maintaining appropriate distances between buildings.

Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

The site is within the rural environment, with open land in all directions. However, Longley Farm is clustered with residential properties immediately adjacent to it located directly to the north and west of the application site. Open, undeveloped fields are located to the south and east. The site is bounded by Longley Lane to the west and Dunford Road to the east.

Within the submitted planning statement, it is noted that Longley Farm owns residential properties close to the workplace; which are utilised by members of staff at the farm, this is reflected within the submitted Site Location Plan which shows several properties within the blue line boundary. Nevertheless, due regard must be given to all residential properties, regardless of ownership. However, the proposed extension and alterations are to be located to the south/south-east of the existing factory (located to the east of Longley Lane), approximately 50+ metres away from the nearest adjacent residential properties. Therefore, there are no concerns in respect of overshadowing, overlooking, or the proposed extension to appear overbearing on these

neighbouring properties. It is also considered that the development would not fundamentally alter the way the business currently operates on the site and therefore should not significantly prejudice the amenities of local residents.

In terms of noise, the site is located in close proximity to residential dwellings on Longley Lane, and the proposed extension would bring a commercial building and storage tanks closer to residential noise sensitive receptors (NSR). KC ENVH were consulted on the application and requested the imposition of a condition, should planning permission be granted, which requires the combined noise from any fixed mechanical services and external plant and equipment to be effectively controlled so that the level of noise does not exceed the background sound level at any time. This is to ensure that the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations. Officers consider this to be reasonable. Further to the above, K.C. Environmental Health note that artificial lighting may increase light pollution levels locally, potentially impacting both biodiversity and the amenity of nearby residents. The applicants must therefore ensure that any new external lighting is properly designed and installed to avoid any adverse impacts on residential neighbours from obtrusive/spill-over light, or glare. K.C. Environmental Health have recommended that a condition be imposed, should planning permission be granted which restricts the further installation or use of external artificial lighting, however, this is not deemed to be reasonable, as the applicant may wish to erect artificial lighting in the future. Officers therefore consider that the imposition of a condition which requires details of any artificial lighting to be submitted to the Council, prior to its installation would be more suitable in this instance. This shall be secured via condition, should planning permission be granted.

To conclude, the proposed development is not considered to be detrimental to the amenity of neighbouring residents. Subject to the proposed conditions, the proposal is deemed to comply with Policies LP24 and LP52 of the Kirklees Local Plan.

Highway Safety

Local Plan Policy LP21 requires development proposals to demonstrate that they can accommodate sustainable modes of transport and can be accessed effectively and safely by all users. The policy also states that new development would normally be permitted where safe and suitable access to the site can be achieved for all people, and where residual cumulative impacts of development are not severe.

The NPPF states that, in assessing applications for development, it should be ensured that appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, that safe and suitable access to the site can be achieved for all users, and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or highway safety, can be cost-effectively mitigated to an acceptable degree. The NPPF continues that development should only be prevented or refused

on highways grounds if there would be an unacceptable impact on highways safety, or if the residual cumulative impacts on the road network would be severe.

The proposals seek to provide a large commercial extension to the existing Longley Farm, off Longley Lane in Holmfirth. This also include the installation of an access track leading from Longley Lane to the north, via an existing gated access, around the eastern border of the site, to the eastern elevation of the proposed extension. The access track is required to allow individual cottage cheese vats to be replaced in the future as they reach the end of their useful life. The vats would be slid in and out of the eastern elevation of the proposed extension in the future, and given their size, this would require specific access for heavy goods vehicles to enable transport of these individual vats. The proposed access is to be finished in a grass reinforced mesh.

In consultation with K.C. Highway, officers are satisfied that that there would be no material increase in trips associated with the site, by virtue of the proposed development, as the submission identifies that the additional products can be accommodated within the existing fleet of vehicles. In addition, there will be no material increase in staff vehicles or parking associated with the proposal; therefore, the existing parking arrangements are deemed appropriate (see below for further details regarding staff levels).

Further to the above, it is acknowledged that the proposals also seek the provision of a new access track to the rear which is to loop around the eastern side of the pond from the current entrance road to the proposed extension. This is to aid in the replacement of cottage cheese vats in the future and ongoing maintenance. KC Highways have assessed the new track and note that the new access is only to be used by Heavy Good's Vehicles, with very low traffic levels onto Longley Lane. Given these factors KC Highways concluded that the proposals are acceptable, subject to a condition to ensure that the boundary wall to either side of the site access does not exceed 1m in height; this is to maximise visibility should this access ever be utilised by a standard height vehicle in the future. This is recommended to be secured via condition, should planning permission be granted.

Sustainable Travel

Policy LP20 of the Kirklees Local Plan states:

'The Council would support development proposals that can be served by alternative modes of transport such as public transport, cycling and walking and in the case of new residential development is located close to local facilities or incorporates opportunities for day-to-day activities on site and would accept that variations in opportunity for this would vary between larger and smaller settlements in the area'.

The application is supported by a Transport Statement/Travel Plan which outlines that through efficiency in production methods, staff numbers and/or

site trips will not be increased as a result of the development and that Longley Farm prioritises local recruitment which reduces the need for long commutes and encourages sustainable commuting by foot/cycle. Longley Farm also owns residential properties close to the workplace, which enables employees to walk to work. Shower and cycle storage facilities are provided at the site for 10 cycles, and it is estimated that 5% of the staff currently cycle to work. Car sharing is also encouraged where practical. Finally, the site is located on a local bus route, which offers an alternative to private car travel.

Regarding public transport, the site is in walking distance to bus stops on Dunford Road, which are less than 0.2-mile walk. The stops are served by nos. 25a, 29, 87 and K20B to Chapeltown, Penistone and Thongsbridge, although these services are infrequent.

Overall, it is concluded that the proposal is acceptable with regard to the matters of access and highway impact, taking into consideration the submitted Transport Statement/Travel Plan. It has been demonstrated that the proposed development would not lead to an increase in staff or vehicle movements and may result in an overall reduction of movements. The site already accommodates and promotes sustainable modes of transport which can be accessed effectively and safely by all users. It would therefore comply with Policies LP20 and LP21 of the Kirklees Local Plan and guidance contained within the National Planning Policy Framework.

Drainage/Flood Risk

The NPPF sets out the responsibilities of Local Planning Authorities determining planning applications, including securing appropriate drainage, flood risk assessments taking climate change into account, and the application of the sequential approach. Policies LP27 and LP28 of the Local Plan detail considerations for flood risk and drainage respectively.

The application is supported by a Flood Risk Assessment, Surface Water Drainage Assessment, Drainage Addendum and Longley Farm Dam photographs which have all been reviewed by KC Lead Local Flood Authority (LLFA).

First considering flood risk from fluvial sources, the site is wholly within Flood Zone 1. However, the site does comprise an existing pond of which (part) retrospective planning is sought to reduce the overall size of the pond by 10% and rebuild the retaining walls in stone, in order to accommodate the proposed extension.

KC LLFA initially requested a plethora of information from the applicant in respect of how the pond is to operate and be managed and maintained. Following the submission of a Drainage Addendum and photographs of the Longley Farm Dam, KC LLFA note that these documents clearly set out how the existing pond is served and drained, which includes spring fed land drainage coupled with roof water which is combined to refresh the pond and a weir control takes incoming water out in culvert/pipes. It has also been verified

that there is no retaining embankment and therefore an emergency drain down is not required for risk management (structural failure). Whilst details have not been provided to account for natural inflow into the pond, and an anomaly in respect of the weir, KC LLFA do not consider that these changes would radically affect the result of holding water back and therefore support the application, subject to a condition relating to flood risk and run off assessment.

A dedicated drainage strategy for the proposed development has not been required, as an extension to an existing site.

Considering the above, subject to the proposed condition, the proposal is considered by Officers and the LLFA to comply with the aims and objectives of Policies LP27 and LP28 of the Kirklees Local Plan.

Ecology

Policy LP30 of the Kirklees Local Plan states that the Council will seek to protect and enhance the biodiversity of Kirklees. Development proposals are therefore required to result in no significant loss or harm to biodiversity and to provide net biodiversity gains where opportunities exist.

Policy 13 of the Holme Valley Neighbourhood Development Plan outlines that all development proposals should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats. New development is required to create a measurable net gain in natural capital and biodiversity in accordance with the latest national and local guidance on Biodiversity Net Gain.

The application is supported by a Preliminary Ecological Appraisal, Ecological Impact Assessment, Amphibian Survey and Report and Bat Emergence Survey and Report which have all been reviewed by KC Ecology. The reports conclude:

- Habitat pond – the development will see the loss of an area (10%) of the pond. However, it also includes a new wetland area being created which could provide suitable habitat for amphibians in the future. The pond, though will decrease in size, will be enhanced overall.
- Great Crested Newts – the pond had average suitability as a habitat for GCN. An eDNA survey was completed in June 2025, which returned a negative result. No newts were observed during the survey. GCN license is not required. However, a precautionary approach is recommended.
- Bats – the building onsite was assessed to have low suitability for roosting bats. A single bat dusk emergence survey was conducted on the building in July 2025. No bat roosts/emergences were observed during the survey. No license is required; however, precautions have been recommended. The overall site holds low suitability for foraging and commuting bats, as a result a lighting strategy has been recommended to reduce the impact.

- Birds – the site was observed to have suitability for nesting birds through the scrubs, buildings and trees. Precautionary measures for clearance have been provided.
- Invertebrates – the site has potentially suitable habitat for invertebrates (grassland and mature trees). Site clearance may have adverse impacts on invertebrate species. Recommendations have been provided.
- Otters – the pond possesses foraging opportunities for otters; however, no evidence of otters have been found, and the surrounding habitat lacks connectivity for otters to come to site. Recommendations of precautionary measures during the development stage have been provided.
- Brown Hare and Hedgehogs – the site offers foraging opportunities for these species and therefore clearance will result in a negative impact. Mitigation measures have been recommended.
- Other protected species – the site has foraging opportunities for other protected species, recommendations for precautionary measures during the development stage have been provided.
- Sch 9 Invasive species – pontic rhododendron has been observed on site, which will need to be removed as part of the works.
- Enhancements have also been recommended.

Taking the above into account, KC Ecology noted that conditions should be imposed, should planning permission be granted, in respect of the submission of:

- a Construction Environment Management Plan: Biodiversity,
- a lighting strategy,
- a strategy for the provision of enhancements.

Following receipt of the above comments the applicant's agent sought to submit a Construction Environmental Management Plan: Biodiversity, of which KC Ecology confirmed that the detail in this report is appropriate to remove the originally requested condition. Officers recommend that the detail included within the CEMP:Bio should be secured as a condition, if planning permission is granted.

The provision of a Biodiversity Net Gain (BNG) of 10% is now a mandatory requirement for developments in England under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This is subject to limited exceptions. Unless exempt, every planning permission granted pursuant to an application submitted after 12/02/2024 is deemed to have been granted subject to a pre-commencement condition requiring a Biodiversity Net Gain Plan to be submitted and approved by the Local Planning Authority prior to commencement of the development.

A Biodiversity Net Gain calculation has been undertaken using the DEFRA metric. This shows an on-site baseline of 10.01 habitat units and 0.3 hedgerow units, 0 watercourse units. The proposed development is predicted

to lead to an on-site post-intervention value of 10.16 habitat units, 0.23 hedgerow units and no watercourse units. Resulting in an estimated increase of 0.15 habitat units (1.53%) and 0.20 hedgerow units (730.64%). The applicant will therefore need to provide a minimum of 0.85 habitat units off-site to meet the required 10% net gain.

As a significant amount of biodiversity units are to be created on site, and the net gain is also a result of offsite units, it is reasonable that a condition be imposed, should planning permission be granted which requires the submission of a Habitat Management and Maintenance Plan for 30 years.

Under legislation, a condition is in place by law, which is recommended to be noted on the decision. The biodiversity gain condition has its own separate statutory basis as a planning condition under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990. As such, it is not considered necessary for any further condition to be in place upon any grant of permission given the statutory requirements in relation to biodiversity.

Other Matters

Time limit to commence development

As evident at the officers site visit, works that form part of this application have already commenced on site in the form of the creation of the new access track and reduction of the pond area. As these works have commenced the standard time limit to commencement development condition will not be imposed, should planning permission be granted.

Coal Mining Legacy

The application site falls within the Development High Risk Area zone for legacy coal workings. This means that there are records of coal mining related features at surface or shallow depths in and around the site. For context, a sizeable portion of Kirklees falls within this zone. Due to being within this zone, the application is supported by a Coal Mining Risk Assessment (CMRA), which assess the potential for conflict between the development proposal and legacy coal mining features.

In summary, the CMRA outlines that the Upper Meltham Coal seam is renowned for being of poor grade, thickness and continuity and is unlikely to have been worked beneath the site. On this basis, it concluded that the risk posed by unrecorded shallow workings to the proposed development is low and, as such, advises that investigatory works are not required.

The CMRA has been reviewed by the Mining Remediation Authority who consider the content and conclusions of the CMRA to be sufficient for the purposes of the planning system and meet the requirements of the NPPF. The Mining Remediation Authority therefore raise no objection to the proposed development, but request that several informative notes in relation

to ground investigation shallow coal seams, and incidental coal agreements are included should planning permission be granted.

Contaminated Land

In accordance with Local Plan Policy LP53, as a major development consideration of ground contamination is required.

This application is supported by a Planning Statement, Phase 1 Environmental Desk Study Report and a Phase 2 Geo Environmental Report.

In their initial comments KC Environmental Health noted that the originally submitted Phase 2 assessment pre-dated the submitted Phase 1 Desk Study and a Coal Mining Risk Assessment and therefore has not benefitted or considered the information provided within these reports, including the potential for mine gases and the potential contaminative past uses. The sampling strategy therefore has no basis, other than the requirement to consider the foundations associated with the extension.

Following receipt of the above comments, the applicant sought to submit a revised Phase 2 Geo Environmental Report which sought to answer the questions raised by KC ENVH and correctly referenced and considered the earlier reports and the response received from the Mining Remediation Authority. The conceptual site model has been revised indicating a low risk in relation to receptors within the remit of Environmental Health, with no remediation required at this stage. A watching brief should be kept for unexpected contamination and other controls are necessary in relation to radon and geotechnical issues.

Given the above, KC ENVH wish to revise their originally suggested contaminated land conditions to an unexpected contamination condition which would be secured, should planning permission be granted.

The above recommended condition is deemed to be sufficient mitigation, and to accord with LP53 of the Kirklees Local Plan.

Conclusion

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

This application has been assessed against relevant policies in the development plan and other material considerations. The proposal seeks an extension and alterations to an existing and long-standing business, and whilst located within Green Belt land, an assessment undertaken confirms that the site is Grey Belt land and that there is a demonstrable unmet need for the type of development proposed. Nevertheless, officers also consider there to be very special circumstances of sufficient weight to clearly outweigh the

harm to the Green Belt by reason of inappropriateness. Therefore, the principle of development is considered acceptable.

The design and appearance of the proposed development is considered acceptable and there would be no undue harm to the amenity of neighbouring residents. The proposed access and highway impacts have been assessed as acceptable. Other planning issues such as drainage, ecology and land contamination, have been addressed through the proposal.

Taking the above into account, it is considered that the development would constitute sustainable development and is therefore recommended for approval, subject to conditions.

Recommendation: Approve.

Report Dated: 16/06/2026

Decision Authorisation: Delegated Powers

Application Number: 2026/90174

Officer Recommendation: Approve.

Conditions and Reasons:

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

Reason: For the avoidance of doubt as to what is being permitted, and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP3, LP7, LP10, LP20, LP21, LP22, LP23, LP24, LP26, LP27, LP28, LP30, LP32, LP34, LP51, LP52, LP53 and LP57 of the Kirklees Local Plan, Policies 1, 2, 7, 11, 12 and 13 of the Holme Valley Neighbourhood Plan, and Chapters 2, 4, 6, 9, 11, 12, 13, 14 and 15 of the National Planning Policy Framework.

2. Prior to their use, and notwithstanding the submitted plans, details of all external facing materials to be used within the hereby approved extension and building alterations, and materials to be used within the retaining walls hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials and shall be retained thereafter.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

3. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP) prepared in accordance with a Biodiversity Gain Plan and including:

- a) A non-technical summary;
- a) The roles and responsibilities of the people or organisation(s) delivering the HMMP;
- b) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- c) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- d) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Notice in writing shall be given to the Council when the:

- a. HMMP has been implemented; and

- b. Habitat creating and enhancement works as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and the frequency specified in the approved HMMP.

Reason: In order to ensure the development provides ecological enhancement and creation measures sufficient to provide a biodiversity net gain in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure details relating to the required biodiversity net gain are devised and agreed at an appropriate stage of the development process.

4. Development shall be carried out strictly in accordance with the Construction Environmental Management Plan: Biodiversity, by JCA Limited, ref 22888j/JF, dated 08/06/2026. The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To protect biodiversity during construction by avoiding direct impacts to protected species, and to accord with LP30 and Chapter 15 of the National Planning Policy Framework.

5. Development shall be carried out strictly in accordance with the Ecological Design Strategy Report, by JCA Limited, Report Ref: 22888h/JF, dated 06/02/2026, and shall be implemented in the first planting and seeding seasons following the first use of the hereby approved extension, or on completion of the development, whichever is the sooner. All features shall be retained in that manner thereafter.

Reason: To ensure ecological enhancement measures are sufficient to provide a biodiversity net gain in accordance with Policy LP30 and Chapter 15 National Planning Policy Framework.

6. The development shall only be carried out in accordance with the approved Surface Water Run Off Assessment, produced by KRS Enviro, dated December 2025, and shall incorporate all the proposed alterations to the pond with further reference to scheme drawing KRS 0279.031.001 Rev A 'Proposed Surface Water Drainage', including maintaining existing land drainage feeding the pond and re-routing of surface water downpipes from the existing building. The scheme shall include the maintenance and management plan incorporated in the assessment and shall be implemented post construction.

Reason: To ensure that surface water run-off is appropriately accounted for and managed to avoid flooding in accordance with LP27 and LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

7. The development shall be landscaped and thereafter maintained in full accordance with the approved drawings and documents listed below:

- Softworks Plan: Drawing No. 842-XQL-00-00-DR-L-0400, revision PL04, dated January 2026
- Typical Softworks Details: Drawing No. 842-XQL-00-00-DR-L-0401, revision PL03
- Landscape Maintenance Plan (LMP): *Landscape Maintenance Plan – Longley Farm, Holmfirth*, dated January 2026
- The Landscape Maintenance Plan shall be read in conjunction with the approved Softworks drawings.

The approved soft landscaping scheme shall be implemented in full during the first available planting season following completion of the development or first occupation, whichever occurs first.

Any tree, shrub, hedge, meadow or other landscape planting which dies, is removed, becomes seriously damaged or diseased within a five-year period following the completion of planting shall be replaced in the next available planting season with planting of the same species and size, unless otherwise agreed in writing by the Local Planning Authority.

Thereafter, the landscaped areas shall be managed and maintained for a minimum period of 30 years strictly in accordance with the approved Landscape Maintenance Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, long-term landscape quality, ecological enhancement, biodiversity net gain, biosecurity, and to ensure the appropriate hard and soft landscaping in the development integrates satisfactorily with its surroundings, in accordance with Policies LP24, LP31 and LP32 of the Kirklees Local Plan, Chapter 12 of the NPPF and other relevant national guidance.

8. If contamination, or the presence of coal 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. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning

Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraphs 189 and 190 of the National Planning Policy Framework.

9. The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. "Rating level" and "background sound level" are as defined in BS 4142:2014+A1:2019.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

10. Prior to the installation of any external artificial lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include the following information:

- a) The proposed hours of operation of the lighting
- b) Details of the colour of the lights to be used
- c) The location and specification of all of the luminaires
- d) The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated.
- e) The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site
- f) The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required.
- g) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- h) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to promote sustainable development, whilst also avoiding indirect impacts

to bats and other local species in the interests of ecological mitigation, in accordance with Chapters 2 and 15 of the NPPF and Policies LP24 and LP30 of the Kirklees Local Plan.

11. Development shall be carried out strictly in accordance with the Construction Environmental Management Plan (CEMP), received 01/06/2026, and no change from thereon shall take place without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with LP52 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

12. Nothing shall be permitted to be planted or erected within a strip of land 2.0m deep measured from the carriageway edge of Longley Lane along the full frontage of the site in the vicinity of the new site access (extent to be agreed) which exceeds 1.0m in height about the level of the adjoining highway.

Reason: To ensure adequate visibility in the interests of highway safety, and to accord with LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

NOTE: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) **development may not be begun unless:**

- a) a biodiversity gain plan has been submitted to the Planning Authority; and
- b) The Planning Authority has approved the plan.

The biodiversity gain plan must include:

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

NOTE: Contaminated Land

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

- *Land Contamination Risk Management (LCRM)*

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

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

NOTE: Ground Investigations and groundworks

Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Mining Remediation Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Mining Remediation Authority permission and further guidance can be obtained from: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.

NOTE: Shallow Coal Seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

NOTE: Construction Environmental Management Plan

No construction related noise shall be audible beyond the site boundary outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays
- 08.00 to 13.00 hours Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Bank/Public Holidays.

For further information regarding dust control, guidance can be found in the Institute of Air Quality Management (IAQM) document “*Guidance on the assessment of dust from demolition and construction*” Version 2.1 2023.

Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing

requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

NOTE: Requirement for Incidental Coal Agreements

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Mining Remediation Authority. Further information regarding Incidental Coal Agreements can be found www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Location Plan	100	D	20/01/2026
Existing Site Plan	103	D	20/01/2026
Proposed Site Plan	110	F	20/01/2026
Existing Dairy Ground Floor Plan	201	A	20/01/2026
Existing Dairy First Floor Plan	202	A	20/01/2026
Existing Dairy Roof Plan	203	B	20/01/2026
Proposed Dairy Ground Floor Plan	220	D	20/01/2026
Proposed Dairy First Floor Plan	221	C	20/01/2026
Proposed Dairy Roof Plan	222	C	20/01/2026
Existing Dairy Elevations	301	A	20/01/2026
Proposed Dairy Elevations	310	D	20/01/2026
Existing Building Sections	400	A	20/01/2026
Proposed Building Sections	410	C	20/01/2026
Eaves Detail Showing Extensive Green Roof Build Up	520	A	20/01/2026
General Arrangement	842-XQL-00-00-DR-L-0100	PL06	20/01/2026

Sections	842-XQL-00-00-DR-L-0201	PL04	20/01/2026
Typical Junction Details	842-XQL-00-00-DR-L-0300	PL05	20/01/2026
Softworks Plan	842-XQL-00-00-DR-L-0400	PL04	20/01/2026
Typical Softworks Detail	842-XQL-00-00-DR-L-0401	PL03	20/01/2026
Tree Protection Plan	842-XQL-00-00-DR-L-0402	PL03	20/01/2026
Topography Plan	6193CM-R2	-	20/01/2026
Dairy Extension and Over Roofing – Supporting Information	-	B	20/01/2026
RIBA 3 - Design and Access Statement Addendum – Supporting Information	-	-	20/01/2026
Coal Mining Risk Assessment Report – Supporting Information	C3779/25/E/8356	-	20/01/2026
Phase 2 Geo-Environmental Report – Supporting Information	C3779/23/E/5733	-	20/01/2026
Phase 1 Environmental Desk Study Report – Supporting Information	C3779/23/E/5901	-	20/01/2026
Phase 2 Geo-Environmental Report – Supporting Information	C3779/23/E/5733	-	15/05/2026
Arboricultural Report and Arboricultural Impact Assessment – Supporting Information	22888-D/AJB	-	20/01/2026
Longley Farm Transport Statement/Travel Plan – Supporting Information	-	B	20/01/2026
Planning Policy Supporting Statement – Supporting Information	-	-	20/01/2026
Landscape Maintenance Plan – Supporting Information	-	-	20/01/2026
Surface Water Drainage Assessment – Supporting Information	KRS.0279.034.R.002.A	Final	20/01/2026
Drainage Addendum – Supporting Information	KRS.00279.034.R.002.A	-	02/04/2026
Preliminary Ecological	22888f/JF	Planning	20/01/2026

Appraisal Report – Supporting Information			
Ecological Design Strategy Report – Supporting Information	22888h/JF	01	17/02/2026
Ecological Impact Assessment Report – Supporting Information	22888g/JF	Planning	20/01/2026
Amphibian Survey & Report – Supporting Information	22888b/GB	001	20/01/2026
Bat Emergence Survey Report – Supporting Information	22888/RPS	001	20/01/2026
Biodiversity Accounting Assessment Report – Supporting Information	22888b/JF	R1	09/06/2026
Appendix A – Climate Change Statement – Supporting Information	-	-	20/01/2026
Flood Risk Assessment – Supporting Information	KRS.0279.034.R.001.A	Final	20/01/2026
Images of Proposed Development – Supporting Information	010	C	20/01/2026
Surface Water Calculations – Supporting Information	P4827-Storage	-	02/06/2026
The Statutory Biodiversity Metric Calculation Tool – Supporting Information	-	-	09/06/2026
The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology – Supporting Information	-	V1.0.2	09/06/2026
Longley Farm Dam Photos – Supporting Information	-	-	02/04/2026
Ecological Design Strategy Report – Supporting Information	22888h/JF	01	12/05/2026
Longley Farm Dairy Extension Site Trees	-	-	12/05/2026
Construction Environmental Management Plan	-	-	01/06/2026

(CEMP) – Supporting Information			
Construction Environmental Management Plan: Biodiversity – Supporting Information	22888j/JF	-	09/06/2026

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

On assessment, along with the details provided via the formal consultation process, it was evident certain concerns, and technical matters were yet to be addressed. During the life of the application the applicant and officers have engaged in discussions to attempt to resolve the outstanding matters. The concerns related mostly to Biodiversity Net Gain, and the amendments made to the pond, and how it would operate and be maintained.