



PLANNING STATEMENT

Erection of a single detached self-build dwelling

**Land East of 144 Latham Lane
Gomersal
Cleckheaton
BD19 4AR**

January 2026

Written by: Matthew Dowlev

Approved by:
Sam Dewar

Office Tel: 0113 397 0310

Contents

1 INTRODUCTION	4
Context	4
Application Site.....	4
Relevant Planning History	5
Proposed Development	6
2 PLANNING POLICY	7
The Local Plan	7
Kirklees 5 Year Housing Land Supply	8
National Planning Policy Framework and Guidance	8
3 PRINCIPLE OF DEVELOPMENT	16
4 OTHER MATERIAL PLANNING CONSIDERATIONS	19
Impact on Character and Appearance of the Area	19
Impact on Residential Amenity	20
Impact on Highways	20
Biodiversity	20
Other Matters	21
5 CONCLUSION	22
6 APPENDIX A – NORTHERN POWER GRID SITE ASSESSMENT	23

1 INTRODUCTION

Context

- 1.1 This Statement has been prepared by DPA Planning Ltd on behalf of Mr and Mrs Longley (the "Applicant") to accompany a planning application for the erection of a single detached self-build dwelling (the "Proposed Development") at Land East of 144 Latham Lane, Gomersal.
- 1.2 This planning statement is to be read alongside the following submitted plans and documents:
- Proposed Location and Layout Plan A2 Rev A;
 - Proposed Dwelling Floor Plans and Elevations A1;
 - Proposed Garage Floor Plans and Elevations A2;
 - Species Enhancement Statement;
 - Vale Ecology Preliminary Ecological Assessment and Biodiversity Net Gain Report; and
 - Vale Ecology Statutory Metric Calculations.

Application Site

- 1.3 The site consists of land within the northern suburb of Gomersal. The site is located in a very sustainable location with good access to local services and public transport links.
- 1.4 The site is located within the designated Green Belt on the Kirklees Local Plan Proposals Map and is situated within a predominantly residential area
- 1.5 The site benefits from extensive natural evergreen boundary hedges which screen the site full to the northern boundary with the M62 and also provide screening from further views to the east, as such it would only be visible at close quarters from the existing residential plots of Latham Lane and from Latham Lane to the south.
- 1.6 The application is being brought forward by the owners of the host property, no. 144 Latham Lane, to provide one detached self-build property for a family

member. This would provide a perfect opportunity to build their own family home close to their parents without having to afford to buy the land outright, saving significant money and being able to get onto the property ladder.



Figure 1.1: Application site in context

Relevant Planning History

1.7 The application site has the below relevant planning history:

- 2005/94711 - Erection of detached garage with wc - Granted
- 2014/92524 - Erection of single storey dwelling - Granted
- 2015/90123 - Removal of condition 4 on 2014/92524 – Granted
- 2015/90858 - Discharge of conditions on 2014/92524 – Granted
- 2019/93823- Demolition of existing garage and erection of detached garage with pitched roof- Granted.
- 2023/62/93497/E- Alterations to part of garage to create dwelling forming annex accommodation – Granted
- 2025/20648 – Pre-application enquiry for residential development – Advice received 18th September 2025

With the principle of residential development supported, the Applicant has provided this full application which seeks to address any points raised at pre application in order to achieve planning permission.

Proposed Development

- 1.8 The proposed development seeks to erect a single self-build dwelling on land east of the Applicant's existing dwelling, number 144 Latham Lane, Gomersal.
- 1.9 As detailed in the supporting plans, the two storey, five bedroom dwelling would be a mixture of traditional design with contemporary additions. The principal elevation facing south west would consist of a glazed gable end with main entrance and windows. The north east elevation would consist a traditional roof line with dormer windows and bifold doors into the garden space. The south west elevation features a similar angled gable roofline as the south east elevation, with less glazing and smaller windows. The North West elevation presents a simpler mostly solid wall with a continuous roofline.

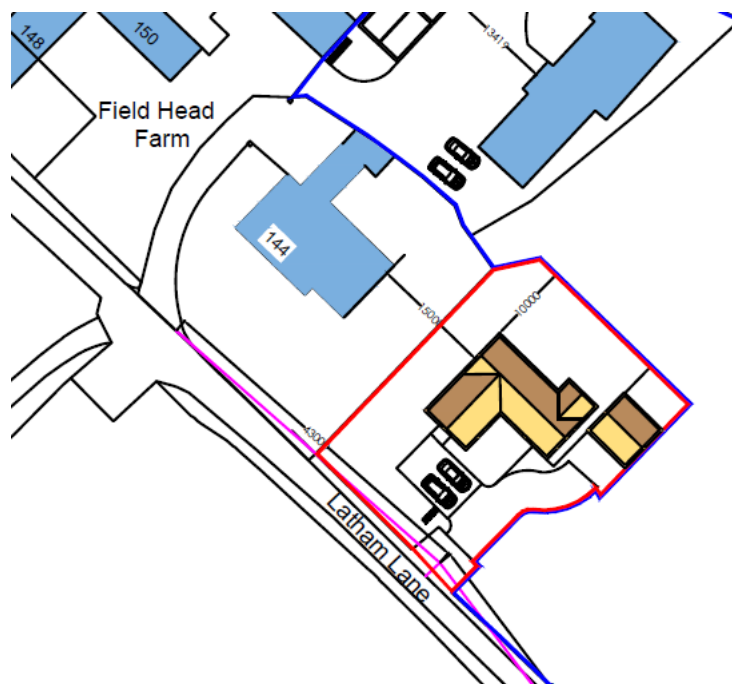


Figure 1.2: Extract from Proposed Layout Plan

2 PLANNING POLICY

The Local Plan

- 2.1 Paragraph 2 of the National Planning Policy Framework (NPPF) states that planning law (namely Section 38(6) of the Planning Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990) requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.
- 2.2 The development plan for Kirklees Council is the Local Plan, adopted on 27th February 2019.
- 2.3 Relevant Kirklees Local Plan Policies include:
- LP 1 – Presumption in favour of sustainable development
 - LP 2 – Place shaping
 - LP 3 – Location of new development
 - LP 11 – Housing mix and affordable housing
 - LP 20 – Sustainable travel
 - LP 21 – Highway safety
 - LP 22 – Parking
 - LP 24 – Design
 - LP 28 – Drainage
 - LP 30 – Biodiversity and geodiversity
 - LP 33 – Trees
 - LP 51 – Protection and improvement of local air quality
 - LP 52 – Protection and improvement of environmental quality
- 2.4 Other guidance includes:
- Kirklees Housebuilders Design Guide (2021)
 - Kirklees Housing Delivery Test Action Plan May 2025

- Housebuilders Design Guide (2021) - Nationally Described Space Standards

Kirklees 5 Year Housing Land Supply

- 2.5 The Local Plan identifies a minimum housing requirement of 31,140 homes between 2013 and 2031 to meet identified needs. This equates to 1,730 homes per annum. National planning policy requires local planning authorities to demonstrate five years supply of deliverable housing sites against their housing requirement.
- 2.6 The 2023 update of the five-year housing land supply position for Kirklees shows 3.96 years supply of housing land, and the 2022 Housing Delivery Test (HDT) measurement which was published on 19th December 2023 demonstrated that Kirklees had achieved a 67% measurement against the required level of housing delivery over a rolling 3-year period (against a pass threshold of 75%).
- 2.7 As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement, it is necessary to consider planning applications for housing development in the context of NPPF paragraph 11 which triggers a presumption in favour of sustainable development

National Planning Policy Framework and Guidance

- 2.8 The National Planning Policy Framework (NPPF) was last updated in December 2024, this revised Framework replaces the previous National Planning Policy Framework published in December 2023. Local Planning Authorities (LPAs) are required to take its content into account when preparing their Development Plans and it is a material consideration when making decisions on planning applications or appeals.
- 2.9 A presumption in favour of sustainable development is the overriding message of the NPPF, meaning development proposals that are in accordance with the development plan should be approved without delay. The NPPF is a material consideration in planning decisions.
- 2.10 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievements of sustainable development. According to

paragraph 8, achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

2.11 Paragraph 10 of the NPPF explains that so sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

2.12 The presumption of favour of sustainable development is explained in paragraph 11 of the NPPF. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

2.13 Paragraph 12 relates to the presumption given to sustainable development: "The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development

plan, but only if material considerations in a particular case indicate that the plan should not be followed."

2.14 Paragraph 14 of the NPPF states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).

2.15 In relation to the "Decision-Taking" section of the NPPF, it states that Local planning authorities should approach decisions on proposed development in a positive and creative way (Paragraph 39).

2.16 Paragraph 61 of the NPPF states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

2.17 Paragraph 73 of the NPPF states: Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

- b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;
- c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;
- d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

2.18 With regard to transport, Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

2.19 Paragraph 124 states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

2.20 Section 12 of the NPPF details how achieving well-designed places can be met. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

2.21 Paragraph 135 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.22 Paragraph 139 goes on to state that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

- 2.23 Section 13 of the NPPF details that the aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of the Green Belts are their openness and their permanence.
- 2.24 Paragraph 143 of the NPPF states that the Green Belt serves five purposes: -
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.25 Construction of new buildings within the Green Belt is considered inappropriate. Paragraph 153 of the NPPF details that inappropriate development is, by definition harmful to the Green Belt and should not be approved except in very special circumstances.
- 2.26 Paragraph 155 of the NPPF states that the development of homes in the Green Belt should not be regarded as inappropriate where:
- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - b) There is a demonstrable unmet need for the type of development proposed;
 - c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the NPPF; and
 - d) Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 of the NPPF.
- 2.27 The Grey Belt is defined within Annex 2 of the NPPF 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.

2.28 There are other related policies which will be covered in the following sections of this report where necessary.

3 PRINCIPLE OF DEVELOPMENT

- 3.1 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways and these include identifying and coordinating the provision of infrastructure (economic objective) and by fostering a well- designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing (social objective), and, to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (environmental objective).
- 3.2 The Kirklees Local Plan identified a minimum housing requirement of 31,140 homes between the year 2013 and 2031. National planning policy requires local planning authorities to demonstrate five years supply of deliverable housing sites against their housing requirement. In the case of Kirklees there is a shortfall in supply and the Council are unable to demonstrate a five-year supply of deliverable housing sites and under these circumstances paragraph 11d of the NPPF confirms that the relevant policies for the supply of housing should not be considered up to date.
- 3.3 Accordingly, there is a presumption in favour of sustainable development unless the application of policies in the Framework that protect areas of particular importance provides a clear reason for refusing the development proposed.
- 3.4 As the tilted balance of the NPPF Paragraph 11d is engaged the planning test is if the impacts of the proposed development significantly and demonstrably outweigh the benefits.

- 3.5 Section 13 of the NPPF details that the aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of the Green Belts are their openness and their permanence.
- 3.6 Construction of new buildings within the Green Belt is considered inappropriate. Paragraph 153 of the NPPF details that inappropriate development is, by definition harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 155 of the NPPF however, goes on to state that the development of homes in the Green Belt should also not be regarded as inappropriate where 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.
- 3.7 The application site lies in the designated Green Belt as shown on the Councils Planning Policy Maps. Paragraph 155 of the NPPF states that the development of homes in the Green Belt should not be regarded as inappropriate where:
- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - b) There is a demonstrable unmet need for the type of development proposed;
 - c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the NPPF; and
 - d) Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 of the NPPF.
- 3.8 Taking each of the point of Paragraph 155 in turn, part A is met by the proposed development as the application site is grey belt land as defined within annex 2 glossary of the NPPF, including the test of paragraph 143 at parts a, b and d. Part B of paragraph 155 is also met as the Local Planning Authority do not currently have a five-year housing supply. Therefore, there is a demonstrable need for small and deliverable housing proposals to be approved in Kirklees. The Council has a shortfall in supply and paragraph 11d (ii) is engaged. Parts C is met as the application site is within close distance to a number of bus stops as well as services 1.5km south east in Gomersal such as the Sainsburys

supermarket. The application site is located in a suitable residential area and will provide a new dwelling in a location that reduced the need for unnecessary encroachment into the wider, countryside. Part D of paragraph 155 do not apply as it is not a Major development. The proposed development therefore is in compliance with paragraph 155 of the NPPF and constitutes appropriate development.

- 3.9 The Application site is considered appropriate both in terms of paragraph 11d and 155 of the NPPF and therefore the proposed development is deemed acceptable in principle, subject to the consideration of other material planning considerations which are discussed in turn in the following section of this report.

4 OTHER MATERIAL PLANNING CONSIDERATIONS

Impact on Character and Appearance of the Area

- 4.1 Paragraph 131 of the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.2 The NPPF contains a further section, paragraph 135, outlining in part (f) that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 4.3 The design, scale and orientation of the proposed dwelling has been considered so that the development would have a low impact and well assimilated into the surrounding area and be seen in context with the other dwellings in the area. Following the pre application advice the applicant has changed the position of the proposed dwelling, with a greater distance from the motorway now proposed and also the built form in line with the existing properties to retain continuity with the street scene. The design has taken features of existing dwellings and materials nearby on Latham Lane to be consistent with the design and appearance.
- 4.4 The site has sufficient room for one additional dwelling with ample space for a two storey dwelling, amenity garden land and driveway parking as detailed in the supporting plans. There is also further space to introduce additional hard and soft landscaping in order to ensure the visual impact of the development to the wider area is minimized as well as maximising the built design of the new residential addition.
- 4.5 The dwelling has been set out and designed so as not to result in overlooking or overshadowing of any neighbouring properties. The layout and design can achieve a high standard and would exceed the Local Plan policies LP1, LP2

and LP24 and the Kirklees Housebuilders Design Guide as well as the NPPF and National Space Standards guidance.

Impact on Residential Amenity

- 4.6 The Applicant will be seeking to put forward a high-quality design that will not harm the amenity of existing or prospective users and residents. The design and orientation of the dwelling ensures that the existing level of amenity of nearby residents is not affected with no loss of privacy or overlooking caused.
- 4.7 The site has sufficient room for one additional dwelling with ample space for amenity garden land and driveway parking. There is also further space to introduce additional hard and soft landscaping in order to ensure the visual impact of the development to the wider area is minimized as well maximising the built design of the new residential addition.
- 4.8 Appropriate materials and finish have been chosen to correspond with the scale and appearance of the local area to retain the local identity and comply with Local Plan policies LP1, LP2 and LP24 and the Kirklees Housebuilders Design Guide.

Impact on Highways

- 4.9 Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.10 The proposed development will provide a safe and suitable access into site with suitable turning spaces and parking areas. The applicant is willing to condition electrical vehicle charging points and bicycle storage. The access is existing with good visibility and no amendments required.
- 4.11 The development will seek to confirm compliance Local Plan Policy LP21 as well as paragraph 116 of the NPPF.

Biodiversity

- 4.12 Local Plan Policy LP30 refers to biodiversity and geodiversity. This policy requires development proposals to result in no significant loss or harm to biodiversity,

minimise the impact on biodiversity and provide net biodiversity gains through good design and habitat creation where opportunities exist.

- 4.13 Policy LP30 of the Kirklees Local Plan, Principle 9 of the Housebuilders Design Guide SPD and the Biodiversity Guidance Note states that biodiversity net gain is required for all development.
- 4.14 The proposed development is supported by both a preliminary ecological appraisal and a completed biodiversity metric by Vale Ecology. This report details the impact of the proposed development with regards to habitat loss and the methodology for compensation of loss to achieve a biodiversity net gain. The metric calculation as submitted in support of this applications details the net loss of units for the site and therefore a requirement for the purchase of 0.09 habitat units.
- 4.15 Other recommendations are put forward such as timing of works in order to protect the bird nesting season and the installation of one bird box and one bat brick. The Applicant has provided a species enhancement statement showing how they will comply with this recommendation.
- 4.16 The proposed development will therefore comply with the Local Plan LP30 as well as the NPPF at paragraph 187 with suitable conditions in place.

Other Matters

- 4.17 Flood risk and drainage is not considered to be an issue for the proposed development. Located in Flood Zone 1 and with existing foul and surface water connections to utilize there are no further considerations. The application is happy to agree to conditions regarding the confirmation of drainage details.
- 4.18 The overhead electrical assets as owned and operated by Northern Power Grid are no issue for the proposed development. With Northern Power Grid confirming the proposed development is sufficiently located from their equipment, outside of the minimum stand off distances required, as appended to this statement.

5 CONCLUSION

- 5.1 Paragraph 39 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- 5.2 With a lack of a 5-year housing supply this application can make a small but meaningful contribution towards local housing supply. As the tilted balance of the NPPF Paragraph 11d is engaged the planning test is if the impacts of the proposed development significantly and demonstrably outweigh the benefits.
- 5.3 Taking each of the point of Paragraph 155 of the NPPF in turn, part A is met by the proposed development as the application site is grey belt land as defined within annex 2 glossary of the NPPF, including the test of paragraph 143 at parts a, b and d. Part B of paragraph 155 is also met as the Local Planning Authority do not currently have a five-year housing supply, with a current supply stated at 2.08 years. Therefore, there is a demonstrable need for small and deliverable housing proposals to be approved in Bradford. The Council has a shortfall in supply and paragraph 11d (ii) is engaged. Parts C is met as the location is sustainable, with bus stops within walking distance of the site as well as a number of shops and services close by. Part D of paragraph 155 do not apply as it is not a Major development. The proposed development therefore is in compliance with paragraph 155 of the NPPF and constitutes appropriate development.
- 5.4 It has been detailed in this statement that the proposal represents an appropriate form of sustainable development which is supported in both national and local legislation.
- 5.5 Given the above the local planning authority is respectfully requested to view the proposal favourably.

6 APPENDIX A – NORTHERN POWER GRID SITE ASSESSMENT

GS6 Safe Clearance Assessment Report

Enquiry Details

Enquiry ID : CRM 250428-007975
Details : Customer requires GS6 advice.

Location : FIELDHEAD FARM
144 LATHAM LANE
COMERSAL . BD19 4AR

Northern Powergrid Details

Name : Contact No : 0800 0113332
Address : Fax No :

Customer Details

Company Name : DPA PLANNING
Company Address :

Contact Name : SAM DEWAR
Contact No :
Mobile No :

Safe Clearance Recommendations

Date attended on site : 7.5.25 Recorded temperature on site (degrees Celsius) : 14°

The safe clearance, measured from the existing ground level, is to be set at 3 metre(s)

Site Specific Comments

Copy of HSE Guidance Note GS 6 given on site : No
Please enter any other comments relating to this enquiry : Do not load / unload beneath the Overhead Power Line
NO ISSUE'S WITH THE 132 KV AND 11KV OVERHEAD LINES, THE LINES ARE 30M AWAY FROM PROPOSED BUILDING.
THERE IS 2 L.V O/H LINES TO PASS UNDER GOING INTO THE FIELD WITH THE LOWEST BEING 4.6M, THE SAFE PASSING UNDER CLEARANCE FOR THIS LINE TO BE SET AT 3M, WITH GOAL POSTS RECOMMENDED AND LIMITERS ON PLANT PASSING UNDER
Important Information - Must be read by customer before signing the declaration
The overhead line(s) is LIVE and operates at a voltage of 475 volts.

Please note that overhead conductors have greater sag at higher temperatures thus reducing safe clearances. Therefore, further guidance may need to be sought if the work to be undertaken extends beyond the anticipated dates.

Reference should be made to Health and Safety Executive Guidance Notes GS6 for information regarding how to avoid danger from overhead electric power lines. This document can be obtained from the HSE by telephoning 01787 881165.

In accordance with Health and Safety at Work Act 1974, the Management of Health and Safety at Work Regulations 1992, the Construction (Design and Management) Regulations 1994 and the Electricity at Work Regulations 1989, you are responsible for preparing a risk

Declaration

Contact Name (Print) :
NPG Name (Print) :

NEIL POWARD

Signature :
Signature :

Date :
Date :

7.5.25