

DESIGN AND ACCESS/PLANNING SUPPORTING STATEMENT

location	Land to North of 344 Leymoor Road, Golcar, Huddersfield, HD7 4QL
application	Erection of Agricultural Livestock Building
client/applicant	Mr S Walker (T/A SW Farming)
job number	25/1275
date	February 2026 Rev A 10-02-2026

ARCHITECTURE | PLANNING | DESIGN

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INTRODUCTION

This design and access/planning supporting statement has been prepared to support the full planning application for an agricultural livestock building on Land to North of 344 Leymoor Road, Golcar, Huddersfield, HD7 4QL.

Accompanying the application are plans of the proposed building, proposed elevations and an ordnance survey location plan indicating the proposed building location along with surrounding land owned and farmed by Mr S Walker (the applicant).

Mr Walker operates his agricultural business under the name SW Farming.

The farm business has a CPH (county parish holding) number of 49/343/1728.

The application site amounts to 8.8 acres/3.56 hectares. The application site is owned outright.

The applicant also rents 16.8 acres in Outlane HD3 (just off Stainland Road). The rented land at Outlane is used for mixed grazing and haymaking. It is important to note as part of the rental agreement the applicant is not permitted to '*erect any structures*'. Refer to Appendix A for a map of the rented land in Outlane.

Investment of the land at Golcar enables the expansion of the rural farm business. Owning this land now presents an opportunity to safeguard the business future and streamline the business with the erection of a purpose designed livestock building.

SW farming has a mixed livestock of Highland cattle and sheep.

The business owns a pedigree highland stock bull and 4 highland cattle (2 of which are pedigree). The sheep numbers are currently at 35 head. The sheep are a mixture of breeds (Shetlands, Cheviots, Jacobs, Dutch Spotted and Blue Texels). All the sheep are used for breeding from, some offspring are sold to others for breeding cycles/showing with other offspring (lambs) fattened and sold at market for the food chain.

The 35 head of sheep have all been scanned and are in lamb, this should produce 71 lambs.

The 4 highland cattle are also in calf, having been scanned. The bull calves will be ringed (steers) and fattened for the food chain with good heifers retained to increase the fold and to breed from.

The proposed agricultural building is an essential part of the farm business growth and development. Mr Walker has clearly demonstrated his commitment with the substantial purchase of the application site. The proposed agricultural building will enable the business to streamline and increase revenue.

Outdoor lambing has resulted in livestock losses, these would be significantly reduced with the provision of an appropriate building for lambing within.

The business is currently restricted with regards to the cattle and simply cannot finish cattle without an appropriate building. Being able to take calves through to finishing will ensure optimum value as opposed to selling them off as stores (for others to finish).

SW Farming livestock levels will naturally increase following lambing and calving. The stock bull has been running with the fold of Highland cows which have now been scanned and are all in calf. This should increase the fold doubling numbers to 8.

The plan is to keep all the cows on the application site with calves moved across to the other rented grazing land at Outlane, when weaned from the cows.

SW Farming has a current mixed flock 35 sheep. These too have all been scanned with 71 lambs expected.

The land holding at Golcar relates well to the livestock levels.

The rented land at Outlane will continue to be grazed by the weaned calves and lambs following hay making each year and brought back to the application site for overwintering/finishing. NB numbers will be reduced as some lambs will be sold on for showing/breeding cycle of others.

Historically circa 60-80 large round bales are cropped from the Outlane site. Many of these bales will be used to provide overwinter feed for the highlands and sheep. All bales will be brought back to the farm base at Golcar and stored within the barn. Many of these will be sold to others at autumn time where a premium value can be achieved. The farm business will retain circa 36 bales of hay to be used for autumn and winter feed to the overwintered livestock.

Heston bales of straw will be bought in and stored within the proposed building to provide bedding for the overwintering.

It's important to note the ground conditions at Golcar are poor, land drainage is very poor and poaching of the land easily arises when livestock are overwintered. The applicant has already carried out a series of land drainage works to try and improve the ground drainage but the general topography results in groundwater from the North, East and West which has improved the situation but makes it very difficult to fully remedy.

Highland beasts easily poach land due to their weight and footprint. They are typically used for conservation grazing and do less damage to the ground than other larger cattle breeds. It is however critical to manage the livestock appropriately when the weather turns, generally October through to March.

The sheep can stay out longer but the grass loses nutrition around late October and then need supplement feed. To save the breeding sheep losing condition, they too will be overwintered, within the proposed building (separate pen) and also fed the cropped hay from the other rented land at Outlane.

The proposed floor plan shows the proposed bull pen (17.5m²), cattle loose housing pen (51m²) and the sheep pen (54m²). These areas are all in line with the Defra space standards for the welfare of livestock. The pens, as illustrated on the proposed floor plan, are positioned to allow for safe and easy access and management of livestock. The proposed openings ensure flexibility of use and segregation of livestock. The openings also ensure sufficient cross flow ventilation to prevent respiratory disease.

The pens will be formed with demountable stock gates to provide flexibility for other aspects such as lambing, calving, shearing, mucking out and general husbandry/welfare requirements.

Historically the highland fold have been bred with all calves sold on. Mr Walker plans to retain good heifers within the fold to increase numbers and revenue. Lambs will continue to be fattened with some sold and replacements retained to keep numbers respectable and appropriate to the overall land holding.

The additional land holding, owned outright, now enables an appropriate building to be provided, subject to LPA support/approval. This, in turn, will enable the farm business to take the highland calves through to finished cattle as opposed to selling them for others to finish. The previous outdoor lambing negatively impacts on the business as the lack of appropriate facilities results in increased deadstock.

SW Farming has invested heavily in the land to secure their long term future and plan to further invest with the proposed building. The business however will recoup costs as they will be able to finish cattle for the food chain, achieving optimum value. They will be able to achieve an optimum value for hay at autumn time as opposed to selling directly from the field. The lambing internally should also reduce losses which naturally has a positive impact on the rural business.

Mr Walker plans to develop a good bloodline of highlands for breeding where some young stock may be sold on for others to also breed from.

To finish the highlands a timeframe of circa 30-36 months will be required. To finish the cattle property appropriate handling facilities and a building for overwintering is a pre-requisite.

The highland cattle are evident on site but due to the lack of appropriate safe handling facilities and a building they are simply unable to finish stock on site or keep stock on site all year round.

As all livestock enterprises, head levels fluctuate throughout the year but recent and historic movements can be validated or checked with the local authority animal welfare dept.

The cattle freely roam the land, conservation grazing (a form of grazing that promotes biodiversity). Highlands are well known to survive and flourish on poor grassland.

Whilst highland cattle are a hardy breed, well equipped to be usually outwintered. They are however large animals prone to damaging land in the wetter months (the cattle can range from 500 to 800kg). This application site has historical ground drainage issues that simply exacerbates the problem and results in an already waterlogged soil structure suffering further damage when grazed overwinter. This results in the ground being badly damaged, leading to decreased yields and lower nutrient value during the summer months. This totally detracts from the conservation grazing approach adopted by SW Farming.

Grass can only survive for a limited amount of time completely submerged and excessive moisture limits grass growth. Poaching leads to soil structure problems and the possible onset of foot rot or mud fever.

To advance the rural farm business livestock simply needs to be finished on site but in order to do this appropriate handling facilities and a building to pen and finish stock is a prerequisite.

It is anticipated the fold size this autumn (2026), following the 275-290 day gestation period, will be circa 8 head, this can then grow year on year if the business has appropriate facilities (handling and finishing space). The proposed livestock building can be used independently to finish stock all year round.

The sheep will also increase in numbers following lambing to circa 106 head. Lambs however will be sold on each year with some replacements and some good quality lambs retained for future breeding.

The proposed building is modest in relation to the land holding at the application site not to mention the other rented land.

It's important to note Highland Cattle require more space than other cattle breeds due to their horns.

Lambs have recently been lost, when lambing outdoors this is a financial blow to the business. These losses could have possibly been avoided/significantly reduced if the farm had an appropriate building.

The highland fold are of mixed ages and well-handled which helps with rounding up but still requires careful management/handling. The proposed building will provide for much safer handling and treatments when needed (either by Mr Walker or the farm vet).

Selecting and rounding up the cattle for movement off the application site with the current set up is problematic and very dangerous. The proposed building, taking into account the openings will enable a system of remote and safe segregation and easy loading ready for market/moving on.

The application site and the rented land have no other buildings or appropriate handling facilities.

The rented land at Outlane is a better grassland and therefore used for crop making to provide winter feed. As noted above this land has no yard or building given it's predominantly used for making hay. This in turn makes collection and segregation of livestock even more difficult and dangerous. *"Being injured by an animal – work with and near cattle caused the most deaths. Agriculture has the highest rate of fatal injury of all the main industry sectors, around 18 times higher than the All Industry rate".*¹

Highland cattle, despite being relatively docile, increase the risk of injury given their horns.

This building is a genuine requirement to enable the farm business to grow and develop associated with Mr Walkers agricultural business.

The building in agricultural terms is not large. Its design is consistent with modern day agricultural buildings, a portal frame structure with low level blockwork or concrete panels with profiled sheeting (olive green RAL 6003) with a profiled sheeted roof. The proposed layout will enable a flexible use to suit the seasons (TB testing, treatments, tagging, calving, lambing, shearing, finishing pens, segregation, etc) the openings ensure, given the buildings small size, the 4x4 loader tractor can easily access and egress the building safely.

¹ <http://www.hse.gov.uk/agriculture/resources/fatal.htm>

The specific location of the proposed building along with materials have been carefully considered to try and ensure minimal impact to the greenbelt setting and open outlook/visual amenity. The existing hedgerow/shrubbery has been utilised to assist in providing a natural and effective screen.

The building will also house some heston straw bales (bedding) and unwrapped round hay bales (feed). The farm business does not own a bale wrapping machine. At a cost of circa 15K this expense is best allocated to the proposed building. .

The impact on the nearest residential property, 342 Leymoor Road, has been taken into account. Given the space separation (86meters to the South) and the agricultural grazing land between the proposed building and No 342 we contend the proposals will not cause any pollution or noise control implications.

We contend the proposed location is the most suitable, being alongside established shrubbery/hedgerow. We are however open to discuss this with the LPA.

The building is not located near any know watercourses which ensures pollution and contamination issues do not arise.

This application is not a prior notification given the proposed building is a livestock building and within 400m of *protected buildings*.

The building has been designed so access can be made from two sides of the building to provide a flexible and functional and to ensure good cross flow ventilation.

POLLUTION AND NOISE CONTROL

The use of the land is not subject to change as a result of this application. Livestock have grazed this land going back a long number of years.

Pollution and noise control has been taken into account with regards to this proposal. As mentioned previously the nearest residential property, 342 Leymoor Road, has been factored into our design.

There is in excess of 85meters between the proposed building and the nearest property with further agricultural grazing land between. Considering the site exposure/openness of the land, specifically between the proposed building and the nearest residential property, we contend this is more than adequate and will not cause any detriment.

When the stock is turned out in spring the building will be mucked out with the resultant muck taken to Outlane for spreading on the land the following winter. This acts as a natural fertiliser for the land assisting with hay making the following summer. It also effectively reduces the expense of chemical fertilisers which not only is a cost saving but also feeds into SW farming principles of a more ethical approach to farming.

Defra standards require field heaps must not be;

- within 10m of surface water (including ditches) or of a land drain,
- within 50m of a spring, well or borehole,
- on land likely to become waterlogged, or
- on land likely to flood.

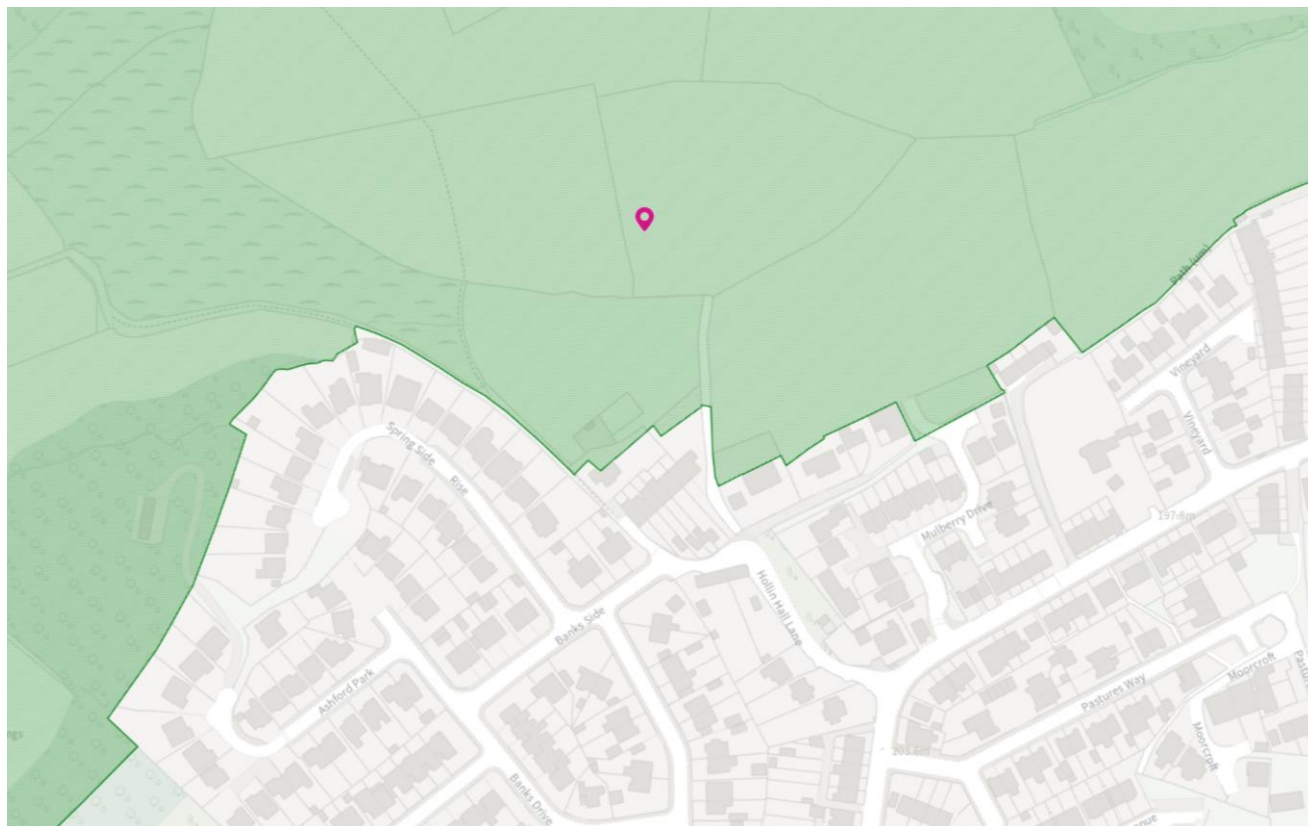
Piles must also;

- move any field heap at least every twelve months,
- leave a 2 year gap before returning to the same site, and
- keep a record of the sites used for field heaps, and the dates of use.

The site at Outlane is more than large enough to easily and practically comply with the above and ensure no pollution or insect nuisance is caused to the nearest dwellings. It's also important to note the land at Outlane has been used to store muck and muck spread by Mr Walker for a number of years with no issues raised.

PLANNING POLICY

The site is allocated as greenbelt on the recently adopted local plan.



KIRKLEES PLANNING POLICY

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 27th February 2019).

The following Kirklees Local Plan (LP) policies apply to this proposed development;

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 21 – Highways and access
- LP 22 – Parking
- LP 24 – Design
- LP 28 – Drainage
- LP 53 – Contaminated and unstable land
- LP 54 – Building for agriculture and forestry in the Green Belt

NATIONAL POLICIES AND GUIDANCE:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The National Planning Policy Framework constitutes guidance for

local planning authorities and is a material consideration in determining applications. The following NPPF (National Planning Policy Framework) chapters apply to this proposed development;

- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 13 – Protecting Green Belt Land
- Chapter 15 – Conserving and enhancing the natural environment

The NPPF states “154. *Development in the Green Belt is inappropriate unless one of the following exceptions applies: a) buildings for agriculture and forestry;*” The building is clearly intended and designed for genuine agricultural purposes.

PLP54 of the adopted Kirklees Local Plan specifically relates to Buildings for Agriculture and Forestry

This states;

19.1.2 Buildings for agriculture and forestry

Policy LP54

Buildings for agriculture and forestry

Proposals for new buildings for agriculture and forestry will normally be acceptable, provided that;

- a. the building is genuinely required for the purposes of agriculture or forestry;
- b. the building can be sited in close association with other existing agricultural buildings, subject to the operational requirements of the holding it is intended to serve. Isolated new buildings will only be accepted exceptionally where there are clear and demonstrable reasons for an isolated location;
- c. there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason; and
- d. 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.

ASSESSMENT OF PROPOSAL

Sustainable development

Policy LP1 of the Kirklees Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in Chapter 2 of the National Planning Policy Framework. Policy LP2 sets out that, in order to protect and enhance the character of places, all development proposals should seek to build on the opportunities and help address the challenges identified in the Local Plan.

Impact on the Green Belt

The site falls within the designated Green Belt on the Kirklees Local Plan (see Local Plan extract on page 6). Therefore, the impact of the proposed development on the Green Belt needs to be assessed.

The National Planning Policy Framework identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

The National Planning Policy Framework also identifies five purposes of the Green Belt;

“143. 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.”

Paragraph 153 of the National Planning Policy Framework states that inappropriate development should not be approved *“except in very special circumstances”*. As noted above buildings for agriculture/forestry are not inappropriate development within the greenbelt therefore do not require very special circumstances.

Kirklees Local Plan Policy, LP54, is consistent with the advice within the National Planning Policy Framework, as noted on page 7 of this statement;

19.1.2 Buildings for agriculture and forestry

Policy LP54

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- b. the building can be sited in close association with other existing agricultural buildings, subject to the operational requirements of the holding it is intended to serve. Isolated new buildings will only be accepted exceptionally where there are clear and demonstrable reasons for an isolated location;
- c. there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason; and
- d. 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.

The proposed agricultural use and genuine agricultural Need is clear within this statement. To continue run an effective livestock business an appropriate building is required. There are no other livestock buildings on the application site or the rented land at Outlane.

The applicant already runs a long-established agricultural business but is hindered with the lack of appropriate facilities. SW Farming have invested substantially in an attempt to resolve this by purchasing a large portion of land (given no buildings are permitted, by the landowner, on the rented land at Outlane). The existing business activities include the rearing of calves (bought in) which the applicant is then forced to sell on as stores, being unable to finish them himself. Calves

are bought in and reared to circa 9 months before being sold on. Mr Walker has a flock of 35 mix breed sheep which are bred from to produce lambs which are fattened and also sold on to enter the food chain. This number has recently been increased given the additional land levels.

Mr Walker crops his own hay for use for his own livestock and has also sold hay to other local farms/equine yards (directly from the field) given the lack of a current storage facility.

Mr Walker invested in 4 pedigree highland cattle (2 cows and 2 heifers) and a pedigree stock bull on purchasing the additional land with a plan to breed his own calves. These, at the time of writing this report, are kept on the application site along with the flock of sheep. The sheep will continue to be bred from, naturally growing the flock size and also selling some fat lambs to market. The highlands will be bred, birth notified and assessed at an early stage to determine suitability to be registered as pedigree or simply fattened/finished for the food chain.

The proposed building is a modern agricultural building. A steel portal frame common in the rural locality. The 60 x 40' building provides circa 193m² internal floor space. The proposed floor plan indicates how this will be split up internally with individual livestock pens to segregate stock (Bull, cows and sheep). The pens will each have a deep bed system of straw for the bedding. The size of the indicated pens is in line with Defra standards for the welfare of livestock (NB Highland beasts have large horns and therefore require slightly more space). Space is also provided for the dry storage of straw, bedding, which will be bought in. Along with hay bales which will continue to be made from the better pasture at Outlane. Passageways are provided between pens to enable the easy and safe checking on livestock and to enable segregation/access to all livestock at all times.

The land at the application site does not drain well, the applicant has invested heavily in improving this but it still remains an issue. This lack of good natural drainage reduces the value/quality of the grass and increases the risk of poaching leading to livestock foot rot. It is important to rest the land during the wetter autumn and winter months. The proposed livestock building will enable this.

In addition to overwintering the livestock the proposed building will also provide the required internal shelter from the elements at lambing time and calving time. This again is important to enable proper and appropriate welfare for livestock which will also reduce the livestock losses that can be avoided with outdoor lambing and calving. Furthermore Highlands are protective of young offspring, whilst Highlands are predominantly docile beasts they do pose serious danger when protecting offspring, again the proposed building will enable a much safer system of calving and managing youngstock.

Isolation areas are also important for treatment (tagging, vaccinations for calves, parasite control (deworming 2–3 times/year), and lice treatment in winter. Cattle also need hoof trimming, more frequent on softer ground such as this application site.

We contend that there is a demonstrable immediate need for this proposed building for the basic needs of existing livestock numbers (cattle and sheep), without calving, lambing and isolation pens even being taken into account.

The farm business will rely on safe and dry hay storage for winter feed. Current cropped hay is predominantly sold on to other local farmers as the farm business is restricted and simply cannot

overwinter or finish cattle without an appropriate building. A small number of bales are retained, stacked on pallets and covered with tarpaulins and old tyres.

Hay bales will continue to be cropped from the rented land at Outlane with the livestock (Calves and lambs) moving on following haymaking in summer. This mixed grazing of highland calves and lambs is good management as they have different grazing habits. Cattle tend to prefer taller grasses (perimeter of the land where not cut) while lambs usually graze on forbs and shorter grass. This combination improves pasture management and reduces parasite burdens (parasites are host-specific and die off when ingested by the other species).

The proportion of retained/sold bales will flip to more bales being retained to provide the autumn/winter feed with fewer being sold on. The bales will be stored within the proposed building following the crop. Whilst the financial loss of selling good quality round bales of hay will reduce revenue it will be more than made up for by being able to sell some bales at a premium in autumn and by having bales to take the highland cattle through to finishing.

The storage of hay (feed) and straw (bedding) is also identified on the proposed floor plan.

While Mr Walker has his own 4x4 loader tractor and trailer he currently shares a muck spreader, hay bob and baler with another local farmer. These implements are securely kept at the other farmers base in Outlane.

We contend that this statement, land holding and livestock demonstrates that the proposed building is a genuine requirement for the purposes of agriculture and is also of an appropriate scale for the agricultural operations/business. We therefore contend that this proposal complies with LP54(a).

The proposed building is located on agricultural grazing land, located some distance from the nearby unrelated residential properties. The existing shrubbery and hedgerows provide an effective established screen for the proposed building therefore we contend it is an appropriate location in line with LP54(b). Similarly, the building would not cause any significant additional harm to residential amenity over and above the existing grazing/livestock arrangements on site in line with LP54(c).

With regard to LP54(d), as well as LP24(a), the proposed design and materials of the structure are in-keeping with the rural character of the site, the proposed building is similar to other local modern agricultural buildings in the locality. We contend that the building would be in-keeping with the rural setting and use of the proposed agricultural unit. The RAL 6003 (Olive Green) coloured sheeting to the proposed building also assists in reducing the visual impact of the proposed building.

We therefore contend that the proposed development falls under exception a) of paragraph 154 of the NPFF (*buildings for agriculture and forestry*) and complies with the requirements of LP54 of the Kirklees Local Plan and would therefore be appropriate development in the green belt. The principle of development should therefore be considered acceptable, complying with LP54 of Kirklees Local Plan and Chapter 13 of the National Planning Policy Framework.

Impact on visual amenity and historic character

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed and places) whereby para 131 provides a principal consideration concerning design which states: *“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.”*

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring *“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...”*

Paragraph 134 of the NPPF sets out that design guides and codes carry weight in decision making. Of note, Paragraph 139 of the NPPF states 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.

The application site is located on the Edge of the Golcar settlement but on rural agricultural grazing land – see map overleaf.

We are not aware of any nearby Ancient Monuments. The map extract overleaf indicates the location of nearby listed buildings.

Chapter 16 of the NPPF outlines that great weight should be given to the conservation of a designated heritage asset and LP35 states that *“Development proposals affecting a designated heritage asset [...] should preserve or enhance the significance of the asset”*.

The proposed building has concrete panels/blockwork to the low level with olive green profiled steel sheeting above and a grey fibre cement profiled sheet roof. The wall cladding has an olive green colour finish.

The nearby listed buildings are all some distance from the proposed development with 338 – 342 being the nearest some circa 90m to the South. We contend the space separation, separate land parcel and established planting ensures no harm to the nearby listed buildings.



The building will be accessed via the existing access track to the land.

Vehicular movements to and from the site will in fact be reduced as a result of the proposed building as less frequent checks on stock will be required and fewer/less frequent movements will be required to bring feed to the site. Less vehicle movements, transporting livestock to and from the application site, will be also required if the proposed agricultural building is supported and approved. The applicant has a 4x4 tractor and a 4x4 domestic vehicle, these can easily access the location of the proposed building.

No new access will need to be created as a result of this application.

No external lighting is proposed which in turn assists to reduce the visual impact.

The size and massing of the proposed building is shown on the submitted plans. Given the specific siting of the proposed building on a relatively flat area we contend a topographical survey is not required. The proposed building with eaves heights of 4.2 and a roof apex of 5.4m ensures that the proposed building does not become overly prominent especially considering the existing established shrubbery and hedgerow to the South and West of the proposed building.

We contend that the proposal would be in-keeping with the rural character of the site and in-keeping with the rural setting and therefore should be considered acceptable in line with LP24 and LP35 of the Kirklees Local Plan and Chapter 12 and 16 of the NPPF.

Impact on residential amenity

The location of the proposed agricultural building has been carefully considered. Various factors have determined the proposed location, including, but not limited to;

- Access (to the building from the highway network).
- Access (to the building from the grazed land).
- Security (arson, theft, damage).
- Prevailing weather.
- Utilise existing landform and shrubbery/hedgerow to assist with screening
- Prevent skyline development
- Distance to nearby residential properties

Policy LP24 (b), sets out that proposals should promote good design by, amongst other things, providing a high standard of amenity for future and neighbouring occupiers. With regards to the potential amenity impact on the occupants of the nearby residential properties the nearest residential dwelling (342 Leymoor Road) is over 85m away to the South. Considering the open aspect, space separate and existing livestock on the land (grazing closer to properties) we contend that the proposed location will not cause any undue harm.

Given the above we contend that the proposal does not result in any significant adverse impact upon the residential amenity of any neighbours/neighbouring properties, thereby complying with Policies LP24, LP52 and LP54 of the Kirklees Local Plan and Paragraphs 135 (f) and 180 (e) of the National Planning Policy Framework.

Impact on highway safety

The access to the proposed building will use the existing access to the agricultural land. No new access is formed as a result of this proposal.

As noted previously in this statement, we consider it demonstrably evident that vehicular movements to and from the site will be reduced as a result of the proposed building. Fewer trips to and from the site will result as less frequent checks on stock will be required, fewer/less frequent movements will be required to bring bulky feed to the site, less vehicle movements, transporting livestock to and from the application site, will be also required subject to support of this application.

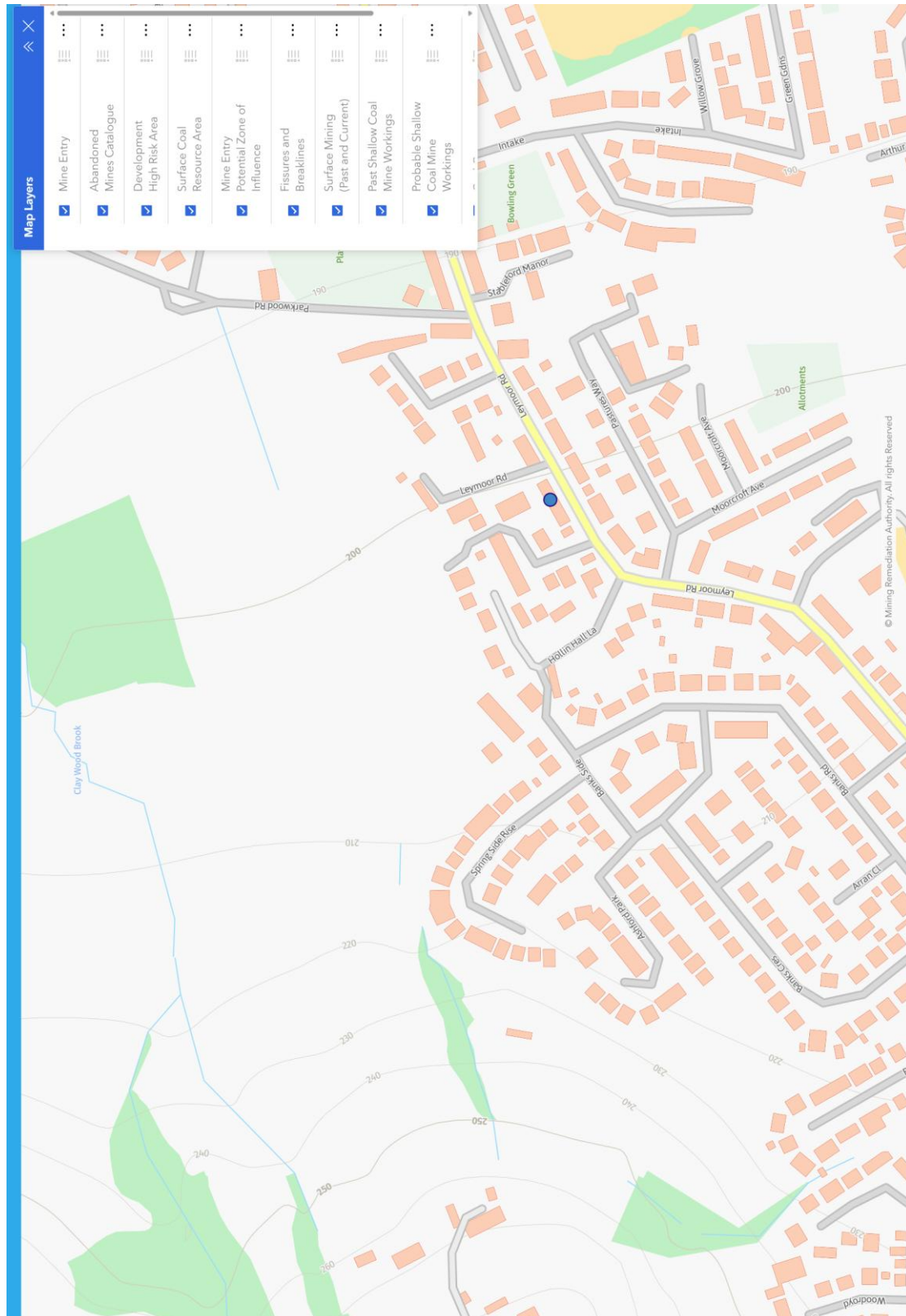
Therefore, we contend that the proposal does not cause any significant additional harm to highway safety over and above the existing arrangements on site. And that LPA officers should consider the application to be acceptable on highways grounds. Whilst no surfacing proposals are proposed we would be willing to discuss any recommended surfacing to ensure/reduce the likelihood of mud being deposited upon the highway.

We contend that the proposals comply with Policies LP21 and LP22 of the Kirklees Local Plan, the guidance within the Council's Highways Design Guide SPD, and Chapter 9 of the National Planning Policy Framework.

OTHER MATTERS

Coal Mining

Initial research indicates that the site is not subject to coalmining issues;



Naturally we are happy for an appropriate condition to be added to an approval suggesting works cease if any evidence of coal mining are discovered during the early excavation stage.

We contend that the proposal complies with paragraphs 189 and 190 of the NPPF.

Contaminated land

The proposed development is on agricultural grazing land and not PDL (previously developed land). No contamination is expected/anticipated. Again we have no objection to a condition in relation to possible unexpected contamination being discovered, to protect construction workers during the development and any future site users. This demonstrates compliance with LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

Biodiversity

A Biodiversity Net Gain (BNG) of 10% enhancement is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions.

A BNG survey has been undertaken. Please refer to the BNG report that accompanies this application.

We contend this, subject to KMC ecology officer assessment, complies with Policy LP30 of the Kirklees Local Plan.

Drainage

Policy LP28 of the Kirklees Local Plan & Section 14 ('Meeting the challenge of climate change, flooding and coastal change') of the National Planning Policy Framework and the National Planning Policy Framework technical guidance document are considered to be relevant in terms of foul / surface water drainage.

The proposal has no foul water drainage.

The proposed building will see surface water runoff, however the surface water will be dealt with using a herringbone soakaway. Taking into account the size and scale of the agricultural building and it's proposed use to house livestock we contend it is unnecessary to require submission of a scheme of surface water drainage.

CONCLUSION

In support of this application we add: -

- The subject of this full planning application is for the construction of an agricultural building for livestock, calving, lambing, overwintering, finishing and general handling purposes along with the storage of bedding (unwrapped heston bales of straw) and hay (feed).
- The total area of the proposed agricultural building is 223 square metres.
- The application site is sited on land that has been used for livestock/farming purposes and as part of an established farm business (Mr Sam Walker T/A SW Farming).
- This land forms part of an agricultural business with a registered Farm Holding (CPH No 49/343/1728). The overall Registered Holding is in excess of 5 hectares. The overall holding totals 25.6 acres/10 hectares.
- The subject site, and other rented land, is used for all year round for agricultural purposes.
- This location is considered the most appropriate location away from watercourses, nearby residential properties and also to reduce the impact and massing of the building.
- The site features (established shrubbery/hedgerow) levels and topography has also been considered when determining the most appropriate location. This proposal does not constitute harsh skyline development.
- The location of the proposed building is significant in relation to security, vandalism and arson. Many other local Colne Valley farms have very recently suffered a spate of theft/vandalism. This location, we feel, provides a secure location whilst being fit for purpose and ensuring minimal impact on the location.
- The parcel of land which the application relates to far exceeds 1 hectare.
- There are no other buildings on this (owned) holding or the other land at Outlane.
- An agricultural building, on land within the applicant ownership, is essential to safeguard the future of their business. To finish livestock is now required to enable the business to thrive and develop. A building is required to ensure the safe handling of livestock and to create pens to finish internally, indoor lambing will reduce the livestock losses associated with outdoor lambing. It is wholly reasonable to require the construction of a suitable functional farm building to facilitate the functioning of the farm business.
- It will be noted that a key characteristic of this immediate vicinity is the predominance of agricultural buildings throughout the landscape. The sporadic development of older farm buildings and farmsteads can be seen around the very immediate locality and, therefore,

this proposal will not be out of character or keeping with the surrounding area and the character and appearance of the countryside.

- The appearance of the proposed building has been designed to be in keeping with other nearby modern agricultural buildings with a form and scale appropriate for the use and land holding. The building has also been located adjacent to established shrubbery/hedgerow (screening) that will not only shelter the building but also ensure the building is not prominent or overbearing from nearby public viewpoints.
- The location has been arrived at to ensure no pollution and noise control issues are unduly caused to the nearby residential buildings.
- The proposed location is a good distance between the nearest residential property. The buildings location/position, slightly recessed into the natural topography, with the established adjacent shrubbery and hedgerow along with the rising backdrop of the land to the North and West therefore ensures the building will not appear out of place nor out of keeping with the character of the countryside in this area.

The openness of the greenbelt and visual amenity has been heavily considered in determining what we consider to be the most appropriate location for the building, we are however open to discussions with Local Authority Planning Officers.

Kirklees Local plan states *“By far the biggest land use in the green belt is agriculture, and like any other business agricultural holdings will occasionally require new buildings. The construction of buildings for agriculture and forestry is not inappropriate in the green belt and new buildings to support such enterprises will be supported, provided that they are genuinely required in connection with an agricultural or forestry enterprise and that the need can be demonstrated. This will depend on the extent and type of the holding in question and will be unlikely to apply to hobby farms, usually defined as those where the enterprise is not the applicant’s main, principal or full time occupation or business. It is also unlikely to apply to a building solely for the purpose of providing security for agricultural implements. In order to minimise impact on the countryside, new agricultural buildings should be located within or close to an existing group of buildings, subject to a consideration of the proper functioning of the enterprise they are intended to serve. Development on isolated sites will only be acceptable if there are demonstrable operational reasons for the choice of location and there is no detrimental effect on the landscape.”*

We contend this supporting statement indicates compliance with the above paragraph/extract from the local plan providing clear clarification to enable this application to be supported.

Naturally should the Local Authority Planning Department require any further information please contact Paul Matthews Architectural. We respectfully ask for contact from the case officer prior to the formal determination of this application.

APPENDIX A

OTHER LAND HOLDING MAP

