

DESIGN AND ACCESS STATEMENT PLANNING SUPPORTING STATEMENT

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| location | Holmside Farm, Holme, Holmfirth, HD9 2RX. |
| application | Demolition of Buildings and Erection of Detached Dwelling. |
| client/applicant | Mr & Mrs J Green |
| job number | 25/1260 |
| date | February 2026 |

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INTRODUCTION

This Design + Access & Planning Supporting Statement has been prepared in support of a full planning application for the Demolition of Buildings and Erection of Detached Dwelling at Holmside Farm, Holme, Holmfirth, HD9 2RX. The proposal also includes associated residential curtilage, parking, access and landscaping works.

The proposed dwelling is a self-build scheme for the applicants as defined under self-build and custom Housebuilding Act 2015. Mr & Mrs Green have been heavily involved in the design of the property to ensure that this meets their needs for later life.

The site lies within Green Belt land which could be designated as Grey Belt under the planning framework. This statement therefore provides a detailed assessment of Grey Belt policy, explains the purpose and function of the designation, and demonstrates how the proposal fully satisfies the relevant national and local policy for development within Grey Belt land.

LOCATION

Holmside Farm is a long-established rural farmstead comprising a loose cluster of agricultural buildings set around a central yard, accessed via an existing and well-established farm access running North from Woodhead Road. The site forms part of the historic working farm and has evolved incrementally over time, resulting in a mix of traditional and later agricultural structures of varying architectural quality/construction forms.

The application site occupies a previously developed part of the farm and contains agricultural buildings of poor appearance which no longer serves a modern agricultural function.

The farm has been in the Green family for 276 years, since it was built. Historically, it was a dairy farm, but this ceased in 1979 when the EEC (now EU) paid compensation for the cessation of dairy farms. The agricultural land around the farm has been rented out since to other local farmers since 1979 with the Green family having a small fold of highland cattle. It's important to note these are outwintered therefore the farm buildings have not been used for agricultural purposes since 1979 (46 years).

The building is positioned within the core of the farm complex and is visually read as part of the developed group rather than as an isolated structure in the open countryside.

The application site covers the overall proposed development, red lined from the adopted highway, Woodhead Road, and also includes the area of existing buildings that are to be demolished as part of the overall proposals.

The existing agricultural buildings, to be removed, have been used for domestic associated uses since 1979 (domestic storage, fuel storage, siting of static caravan, etc.)

The site is situated within The Green Belt.



The wider landscape is rural in character, comprising open fields, boundary hedgerows, mature trees to the North, lining Digley brook and other scattered farmsteads. The site itself is visually obscured by the existing topography and boundary treatments. Views of the site from the surrounding countryside are very limited and filtered, and the existing buildings already interrupt openness of the Green Belt.

Importantly, the proposal does not introduce development into undeveloped pastureland. All works are confined to the established farmyard/cluster of existing buildings (to be removed) ensuring that the character and function of the surrounding countryside is preserved.

DESCRIPTION

The replacement dwelling is arranged as a single-storey form with a modest roof height, drawing clear reference from traditional agricultural typologies. The internal layout provides a high-quality, functional living environment, including a principal living and dining space, kitchen, 2 bedrooms, bathroom, and ancillary accommodation such as a utility, ensuite and a plant room. Large areas of glazing and carefully positioned openings provide good levels of natural light while maintaining privacy and a simple, restrained rugged/rustic external appearance.

Externally, the dwelling remains closely aligned to the footprint of the existing building but with a notable reduction in built form. This reduction results in a more compact and efficient structure which reduces visual mass within the Green Belt and enhances the openness of the site when compared with both the existing building and the previously approved (extant) conversion scheme reference 2004/93365.

The proposal also includes associated residential curtilage, modest hard landscaping, parking provision and a defined patio area, all contained within the existing developed area of the farm space. There is no extension of development into surrounding open countryside/pasture.

The site has a previously approved scheme for a reduction of the existing barn and conversion to form a dwelling. It's important to note that this is an extant planning approval given works formally commenced back in October 2009.

The previously referenced planning approval, 2004/93365, was a renewal of a previous approval. This application was formally approved on the 18th February 2005 (see planning decision notice in Appendix A of this statement).

It's also important to note that there were no 'Pre-Conditions' imposed on the above referenced formal planning approval.

Condition 1 of the above reference planning approval stated "*The development shall be begun not later than the expiration of five years beginning with the date on which permission is granted.*"

A Building Regulations application was formally submitted to Kirklees Building Control, by the previous agent, on 19/05/2009. Kirklees Building Control records indicate that works formally commenced on 29th October 2009 (records of this can be provided if required). According to the Kirklees Building Control site inspection records a further inspection was carried out on 11th November 2009 and again on 7th January 2019.

The 29/10/2009 Kirklees Building Control inspection records state "*Commenced raise fee. Met owner at property - single storey part of barn (ensuite and bedroom) re-roofed, areas of walling re-built - previous inspections? . . . Roof satis. Discussed insulation to external walls, areas of rebuilt have clear cavity - advised to insulate internally.*"

The 11/11/2009 Kirklees Building Control inspection records state "*Pre-plaster satis - full fill insulation to rafter void with 37.5mm plasterboard to fix to underside. Self certifying electrician has carried out elec installation.*"

The most recent 7th January 2019 Kirklees Building Control inspection records state "*T/C with Owner - Mr Green - Works on-going to Barn B - Barn A previously completed on a seperate application.*"

We contend that the formal submission of the Building Control application and site inspections clearly demonstrate/evidence that works on the 2024/93365 approval commenced.

Under section 91 of the Town and Country Planning Act 1990, planning permission is usually granted with an implied condition that the development must be begun within a specified period (in this specific case within 5 years of 18/02/2005).

Section 56 of the Town and Country Planning Act 1990 defines when development (and thus commencement) is taken to have begun; "*Development shall be taken to be begun on the earliest date on which any material operation comprised in the development begins to be carried out.*"

As caselaw has previously evidenced the statutory definition of commencement itself does not set a high bar, the threshold is deliberately low (i.e., only modest works are required) as long as they are part of the authorised development.

The following caselaw identifies previous cases where the threshold was low;

- Malvern Hills DC v Secretary of State for the Environment [1982] JPL 439

- Spackman v Secretary of State and Another [1977] 33 P&CR 430
- Thayer v Secretary of State for the Environment and Wycombe DC [1992] JPL 264)

Notwithstanding the above, we again contend the works carried out demonstrate that the 2004/93365 approval has been commenced and is an extant approval capable of being completed.

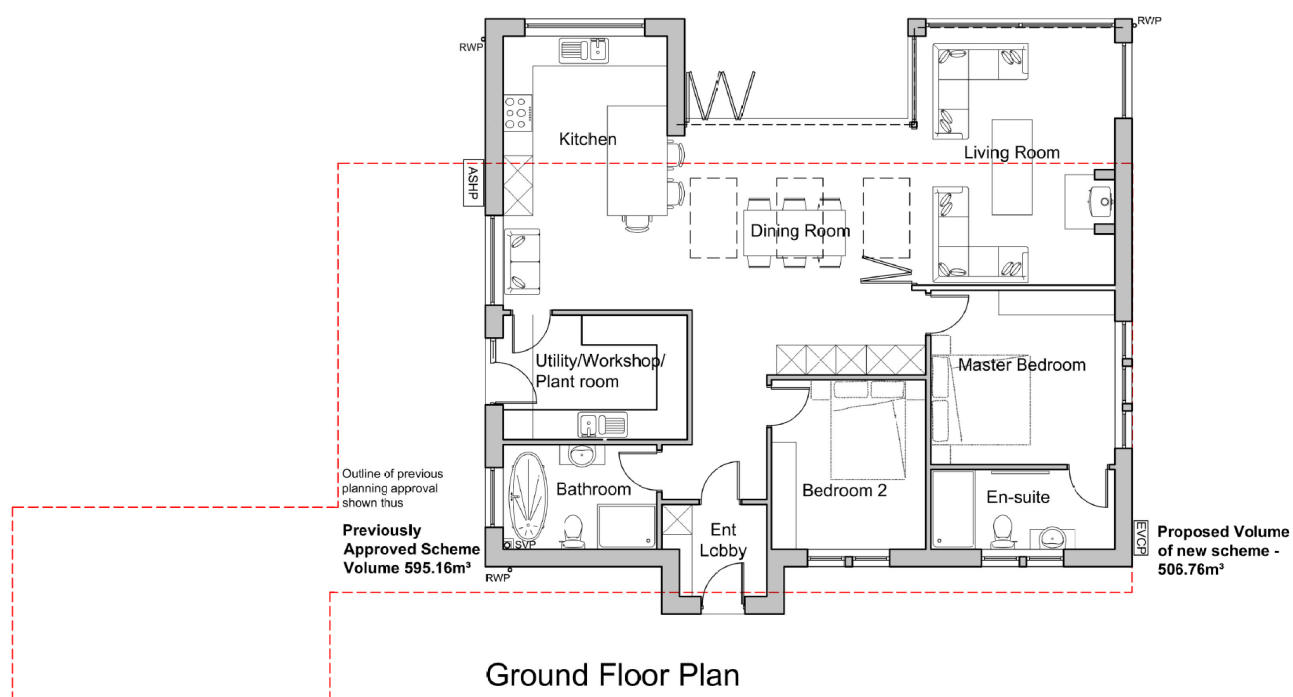
This extant approval we consider to be a *fallback* position to this proposed application. It is a lawful alternative development that the applicants could continue without needing the planning permission that is now being sought.

This fallback position, we contend, is a **material consideration** for the assessment of this current application.

The proposals provide a reduction in volume, footprint and height above and beyond the extant approval. This, we consider demonstrates a positive impact on the Green Belt setting by effectively reducing the sprawl and impact within Green Belt setting.

This application seeks consent for the demolition of the existing agricultural buildings and to erect a single detached dwelling that is materially smaller in footprint and overall volume.

The proposed dwelling has been carefully designed to sit comfortably within the established



farm space, responding positively to its rural context and agricultural origins.

The above and overleaf images aim to inform the differing volumes, built height and footprint of the existing, previously approved and the proposals forming this application.



As Existing Built Volume - 801.13m3

Previously Approved 2004/93365 Scheme Volume – 565.16m3

New Scheme Volume – 506.16m3

NB the eastern most agricultural building was to be removed as part of the 2004/9336 approval hence the differing volumes between the ‘existing as built’ and ‘previous approved scheme’.

The overall built height of this new application is circa 965mm lower than that of the existing structures and the previously approved conversion scheme. It also has a significantly lower footprint. These aspects are an important benefit to the Green Belt and protecting the openness and visual amenity of the Green Belt.

Refer to Appendix B of this statement for the 2004/93365 approved plan illustrating the extant approval.

The proposed development comprises the erection of a single, 2 bedroomed detached dwelling with associated access, parking and private amenity space. The dwelling is shown on the Proposed Site Plan, positioned centrally within the plot to ensure appropriate separation distances to neighbouring properties and to reflect the sporadic placement of properties within the locality.

APPEARANCE

The following materials are proposed:

- | | | |
|-----------------|---|---|
| Walls | - | Coursed Natural Stone. |
| Roof | - | Natural Stone Slate. |
| Rainwater Goods | - | Upvc Guttering & Downpipes. |
| Windows & Doors | - | Upvc/Composite/Powder Coated Aluminium Windows & Doors. |

MEANS OF ACCESS

The existing access will be retained from Woodhead Road.

A single dwelling will generate significantly fewer vehicle movements than historic agricultural use, resulting in no harm to highway safety. Furthermore, the extant approval indicated a 4/5 (study) bedroom property. This application is for a 2 bedroomed property which will naturally result in fewer associated vehicle movements.

LAYOUT

The proposed layout has been carefully conceived to provide a practical and high-quality residential environment while remaining proportionate and appropriate to its rural and Green Belt setting.

The design has been shaped by the applicants who have been heavily involved in the design and layout. The proposed dwelling is a self-build scheme for the applicants.

The dwelling is arranged on a single level, reflecting the scale and simplicity of the existing agricultural buildings and avoiding unnecessary increases in height or mass.

Access to the dwelling is provided via a modest entrance lobby which creates a clear transition between the external farmyard and the private internal spaces of the home. From this point, the layout opens into an open-plan kitchen, dining and living area which forms the heart of the dwelling. This principal space is orientated to maximise daylight and views across the immediate curtilage while maintaining a strong functional relationship with the surrounding landscape.

The kitchen is positioned to allow for efficient day-to-day use and incorporates an island arrangement which reinforces the flexible and social nature of the space. The adjoining dining and living areas are visually connected yet clearly defined, ensuring the layout functions well for modern living without resulting in an overly expansive or suburban arrangement.

Sleeping space is arranged separately from the main living areas to ensure appropriate levels of privacy. The principal bedroom benefits from an en-suite, while the second bedroom is appropriately sized and served by a separate house bathroom. This layout provides a clear hierarchy of spaces and supports long-term residential use.

Ancillary accommodation, including a utility and plant room, is fully integrated within the building envelope. This allows the discreet incorporation of sustainable technologies such as the air source heat pump controls, solar panel charge controller and solar regulator along with the mechanical heat recovery ventilation equipment. This avoids external clutter and maintains a clean agricultural form.

Provision is also made for a modest workshop or storage area, reflecting the working character of the site and maintaining a functional feel. This avoids a purely domestic layout and reinforces the rural identity of the dwelling.

Externally, a defined patio area is provided directly adjacent to the main living spaces, offering usable private amenity space that is modest in scale and visually contained.

Circulation around the building is clear and legible, with access, parking and servicing arranged to minimise hardstanding and preserve openness.

Overall, the proposed layout delivers a coherent, functional and high-quality dwelling that responds positively to the site's constraints and opportunities. It strikes an appropriate balance between residential comfort, sustainability and restraint, ensuring the development remains firmly rooted within its rural and Green Belt context.

SCALE

The proposed dwelling has been carefully designed to ensure it sits seamlessly within the site and does not present an overbearing impact on other adjacent properties.

It's important to note that this proposed dwelling is smaller in height, footprint and volume than the extant approval.

PLANNING HISTORY

The application site benefits from previous planning approvals for the conversion of the existing agricultural building to residential use.

The existence of an extant or previously approved scheme for conversion demonstrates that the use of the existing agricultural buildings as a dwelling has been judged acceptable in Green Belt terms, subject to detailed design considerations. This, we contend, is a significant material consideration when assessing the current proposal.

The current proposal represents a clear improvement when compared to the previously approved conversion, for the following reasons:

The proposed replacement dwelling is reduced in overall volume and overall scale (height/footprint). The existing built form has a total volume of 801.13m³, the previously approved scheme has a reduced volume of 595.16m³. The new proposals show a further reduction with a total of 506.16m³ which gives significant benefit to the visual amenity of the Green Belt and sprawl within the Green Belt.

The proposed building occupies a smaller footprint, the design is more compact and efficient, the scheme delivers a more coherent and legible form which reflects the architectural character of the locality.

As such, the proposal has a lesser impact on Green Belt openness than the previously approved scheme. In Green Belt terms, this represents a material reduction in harm.

Planning history;

[99/93225](#) - REUSE AND ADAPTATION OF EXISTING BARN TO FORM ONE DWELLING– **Approved**

[2004/93365](#) - RENEWAL OF PREVIOUS PERMISSION FOR RE-USE AND ADAPTATION OF EXISTING BARN TO FORM ONE DWELLING– **Approved**.

[2004/95852](#)- RENEWAL OF PREVIOUS PERMISSION FOR RE-USE AND ADAPTATION OF EXISTING BARN TO FORM 1 NO. DWELLING– **Approved**

THE PROPOSALS

The design of the proposed replacement dwelling has been informed by a thorough understanding of the site, its agricultural history and its Green Belt context. The approach has been deliberately restrained, avoiding suburban detailing or domestic features that would appear incongruous in a farmstead setting.

The form and massing of the dwelling draw clear reference from traditional vernacular typologies, with a simple linear arrangement, modest roof span and understated detailing.

The reduced footprint and overall volume ensure that the building reads as a subordinate and recessive feature within the wider landscape.

External materials have been selected to reflect the rural character of the area, utilising a natural coursed stone and green oak that allows the building to sit comfortably alongside existing farm structures. Openings are carefully proportioned and positioned to provide appropriate levels of daylight.

Overall, the proposal represents a significant visual and architectural improvement when compared to the existing agricultural building and the previously approved extant conversion scheme.

Given the site's location within the established farm, the proposed development will have a limited visual impact on the surrounding landscape. The replacement of the existing agricultural building with a smaller, better-designed dwelling will result in a net visual enhancement.

The reduction in built form contributes positively to openness, an important consideration within both Green Belt and Grey Belt policy. The proposal does not introduce new vertical elements or extensive hardstanding and therefore avoids urbanisation of the site.

Any minor changes to views from within the farmyard are outweighed by the improvement in architectural quality and coherence. In longer-distance views, the development will be largely inconspicuous due to existing screening and the contained nature of the site.

THE SITE IN GREY BELT CONTEXT

This section sets out a comprehensive assessment of how the proposed development at Holmside Farm aligns with the Grey Belt concept within national planning policy and the evolving approach to Green Belt land management. Although the site is within the Green Belt, its characteristics, land-use history, and relationship with the surrounding built environment indicate that it functions as low-value Green Belt and is therefore capable of being considered under the Grey Belt category for the purposes of planning decision-making.

The site lies within the designated Green Belt, as defined by the Kirklees Local Plan. However, the Green Belt designation here covers a site that is already developed, containing permanent structures, car parking, associated infrastructure and the extant approval for the barn conversion to a dwelling.

The updated policy direction at national level recognises that land within the Green Belt is not uniform in character, sensitivity, or contribution to Green Belt purposes. While some areas provide strong, high-value Green Belt functions, others—particularly previously developed land (PDL), residential curtilages, redundant uses, or built-up edges—have limited

openness or landscape value and do not contribute materially to preventing urban sprawl or settlement coalescence.

The December 2024 NPPF sets out the new concept of Grey Belt. Annex 2 of the NPPF defines grey belt as follows “*For the purposes of plan-making and decision-making, ‘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 areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.*”

The new framework encourages *site-specific analysis*, meaning each land parcel should be examined individually rather than treated uniformly simply because it falls within the Green Belt boundary.

Under this interpretation, land which is categorised as ‘Grey Belt’ is capable of being released for development or considered suitable for context-appropriate redevelopment where it delivers public benefits and does not cause substantial harm to the essential characteristics of the Green Belt—namely, openness and permanence.

This approach remains fully consistent with the national presumption that high-quality, sustainable development should be supported where harm to Green Belt functions is minimised and where existing land resources can be used more efficiently.

The NPPF (Paragraph 143) outlines five purposes of the Green Belt:

- 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.

Government Guidance ‘Green Belt’ (para 5) provides categories of assessment for assessing these purposes and sets out categories: strong, moderate, and weak or none. Sites that make a weak or moderate contributions to purposes a, b and d are therefore acceptable (i.e. those that do not ‘*strongly contribute*’ to the relevant purposes).

‘Grey Belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land. The site is a former agricultural site and is therefore not classed as PDL (previously development land) but nevertheless comprises ‘*any other land*’ and therefore passes this part of the glossary definition. Furthermore, the extant approval to a dwelling, we contend, also provides a material consideration.

We consider that the site qualifies as a grey belt site, i.e. *does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143*, as demonstrated below;

Purpose A; The application site is **not** adjacent to a large built-up area, the nearest largest built-up area is Holmfirth centre which is circa 2miles to the East of the application site and therefore makes a ‘*weak or none*’ contribution as per the Green Belt Government guidance. Holme Village and Holmbridge which are closer to the application site (both circa 0.5 miles away) are both **villages** and **not** large built-up areas. Government Guidance ‘Green Belt’ states that in assessing Purpose A, “Villages should not be considered to be large built-up areas.”

Purpose B; The application site also makes a ‘weak or none’ contribution as it does not form a gap between towns.

Purpose D; Similarly, the application site does not “*form part of the setting of a historic town*”

With regards to footnote 7; The application site is not located within any of the following relevant areas / assets listed below:

- Habitat sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest
- Local Green Space
- A National Landscape
- A National Park (or within the Broads Authority)
- Heritage Coast
- Irreplaceable habitats
- Designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75)
- Areas at risk of flooding or coastal change It is therefore concluded that the site falls within the definition of Grey Belt.

We therefore contend that the site falls within the definition of Grey Belt.

Paragraph 155 of the NPPF (Proposals affecting the Green Belt) states “*The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:*

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 proposed⁵⁶;

c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework⁵⁷; and

d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.”

Regarding 155(a); The application site currently comprises of the existing agricultural buildings and hardstanding areas. Clear site boundaries in the form of dry-stone walling and timber fences surround the site and provide a separation between the built development and surrounding fields, pastureland and countryside. The proposed development would be constructed within the existing site boundary and adjacent to the existing built development. Furthermore, the proposed development replaces existing buildings, to be demolished, resulting in building footprint areas being re-used together with a net decrease in volume. The extant approval to convert the existing agricultural buildings would no longer continue should this application be supported as these buildings would be removed as part of the proposals. This, we contend, improves the transitional relationship between the site and the wider Green Belt compared with the existing situation and the fallback position.

It is also important to note footnote 55 of the NPPF states “*that if development is considered to be not inappropriate development on previously developed land or grey belt, then this is excluded from the policy requirement to give substantial weight to any harm to the Green Belt, including to its openness.*

This is consistent with rulings from the courts on these matters that, where development (of any kind, now including development on grey belt or previously developed land) is not considered to be inappropriate in the Green Belt, it follows that the test of impacts to openness or to Green Belt purposes are addressed and that therefore a proposal does not have to be justified by “very special circumstances”. Therefore, the proposals are not considered to conflict with Purpose C of paragraph 143 (to assist in safeguarding the countryside from encroachment).

The application site is not located within an ‘urban area’ and therefore Purpose E of paragraph 143 ‘to assist in urban regeneration, by encouraging the recycling of derelict and other urban land’ is also not engaged. The proposals also comply with Green Belt Purposes A, B and D all as referenced above.

With reference to para 155b of the NPPF this states *“There is a demonstrable unmet need for the type of development proposed⁵⁶”* the proposal is for one dwelling. Footnote 56 states *“Which, in the case of applications involving the provision of housing, means the lack of a five year supply of deliverable housing sites, including the relevant buffer where applicable, or where the Housing Delivery Tests was below 75% of the housing requirement over the previous three years; and in the case of traveller sites means the lack of a five year supply of deliverable traveller sites assessed in line with Planning Policy for Traveller sites.”*. Kirklees currently has a 3.96-year housing land supply, which falls below the required five-year supply. The 2022 Housing Delivery Test results also indicate under-delivery with only 67% of required housing being delivered. This shortfall is a material consideration and, we contend, supports the principle of development on Grey Belt land. The proposed development contributes to addressing housing need within Kirklees through the delivery of a new self-build dwelling, whilst this contribution may be small it is still a positive contribution. Whilst limited in development scale, it nonetheless engages this policy test and, we contend, meets the requirements of Paragraph 155(b).

With regards to para 155 (c) of the NPPF; The application site is located 0.5 miles away from both Holme Village and Holmbridge. This is a 2-minute drive or a 15-minute walk from the application site. Holme village includes a junior and infant school, a pub that has a bolt on convenience shop, a village hall and a park/recreational ground. Holmbridge has a convenience shop, hairdressers, a pub, a pub/ restaurant and a junior and infant school, a pre-school, a church, recreational ground and a sculpture lounge.

The village of Holmbridge has sports facilities (Holmbridge Football Club).

The adopted highway, Woodhead Road, has good public transport links with a bus stop close to the site entrance on Woodhead Road which provides a direct link to Holmfirth Town centre.

The site also provides immediate proximity to a range of public footpaths and bridleways, which would encourage walking and cycling. Paragraph 110 in the NPPF states that *“opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”*

It is noted that since the ‘Grey Belt’ policy was introduced Kirklees Planning have approved other applications where; *“It is recognised that future occupants of the dwelling would be reliant on the use of private vehicles for most day-to-day journeys, the proposal relates to a single dwelling and associated trip generation would be minimal. Taking into account the sites rural setting, the site proximity to local facilities and services, and the limited scale of development, it is considered that the development would be in a reasonably accessible and sustainable location for the purposes Paragraph 155c of the NPPF.”* [2025/91232](#). Other appeal cases also reference ‘occupants being dependent on use of a private cars to meet

day-to-day needs'. However, paragraph 110 of the Framework recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. Furthermore, the fallback position of this application is the continued conversion of the existing agricultural buildings to a dwelling. This application proposes to reduce the size (and number of bedrooms) of the proposed dwelling which in turn will see fewer vehicle movements and therefore more sustainable.

As noted previously within this statement we contend that the extant approval forms a very valid and lawful fallback position. This should be factored in as part of the decision-making process.

Case law has previously indicated that a fallback position no longer must be '*probable*' or '*have a high chance of occurring*' but simply needs to be more than a theoretical prospect. Notwithstanding this, given the value of the existing buildings (not a fully completed conversion) compared to a dwelling (completed conversion) in this particular location along with the fact that the planning approval is extant, we consider the fallback position to have a **very** high chance of occurring should this application not be supported and approved.

Mansell v Tonbridge & Malling Borough Council [2017] EWCA Civ 1314 is an example of planning caselaw where the Court of Appeal decision confirms that a 'fallback' position can be a material planning consideration in determining whether to grant planning permission for an alternative proposal. Significantly this case arose in the context of the demolition of a large barn and bungalow and the construction of four dwellings outside settlement boundaries where permitted development rights (Class Q) *could* allow residential units (through conversions) *without* full planning permission. Significantly the Court **emphasised** that a fallback does *not* have to be supported by a specific application or detailed scheme to be considered '*real*'; a genuine prospect suffices. Our application has a much stronger case than this example given the extant permission. Furthermore, inspectors have allowed replacement dwellings in countryside/Green Belt settings where barn conversions/Class Q conversions fallbacks were demonstrably real and the replacement scheme resulted in a *better planning outcome*.

We contend that this proposed scheme results in a *better planning outcome* for the following reasons;

- Smaller property than the extant approved scheme (less volume, footprint and height).
- The proposals demonstrate that this revised proposal will have less impact and visual impact on the Green Belt setting.
- Hardstanding areas will be reduced with the removal of the existing buildings/concrete floor slabs and yard area.
- The quality of the proposed dwelling is more in-keeping with the surrounding built and natural environment. Resulting in a softening appearance.
- One 2 bedroom property is more sustainable than the extant 4 bed roomed property. This also will lead to less cars, parking, waste and less domestic paraphernalia resulting in a less urbanising impact on the location.
- Less impact on the other adjacent properties (better privacy standards afforded as opposed to the extant conversion scheme).
- Resulting is a property with a significantly lower carbon footprint (less energy used to construct and significantly less costs/materials to maintain and run the property for the long term).

As noted previously within this statement Kirklees has failed to achieve housing targets. The UK Government has committed to delivering 1.5 million new homes in England during this

Parliament (targeting over 300,000 per year) to address the housing crisis. Key initiatives include planning reforms (reintroducing mandatory targets, using 'grey belt' land).

The Labour Party made its ambition to “*Get Britain Building Again*” a key part of its election policy, stating that the dream of homeownership is now out of reach for too many young people. The party pledged to build 1.5 million new homes within next Parliament as a mandatory target – which would involve reforming Britain’s planning system, helping to speed up potential development opportunities. Matthew Pennycook MP (Minister of State, Housing, Communities and Local Government) has pledged his support towards self-build schemes to positively contribute to the housing crisis.

NPPF Paragraphs 61, 62 & 63 of the NPPF state;

“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.

To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

*Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people **wishing to commission or build their own homes**” (PMA emphasis)*

Government Guidance ‘Self-build and custom housebuilding’ states; “*Self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home, and can be innovative in both its design and construction*” Significantly, the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) states; “*Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority’s register during a base period.*”

ASSESSMENT OF PROPOSALS

The proposal has been considered against the relevant provisions of the National Planning Policy Framework (NPPF), which places significant emphasis on the delivery of sustainable development. The NPPF encourages the effective use of land within existing settlements, particularly where development can make use of existing infrastructure and services and where it responds positively to local character.

The proposed development aligns with these objectives by delivering a modest and sustainable form of housing which makes efficient use of land arguably within an existing residential location (extant conversion), without encroaching into the countryside or introducing an incongruous form of development.

The Council has a presumption in favour of sustainable development as outlined in Local Plan Policy LP1 and paragraphs 7-14 in the NPPF. Paragraph 8 in the NPPF states that sustainable development is achieved through economic, social and environmental objectives that include,

“ensuring that sufficient land of the right types is available in the right places at the right time to support growth; ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”.....”to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Paragraph 124 of the NPPF (National Planning Policy Framework) states;

“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.”

The application site at Holmside Farm is an existing farmhouse with other residential properties along with substantial agricultural built form, dwellings, gardens, driveway/hardstanding and domestic landscaping. Redeveloping this area to deliver a new dwelling makes efficient use of land that is already committed to built use (extant conversion planning approval).

Also, the proposal increases housing density on a sustainable, formed site, removing a cluster of existing disused and visually poor farm structures to create a dwelling, thus making ‘optimal use’ of the land while retaining adequate gardens, amenity space, and respecting the site’s constraints. This aligns with the NPPF’s call for efficient, effective land use.

We believe that this site provides a feasible parcel of land to create extra housing provision in the area when taking the above policy notes into account.

Paragraph 125 of the NPPF provides further emphasis on this by stating:

“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;”

And;

“promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”

Paragraph 126 provides evidence that the local authorities should be proactive in bringing forward suitable land by stating that:

“Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.”.

Compliance with Paragraph 125 of the NPPF is further evidenced by the proposed redevelopment of under-utilised land located within an established, serviced settlement boundary. The scheme delivers a range of benefits, including the provision of additional housing, environmental improvements, the effective reuse of previously developed land, and the delivery of high-quality, sustainable homes that respond sensitively to the surrounding context. Importantly, the proposal avoids any encroachment into the open countryside which the proposals do the opposite and actively reduce sprawl and the built environment within the green belt.

Local Plan Policy

Local Plan Policy LP24 (Design) states;

“Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

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;*
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;*
- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;*
- d. high levels of sustainability, to a degree proportionate to the proposal, through:*
 - i. The re-use and adaptation of existing buildings, where practicable;*
 - ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;*
 - iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;*

iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;
v. providing charging points to encourage the use of electric and low emission vehicles;
vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;
vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;
viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.

e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;
g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;
h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;
i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and
j. the provision of public art where appropriate.”

We contend that the design of the proposed dwelling, specifically considering the materials and neighbouring properties, is sympathetic in nature, and in keeping with the local character of the locality. We consider a differing property material would cause visual harm to the location. We believe that the design is of great benefit to the visual amenity of the area when assessed against the existing.

Two off street parking spaces are afforded to the proposed 2 bedroomed property.

Given the above, we consider, that the proposals are acceptable in relation to design and visual amenity and comply with Local Plan Policy LP24, paragraph 130 in the NPPF and the relevant Principles in the Kirklees Housebuilders Design Guide.

Residential Amenity

The proposed dwelling has been carefully sited and designed to ensure an appropriate level of residential amenity for future occupants and neighbouring properties. Separation distances within the farm are adequate to prevent overlooking or overbearing impacts.

The internal layout provides a high-quality living environment, with good access to natural light, outlook and private amenity space. External areas are modest in scale and appropriate to the rural setting, ensuring that the dwelling functions as part of the site rather than as a suburban plot.

Highways and Accessibility Matters/AD Part M

The existing access will be retained. A single dwelling will generate significantly fewer vehicle movements than historic agricultural use and less than the extents 4 bed barn conversion approval. We contend this results no harm or detrimental impact towards highway safety.

Drainage/Flood Risk

The site is located within Flood Zone 1 and is therefore at low risk of flooding. The proposed development is not expected to increase flood risk elsewhere and will significantly reduce sprawl of built environment impacts of surface water run-off.

Climate Change

A Climate Change Statement is submitted as part of the application. Climate change mitigation measures have been incorporated into the proposals. These include:

- Smart energy metering
- LED lighting to be installed
- Materials to be sourced locally where possible
- EV charging facility to be installed to the dwelling
- Soft landscaping within the application site to help minimise surface water run-off
- Solar panels to the dwelling.
- Air Source Heat Pump

The proposed development would therefore have a positive impact on climate change and accords with Local Plan Policy RE1.

Sustainability has been a central consideration in the design of the proposed replacement dwelling. The scheme provides an opportunity to significantly improve the environmental performance of the site when compared to both the existing agricultural building and the previously approved (extant) conversion.

The dwelling will be heated by an air source heat pump, located discreetly to the side of the building. This technology provides a highly efficient, low-carbon form of space heating and hot water generation, substantially reducing reliance on fossil fuels and aligning with national and local objectives to address climate change.

The proposal also incorporates solar photovoltaic panels, positioned sensitively to minimise visual impact while maximising renewable energy generation. These panels will contribute to on-site electricity production, reducing operational carbon emissions and improving the overall sustainability credentials of the dwelling.

In addition, the scheme includes provision for an electric vehicle charging point, supporting the transition to low-emission transport and future-proofing the dwelling in accordance with national guidance.

Modern construction techniques and insulation standards will be employed throughout the development, ensuring high levels of energy efficiency. The replacement dwelling therefore represents a substantial improvement in sustainability terms when compared with the existing building and reinforces the benefits of redevelopment over conversion.

The use of renewable energy technologies and improved fabric performance further strengthens the planning balance in favour of the proposal, particularly within a Green Belt and Grey Belt context where environmental benefits carry significant weight.

Ecology

We contend the site has limited ecological value.

Existing landscaping, specifically the boundary treatments are to be enhanced with added vegetation and green space. The removal of the existing structures will allow part of the site to return to its natural state also.

Should the KMC ecologist require bats boxes to be incorporated into the proposed building we would be more than willing to discuss this.

Please note as the proposal is for a self-build scheme it is exempt from BNG.

We contend the above ensures an acceptable level of consideration with regards to biodiversity and therefore complies with Local Plan Policy LP30, Principle 9 in the Housebuilders Design Guide SPD and the aims of Chapter 15 in the NPPF.

CONCLUSION

This Planning Statement has demonstrated that the proposed *replacement* dwelling at Holmside Farm represents a sustainable, policy-compliant form of development within a sensitive Green Belt and Grey Belt context.

The principal of residential use on the site has already been established through previous planning approvals and the extant 2004 approval. The current proposal goes further by reducing the footprint, height and volume of built development, thereby preserving and enhancing openness when compared to both the existing building and the approved/extant fallback position.

The development makes effective use of land, avoids encroachment into open countryside, and delivers clear environmental benefits through improved design quality, reduced visual impact and the incorporation of renewable energy technologies.

When assessed against national planning policy, the Kirklees Local Plan and Grey Belt guidance, the proposal performs strongly. Any perceived harm to the Green Belt is clearly outweighed by the significant considerations in favour of the scheme, including reduced built form, enhanced openness, sustainability benefits.

Taken as a whole, the proposal represents a logical and well-considered evolution of the site that secures long-term beneficial use while respecting its rural setting. It is therefore respectfully submitted that planning permission should be granted.

We contend there are no significant constraints that would prevent the proposed development in respect of layout, design, residential amenity and highway safety.

We trust the above is deemed acceptable justification to enable the Local Planning Authority to support this planning application.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.

APPENDIX A
2004/62/95852 Planning Decision Notice



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2004/62/95852/W3

To: D GREEN

For: D GREEN

In pursuance of its powers under the above-mentioned Act and Order the Kirklees Council (hereinafter called "The Council") as Local Planning Authority hereby permits:-

RENEWAL OF PREVIOUS PERMISSION FOR RE-USE AND ADAPTATION OF EXISTING BARN TO FORM 1 NO. DWELLING

At: Holmside Farm Woodhead Road, Holme, Holmfirth.

In accordance with the plan(s) and applications submitted to the Council on

30 Dec 2004, subject to the condition(s) specified hereunder:-

- (1) The development shall be begun not later than the expiration of five years beginning with the date on which permission is granted.
- (2) The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications specifically with regard to siting, design and materials except as may be required by other conditions unless otherwise agreed in writing by the Local Planning Authority.
- (3) No development shall take place until provision has been made for the parking, loading and unloading of contractors' plant and equipment and the parking of vehicles of the workforce within the site.
- (4) The access shown on the approved plan shall be provided and the sight lines shown shall be cleared of all obstructions to visibility exceeding 1m in height above the adjacent carriageway, before the development is occupied/brought into use, and thereafter retained as such.
- (5) Notwithstanding the details on the submitted plan, passing bays shall be provided at 40m centres along the whole length of access road from Woodhead Road.
- (6) Before the development is first occupied, the first 10m of access road from Woodhead Road shall be laid out, surfaced, sealed and drained and the remaining length shall be improved by way of having the potholes filled in to the satisfaction of the Local Planning Authority and thereafter retained in such a state to the satisfaction of the Local Planning Authority.
- (7) The arrangements referred to in Condition 6 shall include internal turning facilities for private vehicles.
- (8) Adequate support shall be provided at all times to the walls and roof whilst building works/removal and replacement of the roof/the formation of new openings are being carried out to prevent total or partial collapse of the walls.
- (9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no buildings or extensions shall be erected in the area edged red on the approved plan without the prior written approval of the Local Planning Authority.
- (10) No windows or other openings other than those shown on the approved plans, shall be made in any part of the dwelling, including at any time in the future.
- (11) The residential curtilage of the new dwelling shall not extend beyond the area outlined in red on the approved plan.

NOTE This planning consent relates to the conversion of the existing barn to a dwelling. If any significant demolition is involved, then this planning consent may no longer be valid.

The reasons for the Council`s decision to grant permission for the development subject to compliance with the conditions specified are:-

- (1) Pursuant to Section 91 of the Town and Country Planning Act 1990.
- (2) So as to ensure the satisfactory appearance of the development on completion and to accord with Policy D12 of the Unitary Development Plan.
- (3/7) In the interests of the free and safe use of the highway and to accord with Policy T10 of the Unitary Development Plan.
- (8) To ensure that the permission granted is not rendered inoperable.
- (9/11) In the interests of visual amenity as the site lies within the Green Belt and to accord with Policy D12 of the Unitary Development Plan.

The decision to grant planning permission has been taken having regard to the policies and proposals in the Kirklees Unitary Development Plan set out below, and to all other relevant material considerations:

T10 - Highway safety
D12 - Re-use of buildings in the Green Belt

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.

Dated: 18 Feb 2005

Signed:

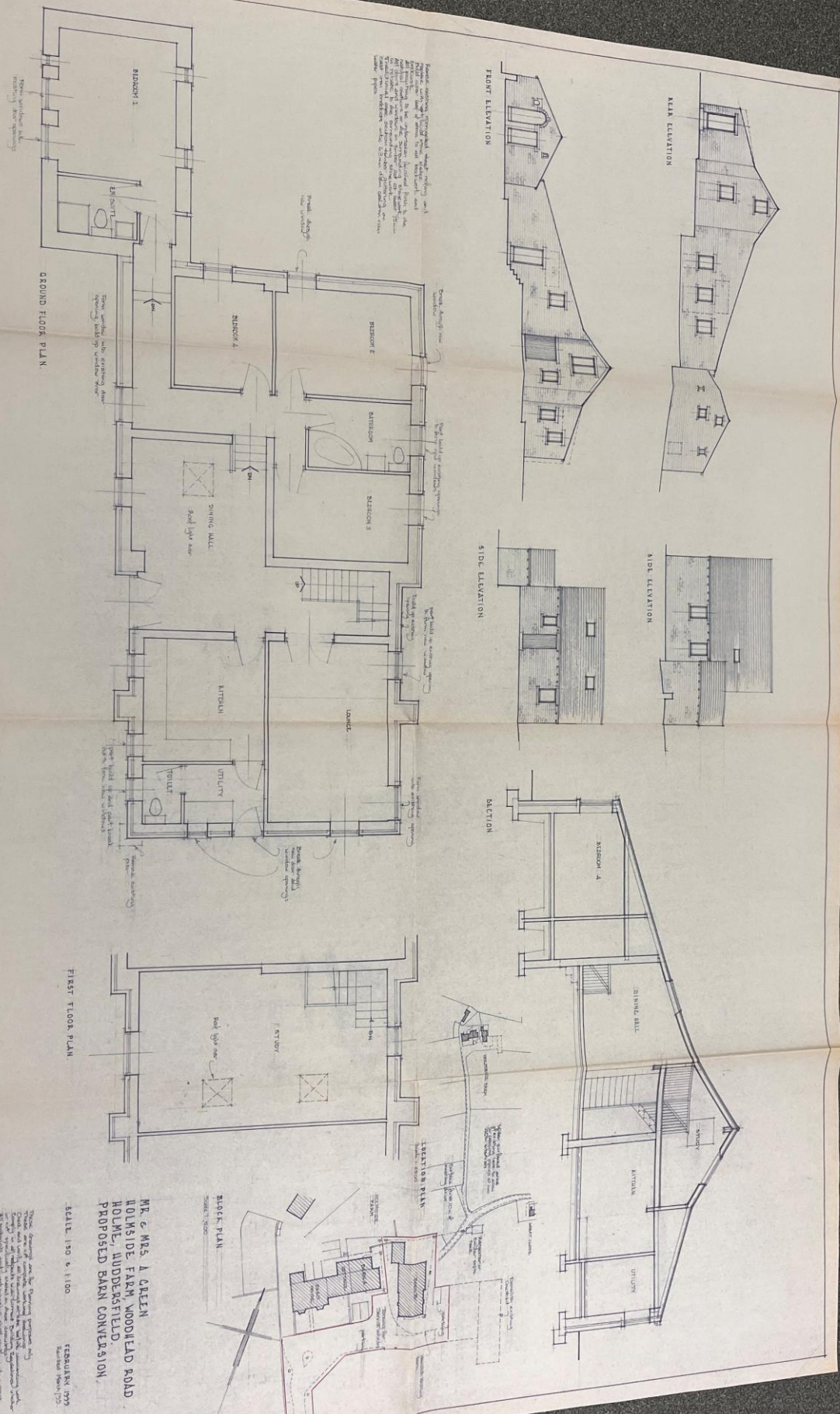


Keith Faragher
Head of Planning Services

Address to which all communications should be sent:

Planning Services, PO Box B93, Civic Centre, Off Market Street, Huddersfield, HD1 2JR

APPENDIX B
2004/62/95852 Approved Plan



These drawings are for the proposed conversion of the existing barn into a residential dwelling. The drawings show the proposed layout of the building and the proposed structure of the roof. The drawings are for the proposed conversion of the existing barn into a residential dwelling. The drawings show the proposed layout of the building and the proposed structure of the roof.

MR. & MRS. A. GREEN
 HOLMSIDE FARM WOODLEAD ROAD
 HOLME, WINDERSFIELD
 PROPOSED BARN CONVERSION.

SCALE 1/50 & 1/100
 FEBRUARY 1929
 RAILFORD WORKS LTD.

These drawings are for the proposed conversion of the existing barn into a residential dwelling. The drawings show the proposed layout of the building and the proposed structure of the roof. The drawings are for the proposed conversion of the existing barn into a residential dwelling. The drawings show the proposed layout of the building and the proposed structure of the roof.

APPENDIX C
Site Photos















