

# DESIGN AND ACCESS/PLANNING SUPPORTING STATEMENT

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|------------------|-----------------------------------------------------------------|
| location         | Carter Plantation Farm, Thick Hollins Road, Holmfirth, HD9 3XD. |
| application      | Erection of an Agricultural Building                            |
| client/applicant | Turner Brothers (Huddersfield) limited.                         |
| job number       | 25/1208                                                         |
| date             | March 2026                                                      |

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## ARCHITECTURE | PLANNING | DESIGN

Malkin Farm  
Brow Lane  
Holmfirth  
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07946872499

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## **INTRODUCTION**

This design and access/planning supporting statement has been prepared to support the full planning application for an agricultural building at Carter Plantation Farm, Thick Hollins Road, Holmfirth, HD9 3XD.

Accompanying the application, relating to the agricultural building, 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 & Mrs R Turner (the applicants).

## **SITE DESCRIPTION AND LOCATION**

The application site comprises is a working farm of 147 acres. The farm has a holding of 295 overall acres.

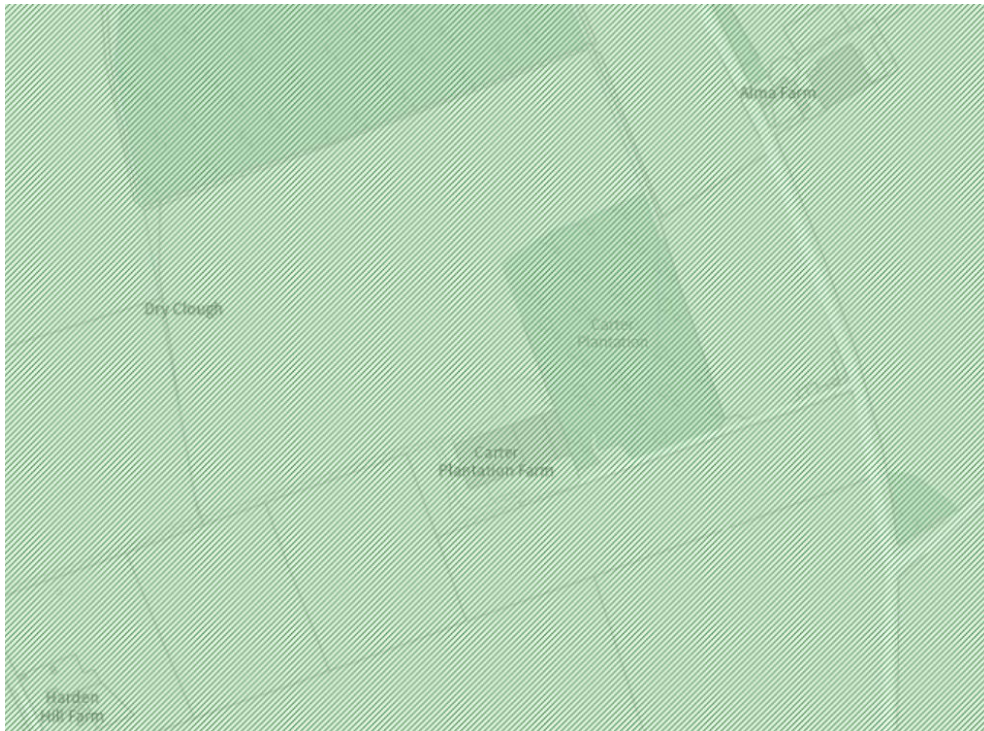
The holding has other existing agricultural buildings along with the recently completed farm workers dwelling which Mr & Mrs Turner and the family occupy.

All the agricultural buildings on site are of modern agricultural building types, steel portal frames.

The proposed new/additional agricultural building is located just to the North of the other agricultural buildings, albeit at a significantly lower level due to the topography.

The overall site is accessed via a long unmade and straight track off Thick Hollins Road. The access track serves the farm holding and the residential property.

The site is within the Green Belt;



The site is not within close proximity to a conservation area or any listed buildings.

The application site is the edge of pastureland, owned and farmed by the applicant.

The land will continue to be used for agricultural purpose.

The immediate locality is rural in nature and fairly isolated with the nearest dwelling over 145m away to the North (Property off Whin Moor Lane). The next nearest property, Alma Farm Thick Hollins Road, is over 245m meters to the East, with mature trees providing further separation.

There are a series of other modern agricultural buildings on the wider application site, all being used for farming purposes associated with this rural farm enterprise.

Given the topography and required retention of the large yard area it is not possible to extend one of the other buildings. Furthermore, the proposed intensive livestock use of the proposed building is required to be a standalone building to not impact on the other farming operations at Carter Plantation Farm.

Access to the proposed agricultural building will be from the rear (North) of the existing agricultural buildings. Please note there is an existing access track through the protected woodland (ID - ME1/57/w12) but this will not be used to provide the main access to the proposed building.

The proposed building will be well screened by the existing mature protected bund of trees immediately to the East. The proposed building is set sufficient distance from these trees to ensure no impact on the trees or root protection areas or requiring felling/branch pruning in future as a result of the proposed building.

The proposed building takes up a very small proportion of the overall land holding at Carter Plantation Farm.

## **BUSINESS DESCRIPTION**

Mr & Mrs Turner operate their agricultural business under the business name Turner Brothers (Huddersfield) limited.

The CPH for the farm is 49/345/0289 with a SBI (Single Business Identifier) number of 114332763 the farm business is registered with the RPA (Rural Payments agency).

The farm is predominantly a livestock farm but also produces their own crops, principally hay and silage.

The livestock levels fluctuate but currently has 140 head of breeding ewes, 20 shearlings, 70 lambs and 150 head of cattle are bred and raised on the farm for the food chain.

The rural business farms a total of 295 acres, Half of which is owned outright. 148 acres are rented locally.

Mr & Mrs Turners son assists with farming activities and aspires to attend Askham Byram college to obtain his qualifications and continue as the 5 generation of farming in the Holme Valley.

## PROPOSED DEVELOPMENT

The proposed building will house suckler calves, these will be either bought in or weaned from cows at the farm base and moved into the proposed building to be brought on and finished on a rich, high-concentrate diet to reach target slaughter weight rapidly. The building will be run on a deep bed system with a central aisle to enable ease of feeding/checking and monitoring. The building, as illustrated on the proposed plan will provide 3 principal livestock areas (pen 1, 2 & 3). These will house different age ranges of cattle through to finishing. A small portion of the proposed building, adjacent to the opening on the North Elevation, will occupy a handling system to enable stock to be treated, weighed and separated from other stock. This area will also be used for loading finished stock to be taken to market/the abattoir.

The proposed building at 60' x 45' (18.2 x 13.7m) will provide an overall internal floor space of circa 250m<sup>2</sup>. The three combined pens will provide a total area of 156m<sup>2</sup>. These loose housing pens will accommodate on average 20 – 30 head of cattle. Naturally larger (heavier liveweight) cattle require more space).

Muck for the deep bed system will be removed when each pen is cycled and used as natural fertiliser on the grazing land. This is good farming practice and assists in cutting the farms costs, whilst fertiliser is now decreasing from the peak prices seen in 2022, ammonium nitrate ( $NH_4NO_3$ ) is still circa £500 per tonne.

The opening on the West elevation will be the principal opening used for tractor access mucking out and daily feeding with the North elevation used for loading and unloading stock. The opening on the East elevation is principally to ensure good cross flow ventilation to help prevent respiratory disease of the house stock.

This proposed building will assist with advancing the rural farm business and further diversify the income streams of the rural business.

The proposed building is clearly designed as an agricultural building, a portal frame structure which will enable ease of use and functionality in fattening cattle.

The proposed building is a kit form type with the stanchions/bays at 20' centres. The building measures 60' x 45' (framework) with a small projection where the galvanised 'Z' purlins will support the cladding of profiled steel sheets to all sides above the low-level concrete panels. The profiled steel sheeting will be in juniper green (RAL 6007).

The roof has a shallow pitch of 10degrees, covered with the traditional natural grey corrugated profiled, fibre cement sheeting.

The building has a maximum height of 19'10" (6058mm) and an eaves height of 16' (4877mm).

The building has three openings of 15' (4577mm) height which will enable ease of livestock/tractor movements (cabbed tractor) but also, and significantly to and assist with ventilation for the housed livestock to help prevent respiratory diseases.

The building will have concrete panels to the perimeter at low level with profiled sheeting above as noted on the proposed elevations. The three openings will have galvanised livestock stock gates with galebreaker screens above to control ventilation/weather ingress.

The Red Tractor assurance scheme (housing space allowances) for loose housing states;

### Loose Housing

Group housing systems (including corrals) must be of sufficient size to allow all livestock to lie down simultaneously, ruminate, rise, turn around and stretch without difficulty. Recommended space allowances are outlined below. Cow space allowances would need to be increased where cows and calves are housed together.

|                                          | Liveweight (kg) | Space allowance (m <sup>2</sup> per head) |                                        |                                               |
|------------------------------------------|-----------------|-------------------------------------------|----------------------------------------|-----------------------------------------------|
|                                          |                 | Solid Floors                              |                                        | Fully Slatted Floors                          |
|                                          |                 | Bedded                                    | Total (inc. bedding, feeding/ loafing) |                                               |
| <b>Dairy Cows*</b>                       | 400-499         | 5.5                                       | 8.0                                    | NA (non-slatted lying areas must be provided) |
|                                          | 500-599         | 6.0                                       | 8.5                                    |                                               |
|                                          | 600-699         | 6.5                                       | 9.0                                    |                                               |
|                                          | 700-799         | 7.0                                       | 10.0                                   |                                               |
|                                          | 800 +           | 8.0                                       | 11.0                                   |                                               |
| <b>Suckler Cows</b>                      | 400             | 3.50                                      | 4.9                                    |                                               |
|                                          | 500             | 4.25                                      | 5.85                                   |                                               |
| <b>Calves</b>                            | 50-84           |                                           | 1.5                                    |                                               |
|                                          | 85-140          |                                           | 1.8                                    |                                               |
|                                          | 140-200         |                                           | 2.4                                    |                                               |
| <b>Growing/ finishing/ Youngstock **</b> | 200-299         | 2.0                                       | 3.0                                    | 1.1                                           |
|                                          | 300-399         | 2.75                                      | 3.95                                   | 1.5                                           |
|                                          | 400-499         | 3.5                                       | 4.9                                    | 1.8                                           |
|                                          | 500-599         | 4.25                                      | 5.85                                   | 2.1                                           |
|                                          | 600-699         | 5.0                                       | 6.8                                    | 2.3                                           |

Space allowances for cattle are dependent upon age, sex and behavioural needs, all as advised in the DEFRA code of recommendations for the welfare of livestock (cattle) guidelines. Red tractor assurance guidelines state suckler cows require 2m<sup>2</sup> to 8m<sup>2</sup> each (weight dependant).

Feed, energy-dense ingredients like grains (corn, barley, wheat) and protein meals (soybean, rapeseed) will be via feed troughs along the pens. The feed will be kept in another building on site and transported to the cattle daily.

### POLLUTION/NOISE CONTROL

The use of the land is not subject to change as a result of this application. The land has been used for agricultural purposes going back hundreds of years.

Pollution and noise control has been taken into account with regards to this proposal. There are no other nearby residential properties, the nearest one being Alma Farm, some 245meters to the East of the proposed agricultural building. Alma Farm is located across the highway (Thick Hollins Road), a mature woodland and grazing land.

Given the exposure and prevailing wind direction we contend this proposal will not create any noise, smell or insect nuisance.

When the cattle are finished the pens will be mucked out with the resultant muck stored on site for spreading on the land the following winter. This acts as a natural fertiliser for the land assisting with hay making the following summer.

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 application site and the other rented land at Holmbridge are 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 at both locations, please note muck spreading already takes place at both these locations.

## **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).

### Kirklees Local Plan

The following Kirklees Local Plan policies apply to this application;

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP3 – Location of New Development
- LP7 – Efficient and Effective Use of Land and Buildings
- LP10 – Supporting the Rural Economy
- LP21 – Highways and Access
- LP22 – Parking
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP51 – Protection and Improvement of Local Air Quality
- LP52 – Protection and Improvement of Environmental Quality
- LP53 – Contaminated and Unstable Land
- LP54 – Buildings for agriculture and forestry

## National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

The following NPPF policies apply to this application;

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt Land
- Chapter 15 – Conserving and enhancing the natural environment

### **PRINCIPLE OF DEVELOPMENT**

The application is located within Green Belt land as defined within the Local Plan. The application site is located in a rural areas amongst a number of other agricultural fields, farmland and other nearby farms.

The application seeks consent to erect a new livestock building, located in close proximity to the existing agricultural buildings.

The application site is within the Green Belt as located on the Kirklees Local Plan. Paragraph 142 of the NPPF states: "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

Paragraph 154 outline that new buildings in the Green Belt are inappropriate unless it falls under an exception. Relevant to this application is exception a) buildings for agriculture and forestry.

Policy LP54 of the Kirklees Local Plan outlines the requirements for buildings for agriculture in the green belt. It states: "*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.”*

The proposed building is genuinely needed for agricultural purposes. It will be used to house livestock which clearly falls within an agricultural use.

The proposed building is located adjacent to the other agricultural buildings on the farm.

The location, screening, exposure and topography ensures that the proposed building will not negatively impact on any nearby residential properties.

The design and proposed materials are prevalent with other agricultural buildings in and around the Holme Valley and do not detract from the green belt setting.

Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and the erection of new. It also states that the planning decisions should also enable the development and diversification of agricultural and other land-based rural business.

The proposed development is in connection with the existing rural farm business and land use, in which livestock farming forms an integral part. The proposed development will not introduce a new use at the site and will continue to be used for agriculture. We contend that in principle the proposal meets the exceptions in both National Policy and Local Plan Policy and is considered appropriate development within the Green Belt.

We contend the proposal meets the exceptions as set out in the NPPF and is therefore acceptable in principle, subject to assessment against other policy considerations.

Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and the erection of new. It also states that the planning decisions should also enable the development and diversification of agricultural and other land-based rural business.

## **IMPACT ON THE VISUAL AMENITY & RESIDENTIAL AMENITY**

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) 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...”*

As referenced above, the proposed agricultural building enables the natural and sustainable growth of this rural farm business. The proposed building, we contend, is in keeping with the rural setting in terms of design and materials and is located adjacent to existing agricultural buildings on the wider farm site.

We contend that the proposed development does not cause significant harm to the visual amenity of the wider rural setting and would comply with the aims of Chapter 12 and 13 of the NPPF by contributing positively to the surrounding area and would be in accordance with Policy LP24 of the Kirklees Local Plan.

Sections B and C of LP24 state that development should: *“maintain appropriate distances between buildings’ and ‘minimise impact on residential amenity of future and neighbouring occupiers”*. Further to this, Chapter 12 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

As noted previously in this statement the proposed agricultural building is a good distance from unrelated properties. We contend that this development does not cause significant harm over and above the existing arrangements on the farm holding.

We contend that the proposal does not give rise to any undue adverse impacts upon any neighbouring residential amenity, as such, this aspect of the proposal should be considered acceptable and compliant with Policy LP24 and LP54 of the Kirklees Local Plan, Chapter 12 and 13 of the National Planning Policy Framework.

## **HIGHWAYS SAFETY**

Local Plan Policies LP21 and LP22 are applicable to the proposed agricultural building. These seek to ensure that development proposals do not have a detrimental impact to highway safety and provide sufficient parking. Chapter 9 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Support of this proposed agricultural building application will result in fewer vehicle movements to and from the land as livestock will be retained on the site as opposed to being moved much more frequently without a livestock building.

The existing access point to the land from Thick Hollins Road will continue to be the principal access to the farm.

The location of the proposed building is sited close to the other agricultural buildings, a good distance from the highway. Within the site access to the proposed building will be via the rear of the existing agricultural buildings. This assists in preventing an unnecessary access track from the highway entrance to the proposed building. This would have a greater impact on the openness of the greenbelt setting and also reduce the available grazing land.

The Public right of way (MEL/52/10) is unaffected by the proposals. This PROW runs alongside a field wall to the South of the wider holding. The proposed agricultural building is beyond the existing agricultural buildings to more to the North.

As noted above we contend there will be a decrease in vehicular traffic resulting from this proposal, subject to support.

As such, we contend, the proposed agricultural building does not cause significant harm to the efficiency or safety of the highways, over and above the existing arrangements on site. As such the proposed building therefore complies with Policy LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

## **ECOLOGY/BIODIVERSITY**

We contend there will be minimal impact on biodiversity. The land has been farmed over a long number of years.

Notwithstanding this and to provide a positive contribution towards biodiversity we have added bird boxes and bat boxes surface mounted on the proposed building as indicated on the proposed elevations.

2 Swift nesting boxes will be sited on the North elevation and 2 Beaumaris Woodstone bat boxes will be mounted on the South elevation.

Also accompanying this application is the BNG survey report and matrix. This demonstrates that the required 10% uplift in habitat units is easily achieved as a result of the overall proposals. NB the initial proposals were for a wind turbine and an agricultural building. The wind turbine proposals has been dropped but the BNG survey/report includes a larger application site area than the submitted plans. The reduction of the application site area further demonstrates the positive uplift in BNG/habitat units.

We therefore contend that the proposed development complies with LP30 of the Kirklees Local Plan and Chapter 15 of the NPPF.

## **DRAINAGE**

It is intended to collect surface water run off for reuse (livestock water) with the overflow connecting into a herringbone drainage system forming a natural soakaway following the natural lie of the land.

No excavations will be carried out in the root protection areas of the adjacent protected tree bund.

## **SUSTAINABILITY**

This development proposes to further extend the existing rural agricultural farming business. The cost-of-living crisis and the retraction of the single farm payment, farmers are being forced to look at ways to diversify to supplement their farming businesses. The applicants are very keen to continue with their rural business, however the ever-increasing cost of fertiliser, travelling costs and livestock losses along with general running costs take its toll on this rural business. The proposed agricultural building is an important aspect to enable this rural farm business to develop and reduce current expenses whilst maintaining the quality of the finished product (meat).

The economic impact of the development is not just limited to the applicant's own rural business, it will feed into other local businesses (provision of associated medication, supplement feeds, and agricultural and ancillary items), this will contribute positively on safeguarding of other local jobs. The applicants will continue to manage the proposed agricultural unit, and initially it is not expected there will be prospects for additional employees. The lack of job creation however is not unusual for farming businesses, typically the employment opportunities are kept within their own family.

The production of locally produced meat should not be underestimated. The cost of importing meat from abroad such as Netherlands, Uruguay, New Zealand and Australia to name a few, has significant impacts on transportation and freshness of the meat.

## **TREES**

There is a bund Tree Preservation Order (TPO) along the East of the proposed agricultural building.

The proposed building has been located a reasonable distance from the nearest trees to ensure no impact on root protection areas or detriment to the trees.

## **CLIMATE CHANGE**

Paragraph 157 of the NPPF states that the planning system should shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience.

It is acknowledged that as a result of the development, the application will be able to produce onsite manure/fertiliser which will reduce the need for manufactured chemical fertiliser. This will help to reduce emissions.

With regard to the issues of the production of meat, the impact of this upon climate change is still being established/considered. We accept that there are arguments both for and against the principles of livestock farming but considering imported alternatives we contend this application assists in combating climate change with the production of local and fresh meat as opposed to imported meat, with lower welfare standards, from the other side of the world.

## **CONCLUSION**

We contend this supporting statement indicates compliance with the NPPF and the Kirklees 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 Ltd. We respectfully ask for contact from the case officer prior to the formal determination of this application.