

DESIGN AND ACCESS/PLANNING SUPPORTING STATEMENT

location	Coldwell Farm, Flush House Lane, Holmbridge, Holmfirth, HD9 2QY.
application	Erection of an Agricultural Livestock Building
client/applicant	Mr C Mitchell.
job number	25/1342
date	June 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 building at Coldwell Farm, Flush House Lane, Holmbridge, Holmfirth, HD9 2QY.

Accompanying the application, relating to the proposed 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 Mitchell (the applicant). Within Appendix A of this statement are other plans showing the overall land holding of Mr Mitchells rural farm business.

SITE DESCRIPTION AND LOCATION

The application site comprises is a working sheep farm. The farm has a holding of 160.9 acres / 65.15 hectares.

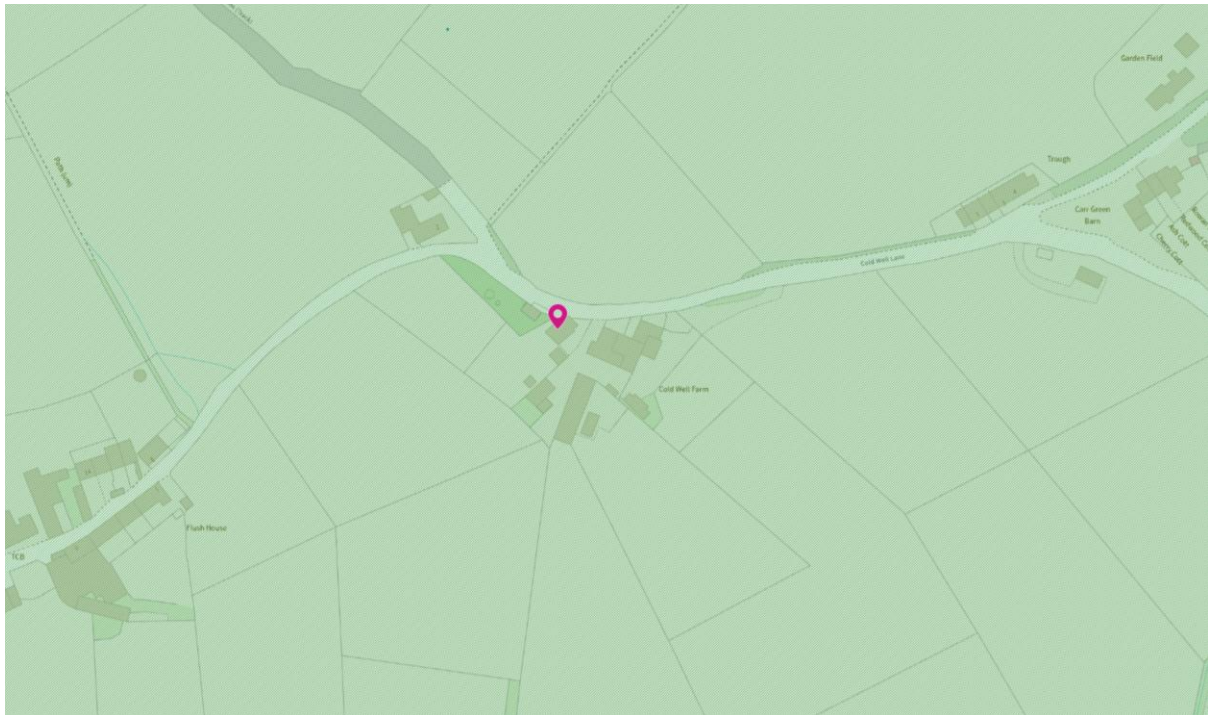
The farm is accessed directly from Flush House Lane.

The agricultural holding has other existing agricultural buildings both older stone barns and more modern structures.

The farmhouse is located on the North Edge of the farmyard, Mr Mitchell and his wife occupy this property.

The older stone type buildings, despite being in agricultural use, are not suitable for livestock due to restricted access with modern tractors/agricultural equipment.

The site is located within the Green Belt;



The site is not within a conservation area but there are a cluster of nearby listed buildings with good space separation of circa 260m to the nearest listed building, No 1, Flush House Lane;



Due to the topography and trees the listed building cannot be seen from the application site and vice versa.

The proposed location of the agricultural building is the edge of the farmyard, adjoining the pastureland, owned and farmed by the applicant.

The land will continue to be used for agricultural purposes.

The immediate locality is rural in nature and fairly isolated with the nearest unrelated dwelling, 2 Flush House Lane, circa 120m away to the North West.

All the buildings on site at Coldwell Farm are all being used for farming purposes associated with this rural farm enterprise.

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

Access to the proposed agricultural building will be from the farmyard and the adjoining grazing land.

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

BUSINESS DESCRIPTION

Mr Mitchell operates his agricultural business under the business name CR Mitchell & Son.

The CPH for the farm is 49/343/0983 with a SBI (Single Business Identifier) number of 106674829 the farm business is registered with the RPA (Rural Payments agency).

The farm is a sheep livestock farm.

The livestock levels fluctuate but currently has 357 head of breeding ewes, 62 shearlings, 12 stock rams, 20 shearling tups and 258 lambs. The sheep are bred and raised on the farm for the food chain with some used for showing to promote the breed and obtain optimum value.

The rural business farms a total of just over 160 acres of which 78 acres is owned outright. 82 acres are rented locally within the Home Valley on various tenancies/agreements all of which are long standing.

Mr Mitchells son assists with farming activities continuing the farm now into its 3rd generation of Mitchells farming this site/land in the Holme Valley.

PROPOSED DEVELOPMENT

The proposed building will be multipurpose, used for a multitude of agricultural purposes but will predominantly be a livestock (sheep) building, specifically at lambing time. The building will be used for segregation, preparation for showing/sale of stock, loading and unloading of stock, worming/parasite control, tagging, hoof treatment flystrike treatment, vaccinations, etc. The building will deep with straw.

The location of the proposed building in relation to Mr Mitchells dwelling will enable ease of regular checking at lambing time and close monitoring of the stock.

The building, as illustrated on the proposed plan provides a flexible open plan layout with one entrance door on the proposed South West elevation. Sheep hurdles will be used to create pens of circa 2m² at lambing time.

The proposed building will provide an internal area of 217m². A small amount of hay (feed) and straw will be kept within the building. This floor area will enable circa 58 pens when factoring in access corridors between rows of lambing pens.

The proposed building will have concrete panels or blockwork to low level, circa 1.2m high and profiled steel sheeting above up to the roof level (eaves and gables). The roof will be covered with fibre cement sheets with circa 10% translucent sheets to provide natural daylight.

The building will have a galebreaker screen above the entrance stock gate and a vented ridge cap to ensure sufficient ventilation of the housed livestock.

Muck from the building 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 £525 per tonne.

The opening on the South West elevation will be the only opening on the building. This will be used for tractor access (mucking out and daily feeding) along with loading and unloading of stock.

This proposed building will assist with advancing the rural farm business, enhance productivity and help prevent avoidable livestock losses.

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

The proposed building is a kit form type with the stanchions/bays at 20' centres. The building measures 60' x 40' (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/blockwork. The profiled steel sheeting will be in olive green (RAL 6003).

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 4.7m and an eaves height of 3.6m to the North West Elevation, slightly more to the South East elevation due to the topography.

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

Sheep

Sheep housing systems (including corrals and slatted flooring) 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.

		space allowance (m ²)
Lowland ewes 60-90kg liveweight	Ewe only	1.2-1.4 per ewe
	With lambs at foot	2.0-2.2 per ewe and lambs
Hill ewes 45-65kg liveweight	Ewe only	1.0-1.2 per ewe
	With lambs at foot	1.8-2.0 per ewe and lambs
Lambs	Upto 3 months	0.5-0.6 per lamb
	3 months to 12 months	0.75-0.9 per lamb
Rams		1.5-2.0 per ram

All recommended space allowances for sheep have been taken from the Code of Recommendations for Welfare of Sheep.

Space allowances for sheep are dependent upon age, sex and behavioural needs, all as advised in the DEFRA code of recommendations for the welfare of livestock (sheep) guidelines.

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 that will be affected by the proposals considering the exposure and space separation.

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

When the sheep are finished the pens will be removed and the building 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 other rented land is more than large enough to easily and practically comply with the above and ensure pollution or insect nuisance is caused to the nearest dwellings at both locations, please note muck spreading already takes place at both these locations.

No lighting forms part of this application/proposal.

With regards to air quality and net zero we appreciate EVCP are usually expected. However, in this instance the applicant/farmer does not own an electric vehicle and has no plans to change his 4x4 pick up to an electric vehicle. We therefore respectfully request that an electric vehicle charging point is not conditioned subject to officers support of the application.

Given the land is pasture land no ground contamination is anticipated, as such a phase I is not required. However we don't oppose a condition along the lines of 'work to cease if unnatural ground is discovered and geotechnical input to be sought and formal LPA consent to be sought'

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 area amongst a number of other agricultural fields, farmland and other scattered properties.

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

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 sheep and provide a flexible use for other farming operation at Coldwell Farm. This clearly falls within an agricultural use.

The proposed building is located adjacent to the other existing 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 businesses”*.

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.

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 application site as opposed to being moved on and off the holding much more frequently without the required livestock building.

The existing access point to the land from Coldwell Lane 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. Access to the proposed building will be via the farmyard. 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 potentially reduce the available grazing land.

The public right of way (HOL/83/20) runs directly through the farmyard;



As noted above, support of this application will result in fewer vehicle movements of livestock on and off the farm base at Coldwell Farm, this is a positive with regards to the safety of the PROW.

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.

A formal BNG survey has taken place on site, the formal BNG net gain report, matrix and modified grassland condition assessment accompanies this application.

Furthermore and to provide a positive contribution towards biodiversity we have added swift 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.

The BNG report demonstrates that the required 10% uplift in habitat units is easily achieved as a result of the overall proposals.

Please note the '*off site*' enhancement can be carried out on the wider holding on Mr Mitchells land at Coldwell farm (outside the redlined application site area (refer to appendix A for land holding maps).

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.

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 applicant (and his son) 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 New Zealand and Australia to name two, has significant impacts on transportation and freshness of the meat.

TREES

There are no trees adjacent to the proposed building.

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.

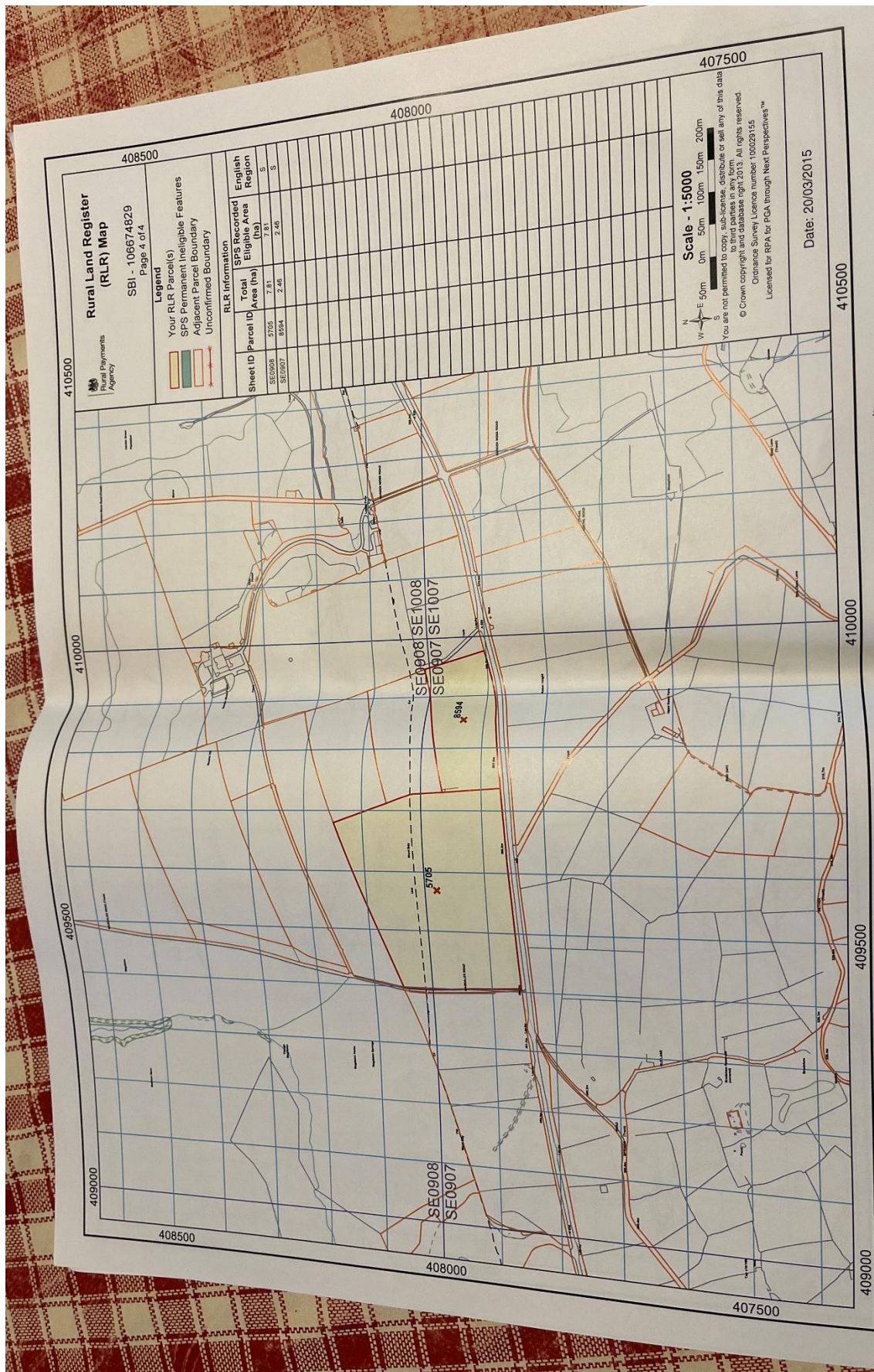
CONCLUSION

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.

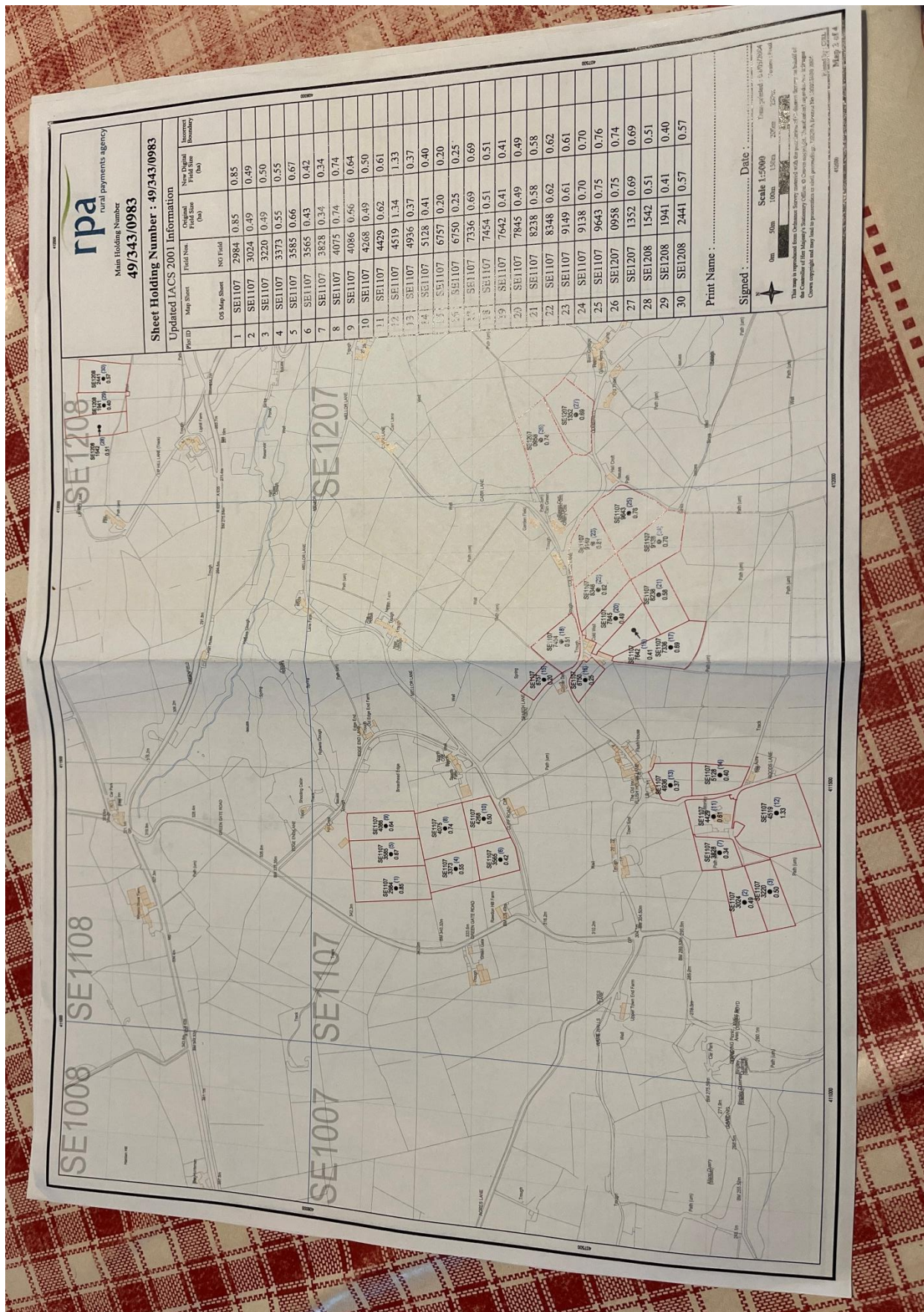
APPENDIX A

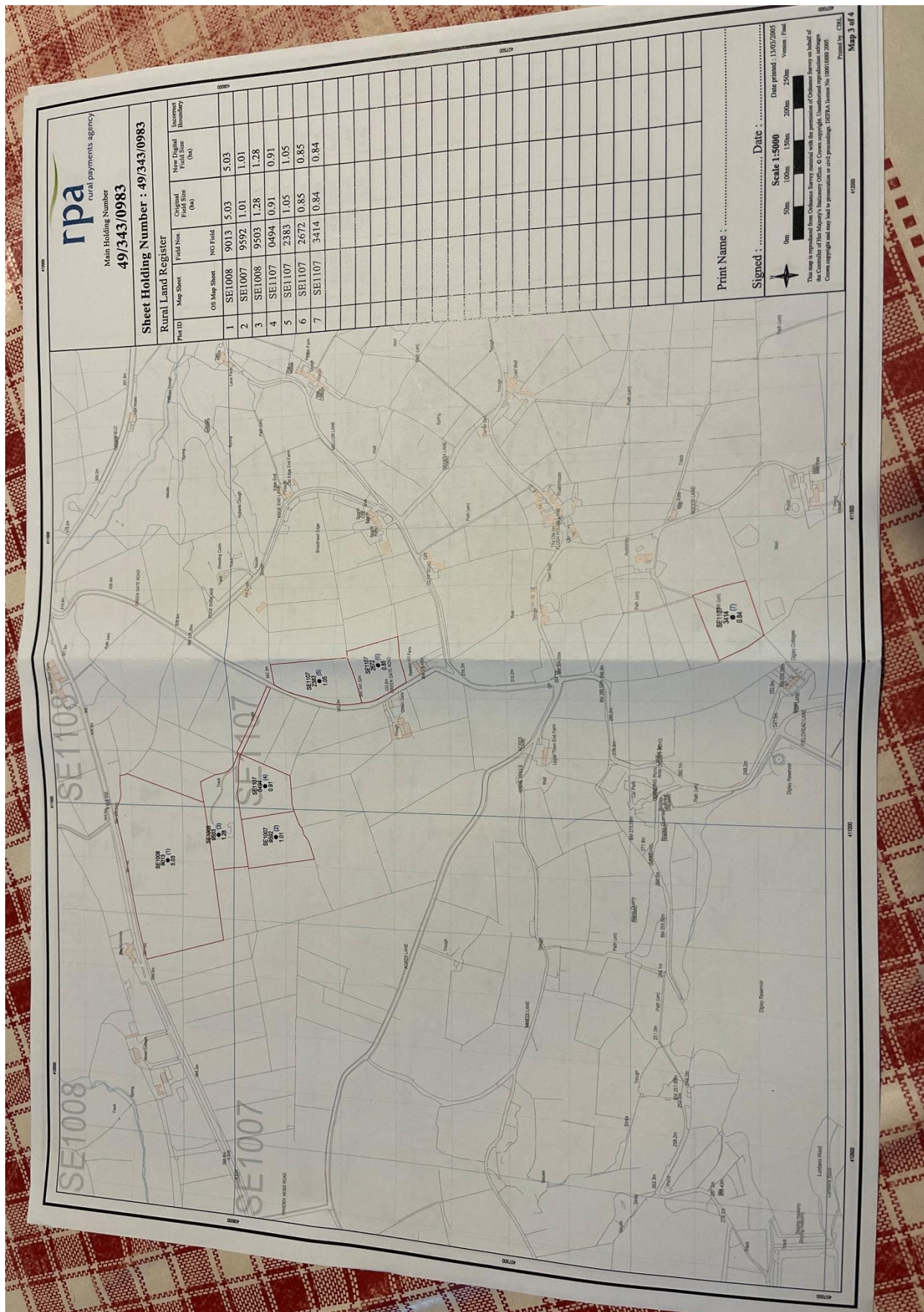
LAND MAPS

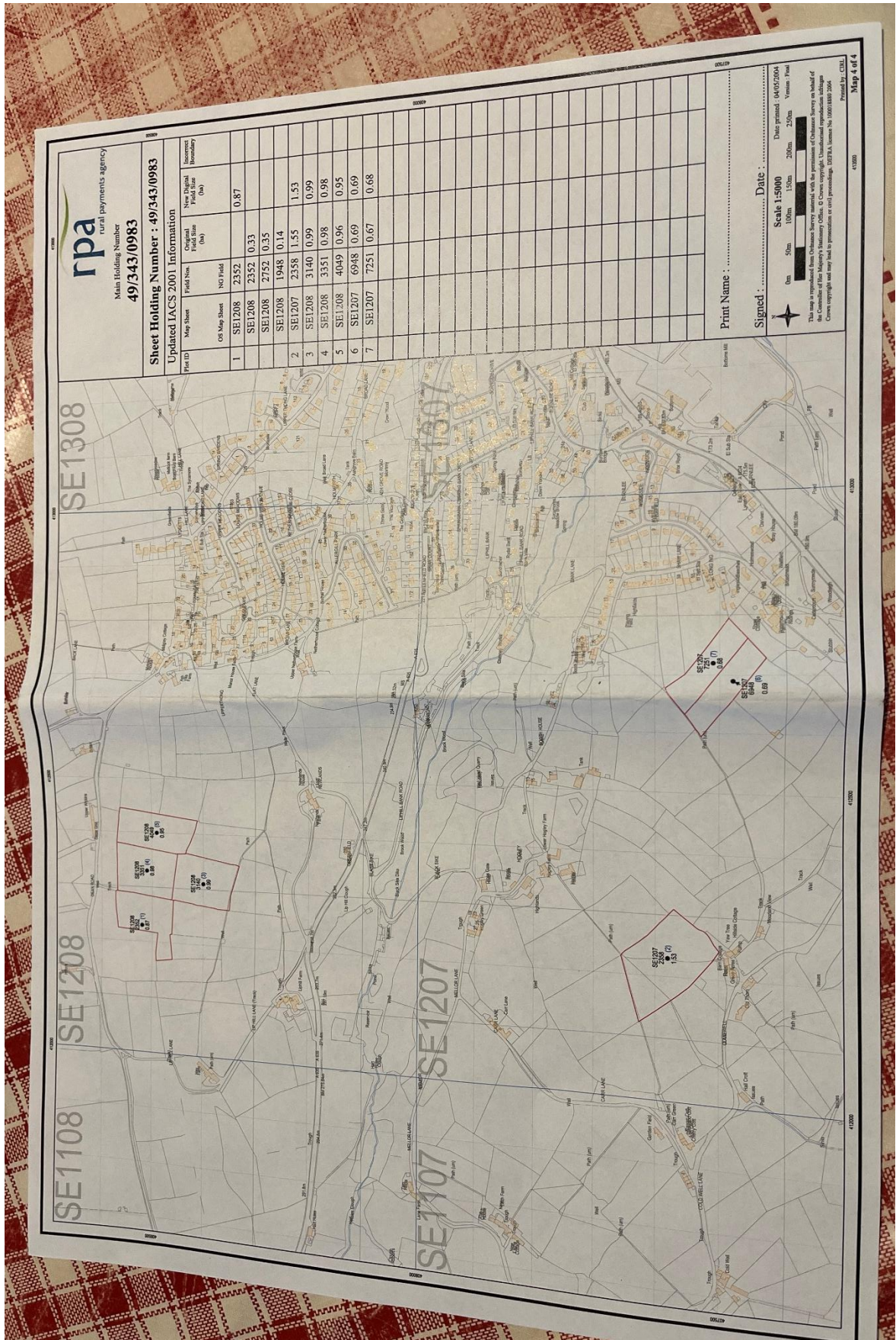


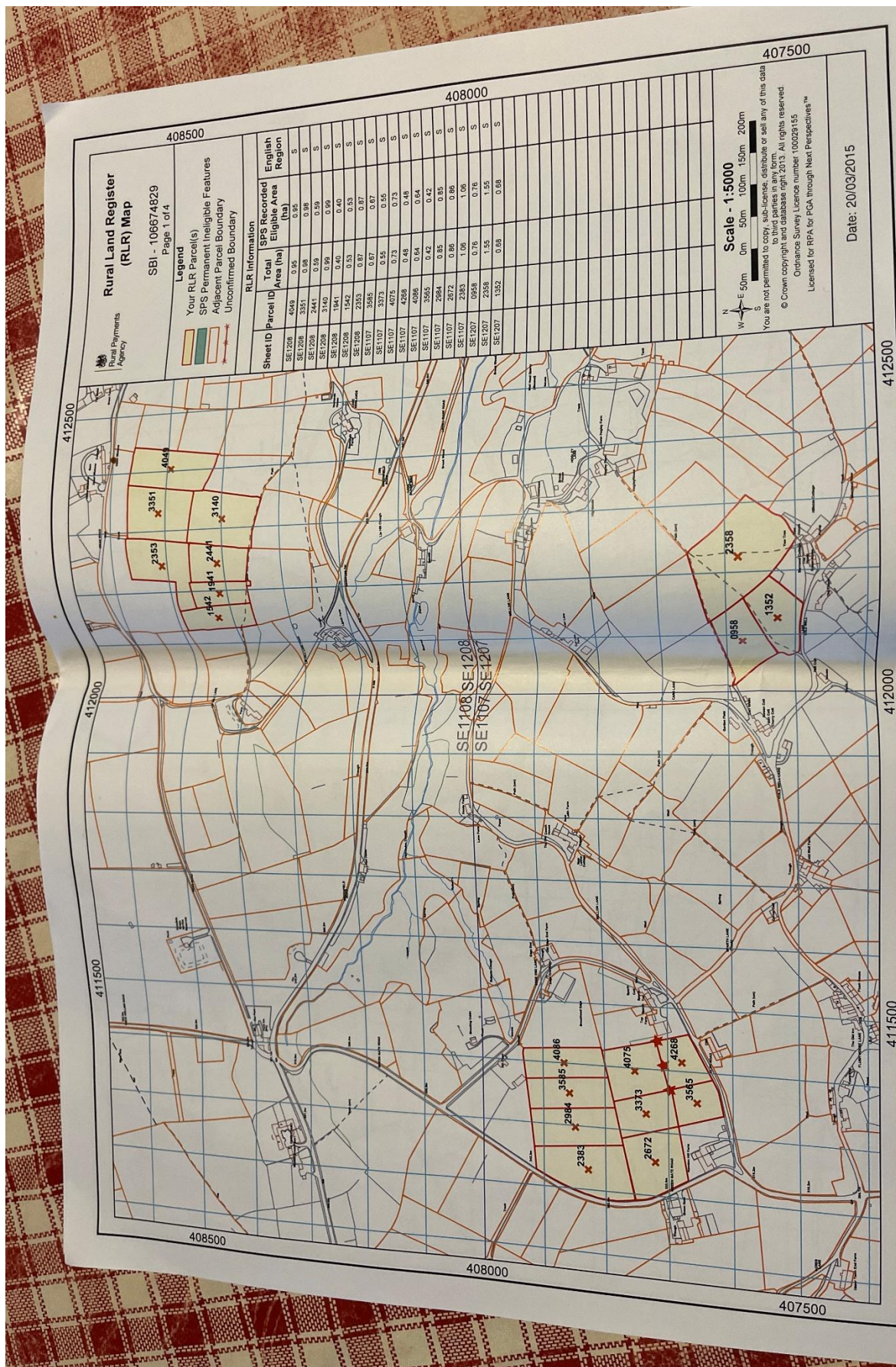
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