

PLANNING SUPPORTING STATEMENT + DESIGN AND ACCESS STATEMENT

location	Land to the North of 5 Field Head Farm Court, Shepley, Huddersfield, HD8 8FH
application	Erection of a Single Storey Detached Dwelling and Associated Access
client/applicant	Mr & Mrs M Partridge
job number	26/1360
date	July 2026 Rev A July 2026

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ
07946872499

paul@paulmatthewsarchitectural.co.uk

www.paulmatthewsarchitectural.co.uk

Company Registration Number: 09898149 - Company Registered in England and Wales

INTRODUCTION

This Planning Supporting Statement and Design & Access Statement has been prepared in support of a full planning application for the erection of a single storey detached dwelling and associated access to the North of 5 Field Head Farm Court, Shepley, Huddersfield.

The purpose of this document is to provide a clear and robust planning justification for the proposal, having regard to the specific characteristics of the site, the relevant Kirklees Local Plan policies, the National Planning Policy Framework and the Green Belt / Grey Belt considerations that apply to land of this nature.

No formal pre-application advice has been sought from Kirklees Council on this specific proposal. The scheme has instead been developed with full regard to national and local Green Belt policy and to the established residential character of the wider Field Head Farm Court development.

This statement should be read alongside the submitted drawings. Together, these documents demonstrate that the proposal represents a carefully considered, sustainable and policy-compliant form of residential development.

SITE

Field Head Farm Court is an established residential courtyard development accessed from Field Head, off Station Road, within the village of Shepley.

Field Head Farm Court comprises a group of converted and new build dwellings, arranged around a private access road.

The location enjoys a sustainable village location. The Shepley village railway station is approximately 0.4km away. This train station provides good public transport links to Honley & Huddersfield to the North and Denby Dale, Penistone, Barnsley, Meadowhall and Sheffield to the South. The village has a series of local amenities all within walking distance from the application site. These include, but not limited to;

- Co-op store
- Traditional pubs/restaurants (The Black Bull, Farmer's Boy, Sovereign).
- A library.
- Mobile post office.
- Health centre/doctors.
- Dentist.
- Methodist church.
- Multiple children's playgrounds.
- Assorted service businesses such as physiotherapy, chiropody, dog walking and accountancy along with a few production businesses offering employment close by.
- Primary school (Shepley First School).
- Shepley Pre-school.
- Sports clubs (cricket, football, tennis, bowling).
- Petrol station.
- St. Paul's Church.
- Hairdressers.
- Boutique shop.
- Pubs.
- Restaurant.

- Café.
- Beauty Salon.
- Business hub.
- Takeaway.
- Village Hall.

The map below shows a 400m radius from the application site and indicates that the vast majority of the above-mentioned amenities are all within this 400meter distance, specifically the village centre services, train station and numerous bus stops;



The buses include;

D2 / D3 (Denby Darts)

Route: Connects Shepley to Huddersfield via Waterloo, Kirkburton, and Lepton. The D2 also loops toward Denby Dale and Upper/Lower Cumberworth, while the D3 extends to Birdsedge.

Frequency: Combined services run hourly Monday to Saturday (with no Sunday service).

X1 (Holmfirth Explorer)

Route: Runs between Holmfirth and Wakefield, passing through Shepley, Denby Dale, Skelmanthorpe, Scissett, Clayton West, and Calder Grove.

Frequency: Operates roughly every 60 to 120 minutes on weekdays, less frequent on weekends.

Community/School Services:

Local operators, such as the South Pennine Community Transport, offer limited services (buses 90 and 91) connecting Shepley to Barnsley and Penistone.

There are also dedicated school services (e.g., 421, KM1) for students traveling to Shelley College and Kirkburton Middle School.

The above referenced bus services are all in addition to the train services at the village train station.

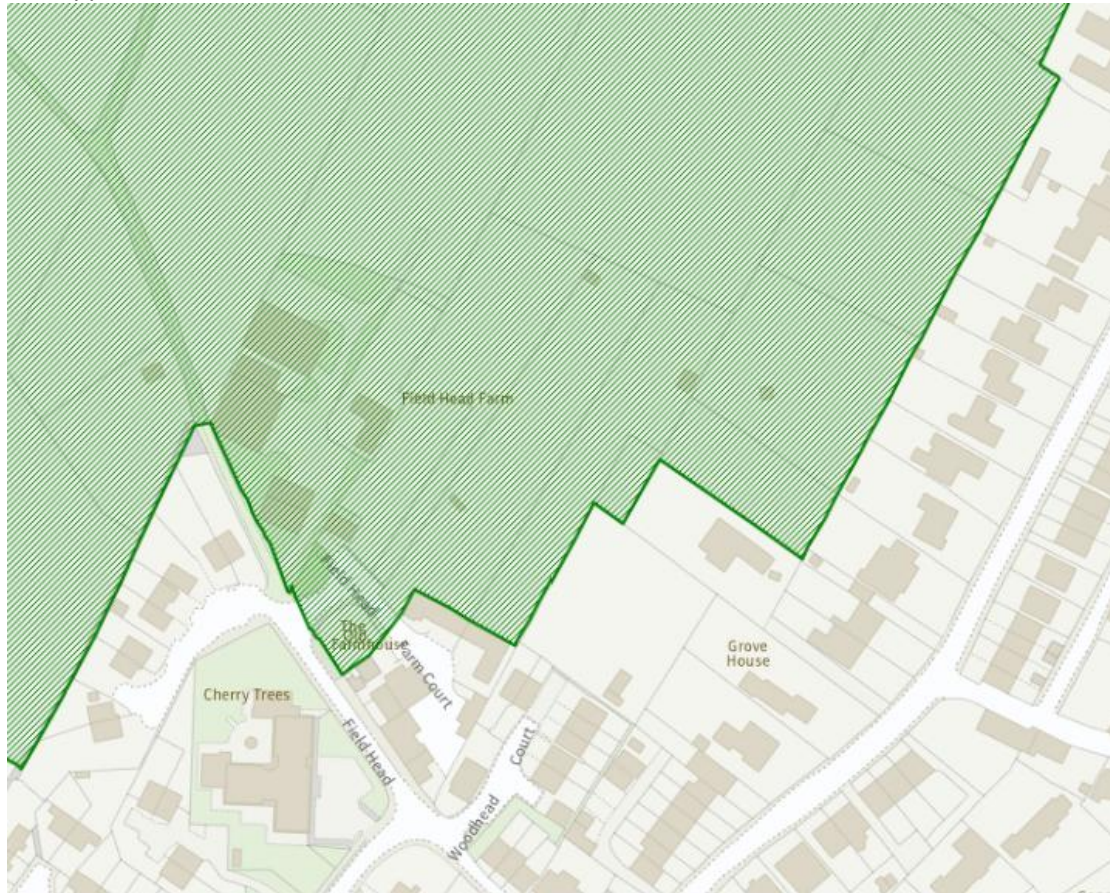
Shepley village itself presents many employment opportunities primarily centered around local retail, light industrial/business parks, hospitality and public services.

The application site in Shepley is well connected to local services/amenities, job opportunities, and community place with good active travel and public transport links.

The map overleaf indicates the numerous bus stops, all within walking distance of the application site.

This is a detailed street map of Shepley, a village in South Yorkshire. The map shows a network of roads, including the A629 (Abbey Road South) which runs diagonally from the top left towards the bottom right. Other roads include Lane Head Road, Cliffe Road, and various residential streets like Jos Lane, Stocks Way, and Cliffe Road. Key landmarks are marked with icons and labels: Shepley First School, Shepley Methodist Church, Shepley Health Centre, and Shepley War Memorial. The map also shows green spaces like Shepley Green and Shepley Marsh. The map is oriented with North at the top.

The application site is situated within the Green Belt;



The application comprises of garden land within the long-established residential curtilage of 5 Field Head Farm Court, situated immediately to the North of No 5 Field Head Farm Court.

The property itself, 5 Field Head Farm Court is just outside the Green Belt.

The land (garden) is not open or isolated countryside; it is domestic in character, presently laid to garden and containing domestic paraphernalia including a shepherd's hut used for a home office. The garden features ornamental planning and a large, decked area immediately to the rear of the property. The garden is bound on three sides (North, East and West) with a mature hedge. This hedge is dense and has an average height of 4.2meters. Other ornamental planting includes laurel. A dilapidated green house is located on the North extreme of the garden.

The Hedge enclosure to the property is to be retained in its entirety. This continues to define the edge of the developed courtyard from the open agricultural fields to the North.

This boundary vegetation provides a strong sense of visual containment and limits any meaningful views into or out of the site from the wider countryside.

Ground levels fall gently across the site from South to North. This is a modest, regular gradient and does not present any abnormal topographical constraint to development.

As noted above the site lies within the Green Belt, as designated in the Kirklees Local Plan.

The site is a good distance from the Shepley conservation area. The nearest Listed Buildings are some 270m to the South (The Granary, Croft Head Farm, and numbers 20, 22 & 32 Station Road). Furthermore, the LPA conservation and design officer commented on the previous 2019/93351 application *“5 Field Farm Court is located on the edge of Shepley, away from the conservation area and separated from it by previous C20 development. I do not consider this proposal to have an impact on the conservation area and therefore I have no comments on this proposal.”*.

The character of Field Head Farm Court is distinctly residential setting, reflecting its origins as a farm complex now converted and extended to provide a small number of individual dwellings. The immediate context of the application site is therefore one of established domestic curtilage, contained by boundary vegetation, rather than open or functional countryside.

PLANNING HISTORY

The following planning history relates to the application site and is relevant.

[2019/93351](#) - Erection of detached dwelling and formation of vehicle parking and storage
– **Refused**

[2015/90513](#) - Erection of detached dwelling with integral garage and formation of new access – **Refused**

[2014/91491](#) - Erection of detached dwelling with integral garage – **Withdrawn**

The above 2015/90513 & 2019/93351 applications were also dismissed at appeal.

The most recent previous application (2019/93351) was refused with the main reason of inappropriate development in the Green Belt, which is a narrative that is present across all refusals along with proposals not achieving sufficient design to warrant approval through paragraph 79e of the NPPF which provides exception to the development of isolated homes in the countryside where the design is of exceptional quality.

The LPA decision notice stated;

“The proposed development to erect a new dwelling would constitute inappropriate development within the Green Belt which is, by definition, harmful to the Green Belt. It is considered that the design and eco-credentials of the proposed dwelling would not amount to outstanding or innovative design which would constitute very special circumstances to clearly outweigh the harm to the openness and character of the Green Belt. The proposed development would therefore be contrary to the aims of Chapter 13 of the National Planning Policy Framework.” No other reasons were provided on the decision notice.

The [2019/93351 dismissed appeal decision](#) judged the principal issues;

The main issues are:

- *Whether the proposal would be inappropriate development in the Green Belt;*
- *The effect of the proposal on the openness of the Green Belt; and*
- *If the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.*

The appeal decision stated;

“The proposals were considered inappropriate development within the Green Belt”

“.....that there would be a moderate loss of openness in the Green Belt, in conflict with the fundamental aim of Green Belt Policy”

“.....However, as the dwelling would not be physically separate or remote from the settlement, it would not constitute an isolated dwelling in the countryside¹. Accordingly, paragraph 79e) of the Framework is not determinative in my consideration of this appeal”

“The proposal would be inappropriate development, which is, by definition, harmful to the Green Belt. It would also result in a loss of openness in the Green Belt. The Framework advises that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the harm to the Green Belt, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

This application **differs from the most recent 2019/93351 refusal and dismissed appeal.**
For example;

- NPPF changed (2019 – 2024)
- Grey Belt concept introduced
- Housing supply significantly reduced
- Housing Delivery Test failed (4.18 year supply)
- Shepley has expanded substantially
- Smaller dwelling proposed with significantly less engineering works required.
- Additional services available within the village enhancing the sustainable location
- Climate change measures

In addition to the above this proposed scheme is for a significantly smaller dwelling with far less engineering works required. The extent of this proposed development, when compared with the previous proposals are significantly less.

DESCRIPTION OF PROPOSALS

The proposal seeks full planning permission for the erection of a single storey detached dwelling together with associated access to the North of No 5 Field Head Farm Court.

The proposed dwelling is situated on the domestic curtilage of the host property, all as indicated on the proposed block plan.

The development represents a modest and carefully considered addition within an established domestic plot, rather than an expansion of development into undeveloped and open countryside/land.

The applicants have had intensive design input into the proposals. They intend to develop this and reside within.

The dwelling is single storey throughout and provides an open-plan living, dining and kitchen space beneath a vaulted ceiling, together with two en-suite bedrooms, a utility room, accessible WC and entrance lobby.

Natural, sustainable and in-keeping materials are proposed for the development with a coursed natural stone outer leaf to a timber frame structure (for enhanced thermal

efficiency and speed of development) with a pitched roof covered with Natural stone slate. Windows and doors will be timber, Upvc or powder coated aluminium. These materials respect the setting and harmonise with the Field Head Farm Court development and other residential properties in the immediate locality.

The restrained single storey form has been chosen specifically to minimise the visual and physical presence of the new dwelling within the courtyard and against the wider Green Belt backdrop.

The existing private roadside gated entrance is to be relocated 6m further into the site, to ensure no highway safety issues arise. This is an existing vehicular access point, no new vehicular access point from Field Head Farm Court is required. This is a modest highway safety improvement intended to prevent vehicles waiting on the unadopted highway while the gate operates and does not extend the developed footprint of the site into the surrounding countryside.

Parking for the host property, 5 Field Head Farm Court, is unaffected by the proposals. No 5 retains 2 garage spaces and parking on the private drive to the front of the garages. The driveway is capable of accommodating 3 domestic vehicles.

Foul drainage is proposed via a Biorock Monoblock-2 package treatment plant, discharging to a below-ground herringbone soakaway, this treatment plant is designed for a population of up to 6 people so more than adequate for the proposed dwelling.

Surface water drainage is directed to a dedicated 3500 x 2000 x 1500mm soakaway. A bin store accommodating three 240 litre bins (residual, recycling and garden waste) is provided, together with an Electric Vehicle Charge Point providing Mode 3 charging of at least 16 Amps, up to 32 Amps, via a Type 2 socket outlet, in accordance with the UK's Smart Charge Point Regulations.

It is proposed the property will also have a solar array on the North West elevation which will provide power for an air source heat pump to provide the primary heating for the dwelling.

We are advised the 15.6m² solar array, despite being on the North West roof slope, will achieve 640 – 750 kWh per year, this is circa 30% less than the preferred South facing slope for solar arrays at an optimum pitch of 30-40 degrees (our roof pitch is 20 degrees).

A mechanical heat recovery ventilation system is also proposed which further enhances the carbon footprint of the proposed dwelling, positively contributing towards climate change and net zero emissions. The mechanical heat recovery system will reduce the reliance on opening windows and will help retain an airtight dwelling.

Initial design input indicates with a realistic air leakage target of 3.0 - 5.0 m³ / (h.m²) that the property will provide a SAP score of 92-100. To put this into perspective less than 3% of new build dwellings achieve such an EPC rating. The proposed dwelling itself is very sustainable/energy efficient.

The existing shepherd's hut within the garden is to be relocated.

An area of existing ornamental laurel is to be partly removed/partly retained to accommodate the proposed dwelling. All other boundary hedgerow is to be retained as existing.

In architectural terms, the proposed dwelling adopts a form and appearance that draws from the local vernacular while incorporating modern standards of living and sustainability.

The use of coursed natural stone facing, stone slate covered pitched roof forms and well-proportioned openings reflects the established character of development in the area/locality. This design approach responds positively to the guidance contained within Policy LP24 and the Housebuilders Design Guide SPD, ensuring that the development contributes to a coherent and high-quality streetscape, despite the proposed property not being seen from public viewpoints.

Sustainability has been embedded within the proposals from an early stage. The dwelling is designed to achieve very high levels of energy efficiency through modern construction methods, enhanced fabric performance and the incorporation of renewable technologies such as solar panels and an air source heat pump as previously referenced. These measures align with Local Plan Policy LP51 and the objectives of the NPPF in addressing climate change, reducing carbon emissions and promoting sustainable patterns of development.

Overall, the proposal represents a logical and sensitive evolution of the site that respects its residential context, maintains the integrity of the established curtilage, and delivers a high-quality family dwelling in accordance with the Kirklees Local Plan and national planning policy.

The layout has been informed by the established pattern of development of the locality, where dwellings, including back land development are set within spacious plots and separated by landscaped boundaries. The host property, 5 Field Head Farm Court, retains a generous garden/external amenity space.

The proposed dwelling:

- Is positioned to minimise visual impact.
- Maintain appropriate separation distances (and exceed the baseline requirements).
- Preserves the openness of the wider Green Belt beyond the defined domestic curtilage.

The scale and massing are comparable to nearby dwellings and do not result in overdevelopment of the site.

The dwelling adopts a contemporary interpretation of traditional local architecture, drawing upon the material palette commonly found in Shepley;

- Natural stone coursed walling.
- Pitched roof with stone slate covering.
- Simple, well-proportioned openings to make the most of natural light and outlook.

This approach ensures that the development integrates successfully with its surroundings and complies with Local Plan Policy LP24.

HIGHWAYS

No new point of access onto the public highway is created by the proposal; the development instead makes use of an established access arrangement that already serves the site.

The only proposed change to this access is to recess the gated entrance 6m back into the site. Whilst this could be considered a highway safety enhancement it is more to respect the neighbouring properties, to ensure the unadopted access always remains accessible. NB there are only 4 other properties off Field Head Farm Court, the 'Old Farmhouse' is accessed directly off Field Head.

The proposed private drive is a modest width, of a straight line allowing easy sight top to bottom so we contend no passing spaces are required considering the scale of the proposed development and occupancy levels.

We propose to use a heavy-duty cellular paver (grass mat system) for the structure of the proposed private driveway, the existing hard surfaced area to the entrance (stone setts) will remain, which in turn will prevent any loose material being deposited on the unadopted Field head farm court cul-de-sac. The private drive will appear as part of the garden with two simple tyre tracks to the property and parking/turning area. The parking and turning area will have a loose gravel finish which will again aid surface water drainage but also provide a secure by design approach and a surface capable of manoeuvring domestic vehicles on. If the LPA wish to discuss the surfacing of the proposed private access drive, we would welcome communication.

Visibility at the existing access point are good, and vehicle speeds on the unadopted cul-de-sac are very low due to the layout.

The location of the proposed dwelling is situated some 70meters from the proposed private access drive. To ensure compliance with the Building Regulations, specifically Approved Document B, it is intended to install a domestic misting system to BS EN 14972-17:2025. This is widely accepted by WYFS (West Yorkshire Fire Service) as an acceptable approach to negate the need to provide fire service access and turning facilities. It's an approach we, Paul Matthews Architectural Ltd, have taken previously and one that has been accepted by planning and WYFS.

A bin store is indicated on the proposed block plan along with a bin collection point adjacent to the existing access. Bins would be presented on collection day to add into the existing refuse collection on Field Head Farm Court. In view of the Kirklees Council waste strategy and changes to waste collection services the proposed bin storage area has been shown to accommodate 3 x 240ltrs bins. (1x240ltr Residual, 1x240ltr Recycling and as the property has a garden a third to accommodate a third bin for garden waste). Guidance indicates the storage footprint for a 240ltrs wheelie bin is 940mm x 780mm with enough room to enable removal of the bin from the storage location. The proposed bin storage is large enough to accommodate 3 x240ltrs bins for the proposed dwelling. The existing access is sufficiently large enough to accommodate a bin on collection day ensuring that it does not impede the unadopted access. Whilst the dragging distance, from the bin store area to the collection point, exceeds the normal 25m acceptable limit, the applicants would prefer for the bins to be stored close to the proposed dwelling, this also ensuring no negative impact on the property or other nearby properties. The bin collection point is also important to ensure efficiency for the waste collectors. The applicant is open to relocate the proposed bin store if this is deemed an issue by KMC Planning or highways (the bin store could be located within 25m of the bin collection point).

Two dedicated on-site/off street parking spaces, identified as P1 and P2 on the submitted block plan, are provided for the proposed dwelling. These are positioned adjacent to the proposed dwelling and served directly from the proposed private drive. This provision is considered appropriate to the size of the dwelling and consistent with Kirklees Local Plan Policy LP22 on parking provision.

An Electric Vehicle Charge Point is provided within the parking area, providing Mode 3 charging with a continuous output of at least 16 Amps and up to 32 Amps (3.5kW – 7kW), via a Type 2 socket outlet, in accordance with the UK's Smart Charge Point Regulations.

The proposals therefore provide safe and suitable access for all users and fully accord with the requirements of the National Planning Policy Framework, as well as Kirklees Local Plan Policies LP21 (Highways and Access) and LP22 (Parking). Furthermore, KMC Highways offered no resistance to the previous 2019/93351 more extensive proposed detached dwelling.

PRINCIPLE OF DEVELOPMENT

Introduction and Purpose of this Section

This section sets out an assessment of how the proposed development at Field Head Farm Court 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, its containment within an established residential area, and its relationship with the surrounding built form indicate that it functions as low-value Green Belt, capable of being considered under the Grey Belt category for the purposes of planning decision-making.

Chapter 13 (Protecting Green Belt Land) of the NPPF (National Planning Policy Framework) (December 2024) at Para 142 states *“The Government attaches great importance to Green Belts. 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”*

The NPPF, at para 143, goes on to establish the 5 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.*

Para 153 of the NPPF states *“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness⁵⁵. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”*

Para 155 of the NPPF 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....."*

The glossary of the NPPF (National Planning Policy Framework) defines Grey Belt as;

"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 NPPF 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.

It is accepted that domestic curtilage (gardens) does not qualify as 'previously developed land' however this is academic in the context of Grey Belt policy, as the definition above includes brownfield or '**any other land**'. This application site clearly falls within the definition of 'any other land'.

The following part of this statement is to demonstrate that:

1. The site meets the national criteria for Grey Belt classification.
2. The development would not conflict with the five purposes of the Green Belt, and in fact performs **weakly** against them.
3. The proposals represent a sustainable, modest, contextually appropriate form of development that delivers public benefits with minimal, limited, or no harm to the openness or function of the Green Belt.
4. The development is capable of being regarded as "*not inappropriate*" when assessed under Grey Belt policy.

Addressing each of the relevant grey belt points, as referenced in NPPF glossary;

a) to check the unrestricted sprawl of large built-up areas;

This purpose relates to the sprawl of large built up areas. Villages should not be considered large built up areas.

Contribution	Illustrative features
Strong	Assessment areas that contribute strongly are likely to be free of existing development, and lack physical feature(s) in reasonable proximity that could restrict and contain development. They are also likely to include all of the following features: - be adjacent or near to a large built up area - if developed, result in an incongruous pattern of development (such as an extended “finger” of development into the Green Belt)
Moderate	Assessment areas that contribute moderately are likely to be adjacent or near to a large built up area, but include one or more features that weaken the land’s contribution to this purpose a, such as (but not limited to): - having physical feature(s) in reasonable proximity that could restrict and contain development - be partially enclosed by existing development, such that new development would not result in an incongruous pattern of development - contain existing development - being subject to other urbanising influences
Weak or None	Assessment areas that make only a weak or no contribution are likely to include those that: - are not adjacent to or near to a large built up area - are adjacent to or near to a large built up area, but containing or being largely enclosed by significant existing development

As noted above, taken from the Government Guidance ‘Green Belt’ *“Villages should not be considered large built up areas”*. Despite the village of Shepley seeing extensive growth over the years, it is still a village.

The application site is located within the established village of Shepley, a village with a clear and well-defined built boundary.

The development does not extend the settlement outward into open countryside, as it is entirely contained within the domestic curtilage with defined and defensible boundaries.

The erection of a single storey detached dwelling respects the locality and pattern of housing in the village and therefore does not create or contribute to any form of sprawl into open countryside.

The PPG confirms that purpose (a) (to check the unrestricted urban sprawl of built up areas) specifically relates to the sprawl of towns and cities, and that villages should **not** be considered large built up areas for this purpose.

Therefore the contribution is weak/none on this point.

b) to prevent neighbouring towns merging into one another;

This purpose relates to the merging of towns, not villages.

Contribution	Illustrative Features
Strong	Assessment areas that contribute strongly are likely to be free of existing development and include all of the following features: - forming a substantial part of a gap between towns - the development of which would be likely to result in the loss of visual separation of towns
Moderate	Assessment areas that contribute moderately are likely to be located in a gap between towns, but include one or more features that weaken their contribution to this purpose, such as (but not limited to): - forming a small part of the gap between towns - being able to be developed without the loss of visual separation between towns. This could be (but is not limited to) due to the presence or the close proximity of structures, natural landscape elements or topography that preserve visual separation
Weak or None	Assessment areas that contribute weakly are likely to include those that: - do not form part of a gap between towns, or - form part of a gap between towns, but only a very small part of this gap, without making a contribution to visual separation

As noted above, taken from the Government Guidance 'Green Belt' "This purpose relates to the merging of towns, not villages". Shepley is a village.

The application site is located in Shepley Village, with Huddersfield lying North West, Holmfirth to the South West, and Penistone further to the South East. These settlements are separated by substantial distances. The site's semi-rural position ensures it is both physically and visually detached from them. As a result, the proposed development would not contribute to the outward sprawl of nearby towns or villages

Therefore the contribution is weak/none on this point.

Furthermore the application site is a small parcel of land on the edge of larger swathes of Green Belt to the North. The land is visually and functionally contained with existing site boundaries and well established hedges. We contend the site is capable of development that does not affect wider landscape buffers and open fields that provide a clear physical and visual separation between Shelley in the wider area.

The site is on the edge of other residential properties to the East, South and West.

We contend that this well-considered development of the application site in isolation does not materially affect the visual or perceived separation between towns or lead to any realistic sense of coalescence.

d) preserve the setting and special character of historic town

This purpose relates to historic towns, not villages. Where there are no historic towns in the plan area, it may not be necessary to provide detailed assessments against this purpose.

Contribution	Illustrative Features
Strong	Assessment areas that contribute strongly are likely to be free of existing development and to include all of the following features: - form part of the setting of the historic town - make a considerable contribution to the special character of a historic town. This could be (but is not limited to) as a result of being within, adjacent to, or of significant visual importance to the historic aspects of the town
Moderate	Assessment areas that perform moderately are likely to form part of the setting and/or contribute to the special character of a historic town but include one or more features that weaken their contribution to this purpose, such as (but not limited to): - being separated to some extent from historic aspects of the town by existing development or topography - containing existing development - not having an important visual, physical, or experiential relationship to historic aspects of the town
Weak or None	Assessment areas that make no or only a weak contribution are likely to include those that: - do not form part of the setting of a historic town - have no visual, physical, or experiential connection to the historic aspects of the town

Again, as noted above, taken from the Government Guidance 'Green Belt' "This purpose relates to the historic towns and not villages.

The application site is within the village (**not town**) of Shepley on the outskirts of Huddersfield Town centre (some distance to the North West).

The application site is not located within or directly adjacent to a historic town, nor does it contribute to the setting or character of any such settlements and

Therefore the contribution is weak/none on this point.

Noting the above three points, the application site clearly doesn't **strongly** or **moderately** contribute to any of the purposes in Paragraph 143 (a), (b) or (d) of the NPPF, nor do any exclusions under footnote 7 apply.

Meeting Green Belt Purposes – Development (Para 155a)

As noted above the application site makes only a weak/no contribution to all the above purposes (a, b & d).

This demonstrates that the site forms a relatively small, visually and physically contained parcel of land within the wider area of Green Belt, and that its development would not undermine the Green Belt's ability to perform those purposes strategically over the plan area.

In respect of Purpose (c) (safeguarding the countryside from encroachment), as noted above, the site relates to a residential/domestic curtilage, which consists of a semi-detached two storey dwelling and has a substantial rear garden area to the North. This garden area is well defined by the boundaries and established hedges. The proposed dwelling is located within the domestic curtilage therefore, we contend, is not considered to encroach into the countryside.

It is also noted, within the same Shepley village, that there is an established pattern of built form, whereby dwellings are sporadically sited behind existing dwellings along Station Road and Marsh Lane. Whilst any form of development will result in some localised visual change, the proposal does not result in material encroachment or fundamentally undermine the purposes of the Green Belt taken together across the plan area. We therefore contend that the proposals satisfy Paragraph 155(a) of the NPPF (2024).

In addition to the above there is precedence ([2026/62/90252](#)) where other green belt / grey belt development has been accepted. Furthermore, this other approved scheme was in a more open and rural location.

Demonstrable Unmet Need (Para 155b)

With regards to Paragraph 155 (b) (*There is a demonstrable unmet need for the type of development proposed⁵⁶*).

The 2025 update of the five-year housing land supply position for Kirklees shows 4.18 years supply of housing land, and the 2023 Housing Delivery Test (HDT) measurement, which was published on 12/12/2024, demonstrated that housing delivery for Kirklees for the past three years (April 2020-March 2023) has fallen below the 75% pass threshold. As the Council is currently **unable** to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement.

This shortfall is a material consideration and supports the principle of development on Grey Belt land. The proposed development would contribute to addressing housing need within Kirklees through the delivery of 1 new dwelling. While limited in overall scale to the housing stock (only one dwelling) it nonetheless engages this policy test and therefore meets the requirements of Paragraph 155(b). There are many examples where Kirklees LPA have accepted singular dwelling, grey belt schemes, as a positive contribution towards enhancing housing stock.

Sustainable Location (Para 155c)

Paragraph 155(c) requires that the site is in or can be made a sustainable location.

The application site is situated within easy walking distance of Shepley village Centre, including schools, shops, and public transport services (bus and train).

We acknowledge that the applicants, and future occupants, of the proposed dwelling may be partially dependent on private vehicles for some day-to-day journeys. However, given the modest scale of the scheme, comprising only 1 dwelling, the level of trip generation will be insignificant. It is also relevant that the site is positioned amongst other existing residential dwellings.

Taking into account the site's semi-rural character, its close proximity to local facilities and services, along with the limited scale of the proposals, we contend that the development is reasonably accessible and a sustainable location for the purposes of Paragraph 155(c) of the NPPF.

Grey Belt development within the Green Belt is not considered inappropriate development. As demonstrated within this statement the application site;

- The site makes Weak/no contributions to core Green Belt purposes.
- The proposals do not fundamentally undermine the integrity of the remaining Green Belt in the area.
- The site is located in a practical and sustainable location for the proposal.
- There is a clear and demonstratable need with unmet local demand (housing)

Very Special Circumstances are not required given the proposal is not inappropriate development.

The [Footnote 55 to the NPPF](#) sets out 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*".

POLICY CONTEXT

The National Planning Policy Framework sets out the Government's planning objectives and the tests against which development proposals are assessed. This proposal has been shaped to align with those objectives across sustainable development, good design, efficient land use, transport, the natural environment and Green Belt policy.

Relevant NPPF chapters include Chapter 2 (achieving sustainable development), Chapter 5 (delivering a sufficient supply of homes), 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 14 (climate change) and Chapter 15 (the natural environment).

The Framework directs planning authorities to support the effective and efficient use of land, particularly where this can deliver homes without extending development into genuinely open countryside. Paragraph 124 supports an effective use of land in meeting housing need while safeguarding and improving the environment. The application site, comprising established domestic garden land with existing curtilage features, is well placed to make efficient use of land already committed to residential use, consistent with this objective.

Relevant Kirklees Local Plan policies include LP1 (presumption in favour of sustainable development), LP3 (location of new development), LP7 (efficient and effective use of land and buildings), LP21 (highways and access), LP22 (parking), LP24 (design), LP26 (renewable and low carbon energy), LP28 (drainage) and LP30 (biodiversity and geodiversity).

Policy LP7 seeks the efficient use of previously developed land in sustainable locations, provided it is not of high environmental value. The application site, being domestic garden land within an established courtyard setting, is consistent with this approach. Policy LP24 requires new development to respect local character, scale and form and to achieve high standards of residential amenity, which this proposal has been designed to achieve through its restrained single storey scale and careful siting within the existing curtilage.

Key NPPF provisions include:

- **Chapter 2** – Achieving sustainable development
- **Chapter 4** – Decision-making
- **Chapter 5** – Delivering a sufficient supply of homes
- **Chapter 6** – Building a strong, competitive economy
- **Chapter 8** – Promoting healthy and safe communities
- **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 14** – Meeting the challenge of climate change, flooding and coastal change
- **Chapter 15** – Conserving and enhancing the natural environment

The NPPF directs planning authorities to support efficient reuse of land, especially where it can deliver homes, reduce dereliction, and enhance visual and environmental quality.

Relevant Kirklees Local Plan policies include:

- **LP1** – Presumption in favour of sustainable development
- **LP2** – Place shaping
- **LP3** – Location of new development
- **LP4** – Providing Infrastructure
- **LP7** – Efficient and Effective use of Land and Buildings
- **LP11** – Housing Mix and Affordable Housing
- **LP20** – Sustainable Travel
- **LP21** – Highways and access
- **LP22** – Parking
- **LP24** – Design
- **LP26** – Renewable and low carbon energy
- **LP27** – Flood Risk
- **LP28** – Drainage
- **LP30** – Biodiversity & Geodiversity
- **LP32** – Landscape
- **LP33** – Trees
- **LP35** – Historic Environment
- **LP43** – Waste Management Hierarchy
- **LP47** – Healthy, Active and Safe Lifestyles
- **LP49** – Educational and Health Care needs
- **LP51** – Protection and Improvement of Local Air Quality
- **LP52** – Protection and Improvement of Environmental Quality

Kirklees continues to face an acknowledged housing supply deficit, with recent housing delivery below target. The Council's monitoring identifies a shortfall against its five-year supply, reinforcing the need for sustainable housing proposals.

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 Field Head Court is an existing residential curtilage containing a dwelling, garden, driveway (x2), hardstanding and domestic landscaping. Redeveloping this

plot to deliver a new dwelling makes efficient use of land that is already committed to residential/built use.

Also, the proposal increases housing density on a sustainable, formed site, turning a single dwelling plot into two, 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.

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

“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.

Paragraph 61 in the NPPF (Delivering a sufficient supply of homes) states;

“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”

Paragraph 72 states;

“.....planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of: a) specific, deliverable sites for five years following the intended date of adoption”

We contend that the proposals comply with NPPF Paragraph 72 by directing new housing to a sustainable, well-connected site within an existing settlement. The development uses established infrastructure, is close to services and public transport, and represents appropriate growth in a suitable location.

The following paragraph, Para.73 states;

“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly”

This paragraph goes on to state; local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes”

The development also aligns with NPPF Paragraph 73 because it provides deliverable, high-quality housing on a suitable and achievable site. By utilising land in a sustainable location, the proposals support a responsive local housing supply consistent with national policy.

Kirklees Local Plan Policy, LP3 (Delivering Growth and Sustainable Development - Location of new development) states;

“2) Development will be permitted where it supports the delivery of housing and employment growth in a sustainable way, taking account of the following criteria;

..... d. ensuring delivery of housing and jobs in smaller settlements to meet local housing and employment needs”.

Furthermore, and significantly, as previously referenced the Local Authority cannot currently demonstrate a five-year supply of deliverable housing sites and therefore Paragraph 11 of the NPPF is engaged and states;

“11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

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

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

The principle of development, in terms of sustainable development and housing supply, is therefore considered to be acceptable in that it complies with paragraphs 7-14 and the aims of Chapter 5 in the National Planning Policy Framework.

The application site complies with Policy LP3 because it delivers new housing within an established settlement that benefits from existing infrastructure, services, and sustainable transport options.

VISUAL AMENITY

Chapter 12 of the NPPF provides guidance in relation to design (achieving well-designed places)

Para 131 provides a principal consideration in relation to design. This 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process”

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also cover design and 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;

“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:

Whilst c. is not applicable on this particular application, as it isn't an extension, the other aspects are complied with as outlined within this section.

Also relevant to design is the Kirklees Housebuilders Design Guide SPD. This aims to ensure housing development is of high-quality design.

The Kirklees Housebuilders Design Guide SPD states;

“What is good design? The long-standing, fundamental principles for good design are that it is: fit for purpose; durable; and brings delight. It is relatively straightforward to define and assess these qualities for a building. We can identify its activities and users, the quality of detail, materials, construction and its potential flexibility. We can also make judgements about its beauty. (National Design Guide 2019)”

Principle 2 of the Kirklees Housebuilders Design Guide SPD states;

“New residential development proposals will be expected to respect and enhance the local character of the area by: Taking cues from the character of the built and natural environment within the locality. Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details. Illustrating how

landscape opportunities have been used and promote a responsive, appropriate approach to the local context."

Principle 14 of the SPD states;

"The design of windows and doors is expected to relate well to the street frontage and neighbouring properties and reflect local character in style and materials. Innovation for energy efficiency is encouraged, particularly for maximising solar gain to allow for passive solar construction."

This application seeks permission for the construction of a detached single storey 'L' shaped dwelling. the applicants have had extensive design input on the project and fully intend this as a self-build project that they will then live in.

It is proposed that the property will be finished externally in coursed natural stone (timber frame structure (for speed of erection and thermal efficiency) with natural stone heads and cills. The pitched roof will be covered with stone slates.

The dwelling includes gable ends and full-height glazing along the South East elevation. Openings to the South West are limited to the principal entrance door with an adjacent side light. Openings to the North East are restricted to an entrance lobby window seat and a large opening to the Bedroom 1 gable. There are no openings to the North West elevation bar 2 rooflights. The applicants specifically wish for crittall style glazing to the doors and windows.

Whilst the materials are in keeping with the immediate locality the openings are large, a regular occurrence on most self-build new dwellings with a contemporary twist. The village of Shepley has a series of new and recent 'one off' new build dwellings and small sites that also have expanses of glazing, we are more than happy to provide photo images and addresses of these if required.

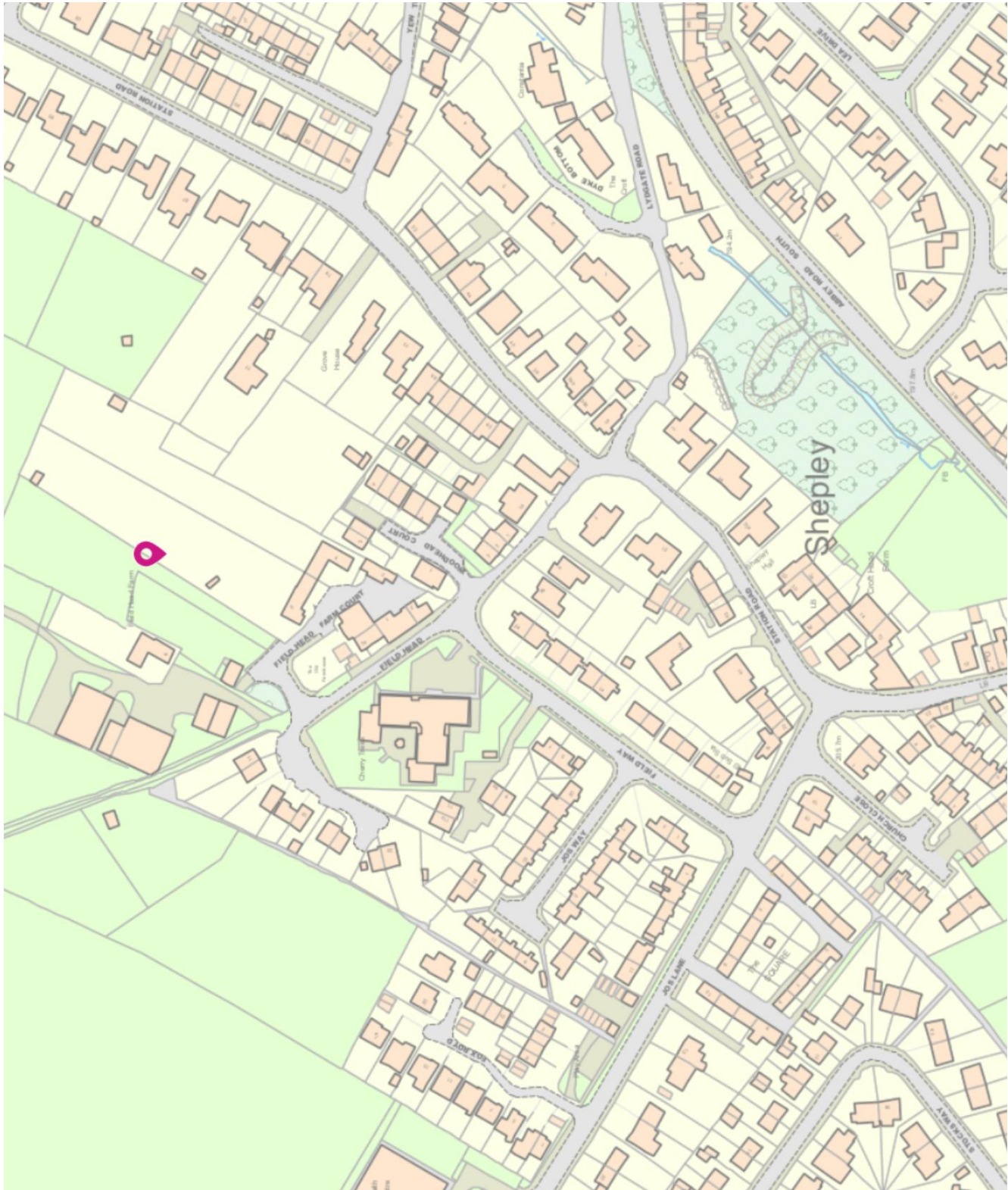
The design of the property has been arrived at considering privacy, outlook, natural light, and solar gain.

Solar panels and the air source heat pump are proposed to the North West elevation to ensure these are not prominent and cause no negative impact to the overall character and appearance of the proposed dwelling.

There is an established pattern of development within the village of Shepley where dwellings are sporadically positioned behind existing dwellings, this includes historical properties but also more recent new builds. No 77 Station Road being an example of this just to the East of the application site, land to the rear of 127 Marsh Lane being a much more recent example with the erection of 8 dwellings along with Land Adj Marshlands Marsh Lane being a recent planning approval, yet to be commenced on site, significantly the Marshlands approval is also within the Green Belt. The Local Plan map extract overleaf demonstrates lack of a defined building line within the immediate locality.

We therefore contend that the siting of the proposed dwelling aligns with this existing and accepted pattern within Shepley and is not considered out of character within the locality.

Furthermore, as the proposed single storey dwelling is to be located circa 64 meters behind the existing two-storey semi-detached property, we further contend that it will not appear overly dominant. The proposed development remains fully contained within the existing defined and established boundaries of the site.



The proposed driveway has been kept to a minimum width. The proposed heavy-duty cellular paver (grass mat system) will enable grass to regrow through the areas not travelled by vehicles. The proposed gravel parking and turning area to the head of the proposed private drive is proportionate to the scale of the development. We are more than willing to discuss additional soft landscaping within the site.

We contend that this proposal demonstrates conventional but good quality design that is considered both contextual and appropriate within its varied surroundings. The design and layout of the development is reflective of the surrounding area and should be considered acceptable therefore complying with policy LP24 of the Kirklees Local Plan, and the Kirklees SPD - Housebuilders Design Guide.

IMPACT ON RESIDENTIAL AMENITY

Section b of LP24 (Design) of the Kirklees Local Plan states;

“Proposals should promote good design by ensuring:

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”

Principle 6 of the Kirklees Housebuilders Design Guide SPD states;

“Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.”

The SPD also provides advised separation distances for two storey dwellings, noting the proposal is for a one storey dwelling the suggested space separation distances are still more than achieved.

The space separation distances advised for two storey dwellings are;

- 21 metres between facing windows of habitable rooms at the backs of dwellings;
- 12 metres between windows of habitable rooms that face onto windows of a non-habitable room;
- 10.5 metres between a habitable room window and the boundary of adjacent undeveloped land; and
- for a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a minimum of a 2 metres distance from the side wall of the new dwelling to a shared boundary.

The nearest other residential dwelling is located 35meters to the South East (Field Head Farm). This is beyond the 4.2m high boundary hedge, furthermore the proposed dwelling has no openings to the North West elevation that faces Field Head Farm. 77 Station Road is located 75meters to the South East, again beyond a tall well-established hedge. The host property, 5 Field Head Farm Court is located more than 60meters to the South West.

These above distances provide considerable separation distance; there should be no concerns of potential overbearing or overshadowing impacts.

The proposed dwelling is located 1.4m from the Eastern boundary of the application site, it's important to note the property is only one storey and is not in a 'regular street pattern'. The 1.4 m gap will provide sufficient space for future maintenance to the property.

Given the single storey design and sun path analysis the proposal will not result in any overshadowing of adjacent properties or adjacent properties amenity space.

The retained garden area for 5 Field Head Farm Court, we contend remains larger than average and is of an adequate size to serve the existing dwelling.

The majority of habitable room windows look out South Easterly, with Bed 1 also having an opening towards the North East. Notwithstanding the adequate space separation distances, the wider plot also has mature established hedges to these boundaries, therefore there should be no concerns with regards to 'overlooking impact'.

Further boundary treatments/landscaping could be controlled, if necessary, via condition(s).

Due to the semi-isolated location of the development, set a significant distance from the other nearby residential properties there should be no concerns with regards to the residential amenity of the other nearby residential properties.

As with all building work there will be some short-term noise form the construction phase, however working days and hours can be conditioned to protect the residential amenity of the surrounding residential properties.

Usually, the amenity of the potential future occupiers should also be considered of proposed new dwellings. This proposed dwelling is a self-build that the applicants propose to occupy themselves. Still principle 16 (Internal Space Standards) of the Housebuilders Design Guide SPD has been considered. This principle states; *"All new homes should aim to be accessible and adaptable homes to meet the changing needs of occupants over time in accordance with Building Regulations. The provision of homes that meet these standards should be considered within the housing mix of the wider site in line with Local Plan policy LP11 (Housing Mix and Affordable Housing). All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers. Although the government has set out Nationally Described Space Standards, these are not currently adopted in the Kirklees Local Plan. The council will seek to adopt such a policy in the future in accordance with evidence and in the meantime will seek to ensure high quality living environments through the application of Local Plan policy LP24 (Design)"*

This proposed dwelling has been designed to suit the applicants as they age. Sufficient internal floor space is provided and exceed the NDSS. The design meets basic lifestyle needs and provides a high standard of amenity space. We contend that the proposed external amenity space is proportionate to the proposed dwelling and will maximise direct sunlight.

The proposed dwelling exceeds the minimum recommendations as set out within the NDSS for such a 2-bedroom single storey dwelling.

We accept that the existing and retained boundary hedge may result in some late afternoon overshadowing of the proposed dwelling's private amenity space, but this is perfectly acceptable.

We contend the proposed openings have sufficient outlook and provide adequate natural light levels for the amenity of the applicants and possible future occupants.

Considering the above, we contend that the proposed development does not cause significant harm to the residential amenity of the existing or neighbouring occupiers and should therefore be considered acceptable in terms of residential amenity and compliant with Local Plan Policy LP24(b), the Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

CONTAMINATED LAND

The application site is part of the rear garden serving no 5 Field Head Farm Court. The property was a new build some years ago with the garden formerly being agricultural grazing land.

We have no reason to consider the application site may be affected by contamination.

Kirklees Local Plan Policy LP53 (Contaminated and unstable land) states;

“Development on land that is unstable, currently contaminated or suspected of being contaminated due to its previous history or geology, or that will potentially become contaminated as a result of the development, will require the submission of an appropriate contamination assessment and/or land instability risk assessment.

For developments identified as being at risk of instability, or where there is evidence of contamination, measures should be incorporated to remediate the land and/or incorporate other measures to ensure that the contamination/instability does not have the potential to cause harm to people or the environment. Such developments which cannot incorporate suitable and sustainable mitigation measures which protect the well-being of residents or protect the environment will not be permitted. “

The site is not within an historic landfill buffer zone.

The Kirklees gazetteer indicates the area as a Radon level 1 zone. This can easily be addressed with an appropriate gas membrane incorporated within the proposed floor slab.

As covered in the previous 2019/93351 case officers report;

“The application site is set within a mineral safeguarded area. Policy LP38 of the Kirklees Local Plan sets out the requirements for surface development within this area. The application site has existing agricultural buildings and hardstanding on the site which will be retained and converted. As such, Policy LP38 would not apply to the proposed development under part (a) which refers to ‘the extension to existing buildings and the erection of ancillary buildings within their curtilage’.

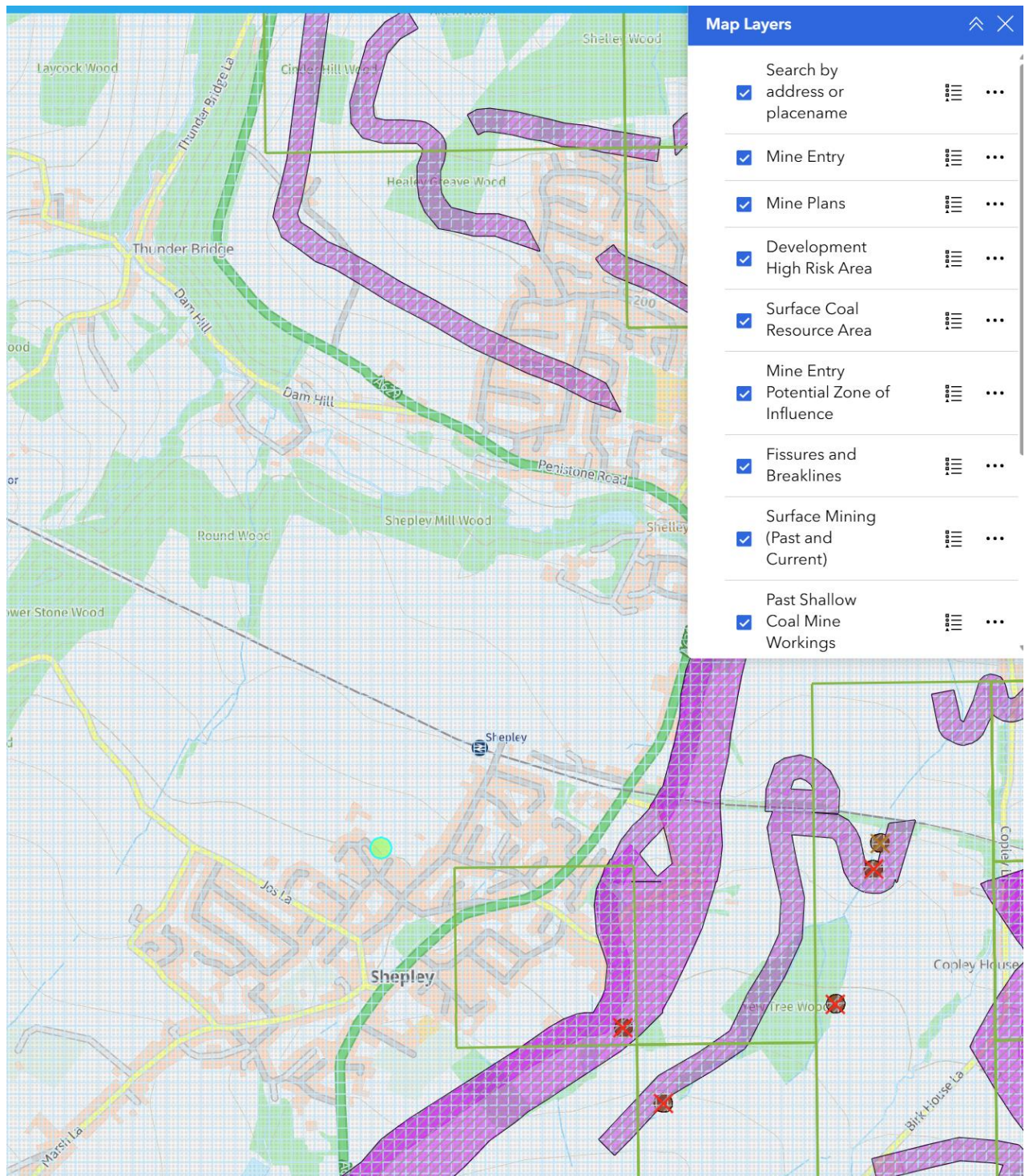
The applicant has submitted a report by RGS dated 13th January which addresses mineral safeguarding at the application site. The report states that the extract of minerals from the site would not be viable for the following reasons (summarised):

- *Coal minerals - The coal resources are too thin to be economically viable and too deep to be viable for prior extraction.*
- *Sandstone minerals – The development site is situated next to a residential housing district. Therefore, the cast mining of sandstone could not be reasonably undertaken without causing an environmental nuisance to neighbouring properties.*
 - The extraction of sandstone would result in a significant increase in traffic movements within the residential area*
 - Insistence on extracting the sandstone reserves beneath the site would prejudice the timing and viability of the proposed development. The reasons listed above are considered to be acceptable for the purposes of LP38“*

We trust the above is accepted to have not changed in the preceding 7 years and remain acceptable.

Kirklees Environmental Health offered no opposition to the previous 2019/93351 planning application, accepted this was 7 years ago but nothing has changed on site with regards to contamination or coal mining. The domestic curtilage serving number 5 Field Head Farm Court was a garden at the time of the previous/most recent application and remains a garden to this date.

As noted on the Mining Remediation Authority map overleaf, the application site is not affected by any mine entries, Fissures/breaklines, surface mining (past and present) past shallow coal mine workings, probable shallow coal mine workings, Coal outcrops, NE mining & ground water constraints & coal mining reporting.



We therefore contend that this proposed development should be considered acceptable in relation to contaminated land risk and environmental protection and complies with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the NPPF.

BIODIVERSITY, ECOLOGY & IMPACT UPON TREES

There are no protected trees on the application site, the application site is also outside the Shepley conservation area, where certain trees within are automatically subject to protection. The development does not impact on any trees.

Part of an ornamental laurel bush will be trimmed back adjacent to the location of the proposed dwelling. This is merely a gardening project that requires no formal consent(s).

The hedgerow to the North, East and West of the application site is all to be retained.

Notwithstanding the pending changes to BNG (6th August 2026) where such an application on a site of under 0.2 hectares is exempt. This proposal is for a self-build dwelling, where the applicants have had extensive design input and fully intend for this to be a self-build that they will then occupy. The proposed scheme is for less than 9 dwellings, and the site area is less than 0.5 hectares, therefore exempt from BNG under the current self-build and custom build under Section 1(A1) of the Self-build and Custom Housebuilding Act 2015. If the LPA require further confirmation of this, we are happy to provide such.

With regards to ecological enhancement, the proposals have a minimal impact on ecology. The application site is a well-cared for domestic garden. Whilst the boundary hedgerows create an important wildlife corridor, these are to all remain unaffected.

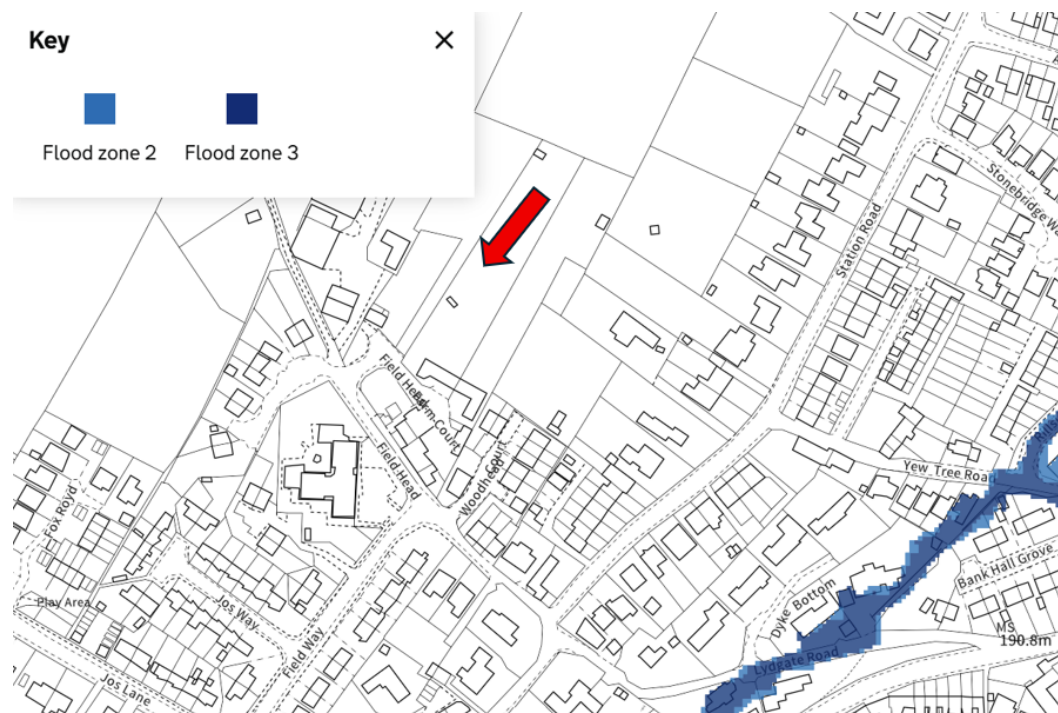
We have included ecology enhancements however, with the inclusion of swallow nesting boxes (x2) and a bat roosting box to the proposed dwelling (refer to proposed elevations). This demonstrates compliance with policies LP30 and Principle 9 of the SPD.

DRAINAGE / FLOOD RISK

The site is an existing domestic curtilage, associated with no 5 Field Head Farm Court, adjacent to other gardens, residential properties and open farmland.

The locality is not known to be affected by fluvial flood risk.

Flood map data indicates that the application site falls within a flood zone 1;



Mains foul drainage is already on site however we propose to install a package treatment plant to deal with the foul drainage. This is a Biorock Monoblock-2 package treatment plant which will discharge to a below-ground herringbone soakaway. This treatment plant is designed for a population of up to 6 people so more than adequate for the proposed dwelling.

Surface water will discharge to a 3.5m x 2.0 x 1.5meter soakaway on site.

The above drainage complies with Building Regulations and Kirklees/Yorkshire Water requirements, drainage hierarchy and Kirklees Local Plan Policy LP28.

CLIMATE CHANGE

A separate climate change statement accompanies this planning application.

Climate change mitigation measures have been incorporated into the proposals. These include:

- A solar PV array to the North West roof slope.
- LED lighting to be installed.
- Natural and sustainable materials will be sourced locally wherever possible.
- An Electric Vehicle Charge Point compliant with the UK's Smart Charge Point Regulations.
- Soft landscaping within the application site to help minimise surface water run-off.
- An Air Source Heat Pump to the North West elevation.
- Inclusion of a heat recovery whole house ventilation system.
- Retention of existing boundary hedgerow to support biodiversity.

All the above, in addition to an 'airtight dwelling' positively contribute towards reducing the dwelling's carbon footprint. We therefore contend that the proposed development complies with Chapter 14 of the National Planning Policy Framework and Kirklees Local Plan Policy LP26.

DESIGN AND ACCESS STATEMENT

APPEARANCE

The proposed dwelling has been designed as a single storey building of restrained scale/height and is of a simple plan form, this reflects the domestic character of Field Head Farm Court while sitting comfortably within its rural, Green Belt setting. The proposed dwelling incorporates a vaulted ceiling to the principal living space, with rooflights bringing natural light into the open-plan dining and kitchen area.

External materials have been arrived at to ensure the proposed dwelling complements the established palette of other properties in the immediate locality.

The following materials are proposed:

Walls	-	Coursed natural stone to reflect local vernacular.
Roof	-	Natural stone slates
Rainwater Goods	-	Seamless aluminium guttering & downpipes.
Windows	-	Upvc or powder coated aluminium windows
Doors	-	Composite/Upvc/Powder Coated Aluminium Doors.

MEANS OF ACCESS

Vehicular access is taken from the existing private access point off Field Head Farm Court. The existing roadside gated entrance is to be relocated approximately 6m into the site, allowing vehicles to wait clear of the public highway while the gate operates, representing a clear improvement in highway safety over the existing arrangement.

On-site parking and turning is provided so that vehicles may enter and leave the site in a forward gear, and an Electric Vehicle Charge Point is provided in accordance with the UK's Smart Charge Point Regulations. The means of access is considered safe, convenient and appropriate to the scale of development proposed, according with Kirklees Local Plan Policy LP21.

LAYOUT

The proposed dwelling is positioned within the Northern part of the long-established domestic curtilage of 5 Field Head Farm Court, retaining a clear separation from the neighbouring dwelling, and other nearby dwellings and from the retained boundaries of the site.

The layout has been arranged to make efficient use of the plot, whilst not over developing and safeguarding residential amenity for both the existing and proposed dwellings. The proposals preserve the existing landscape buffer between the developed courtyard and the open fields beyond the well-established boundaries.

Private garden space has been carefully apportioned to ensure that both the existing and proposed dwellings retain functional, usable and well-proportioned amenity areas. The layout ensures that garden areas are orientated to maximise usability while minimising overlooking between properties. This approach is consistent with the requirements of Local Plan Policy LP24, which seeks to secure high standards of amenity for future and existing residents.

SCALE

The dwelling is single storey throughout, a deliberately modest and subordinate form of development in comparison with the predominantly one-and-a-half and two storey dwellings that make up the wider courtyard setting. This restrained scale ensures the proposal does not appear visually dominant within the site or when viewed in the context of the surrounding Green Belt, and that it is contained wholly within the developed footprint of the existing curtilage.

By limiting the scale of the dwelling and containing it wholly within the established residential curtilage, the proposal helps avoid an excessive material increase in perceived built form when viewed in the context of the Green Belt. The scale of development, we contend, is appropriate, policy-compliant, and consistent with the requirements of Local Plan Policy LP24 and national Green Belt objectives.

CONCLUSION

This overall statement demonstrates that the proposed erection of a single storey detached dwelling within the residential curtilage of 5 Field Head Farm Court represents a carefully considered and sustainable form of development, responding positively to both site-specific circumstances and the wider planning policy framework.

The proposal is contained wholly within a long-established domestic curtilage within the village of Shepley. It makes efficient use of land and does not extend built development beyond the retained hedgerow boundary into the adjacent countryside to the North.

The single storey scale and careful siting ensure the dwelling reads as a modest and subordinate addition to the existing setting rather than an intrusive form of over development within the Green Belt.

The scheme has been clearly demonstrated to perform weakly or none against the purposes of the Green Belt and to satisfy recognised Green Belt criteria.

The location has also been clearly demonstrated as a sustainable location with a plethora of local services, amenities and very good public transport links.

We contend no highways safety issues result from the proposals, the scheme provides for appropriate drainage and climate change mitigation, and is consistent with the objectives of Kirklees Local Plan Policies LP1, LP3, LP7, LP21, LP22, LP24, LP26, LP28 and LP30, together with the relevant provisions of the National Planning Policy Framework.

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

We trust the LPA will engage with Paul Matthews Architectural Ltd (agent) in dealing with this application, in line with the Kirklees Development Management Charter 2024.

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

APPENDIX A
SITE PHOTOS (TAKEN 06/07/2026)













