PLANNING STATEMENT

Swinney Knoll, Wilshaw, Holmfirth

Prior Notification — Forestry Development (GPDO Part 6, Class E)

Property Owner / Applicant: Dr. Geoffrey Conroy
Site: Swinney Knoll, Wilshaw, Holmfirth (Land off B6107) Land Registry: WYK574423

Agent: Damian Conroy, Conserv Engineering Services Ltd

Date:30 October 2026 Final





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1. INTRODUCTION

1.0 Background and Project Context

This application is submitted by Dr. Geoffrey Conroy, the landowner, with Conserv Engineering Services Ltd acting as the agent. The land at Swinney Knoll lies approximately 2.4 miles from the company's registered office at 23 Moor View, Meltham Holmfirth, and the applicant has a long-standing personal and professional connection with the local area having lived there since 1972. Conserv Engineering Services Ltd was originally incorporated on 24 June 1991 and operated as an engineering consultancy until it was voluntarily dissolved on 25 July 2008, when its then Managing Director (Dr. Geoffrey Conroy) took up a full-time position in Qatar.

The company was reinstated on 28 February 2012, with Damian Conroy appointed as Managing Director.

The company has since operated continuously as a small family business and is the entity through which the woodland creation project has been planned and developed. The applicant's objective is to

1. Create a new native woodland of over 4,000 trees on part of the holding,
2. Protect and enhance the nationally important CHEGD fungi grassland,
3. Improve habitats for wildlife, and
4. Provide long-term environmental and community benefit.

The storage containers, forestry management shed, water harvesting and associated supporting structures are proposed to facilitate establishment and long-term management of the woodland creation scheme. Two potential wildlife and fire-water ponds remain in the wider Environmental Masterplan but are expressly excluded from this Class E notification.

Subject to the woodland establishment and to the relevant ecological and licensing requirements, the applicant intends to explore opportunities for further habitat enhancement on the site. This may include ponds, the provision of owl nesting boxes, habitat features suitable for red squirrels, and areas managed to support pine marten. These proposals are aspirational and subject to the advice of the relevant conservation bodies and to any required licences from Natural England. They do not form part of this application, but they demonstrate the applicant's long-term commitment to biodiversity enhancement across the holding.

1.1 Application Type

This submission requests a determination under Schedule 2, Part 6, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, for development reasonably necessary for forestry, including afforestation. The proposed woodland creation will occupy approximately half of the 5.4-hectare holding; the remaining unimproved grassland will be managed to conserve CHEGD fungi. The applicant requests confirmation of Class E eligibility and whether prior approval is required. The notification does not itself authorise any separate change of use or operations falling outside Class E.

1.2 The Proposal

This Class E notification concerns the two equipment/water-storage containers, the forestry management shed and their associated supports, together with qualifying rainwater and access works. Existing barn demolition is not included in the notified works and will be assessed separately before implementation.

Element	Description
1	Existing unsafe barn: demolition excluded from this Class E notification pending separate statutory assessment
2	Siting of a 40ft shipping container (olive green) for forestry and woodland-management equipment storage
3	Siting of a 20ft shipping container (olive green) for storage of a firefighting water bowser
4	Erection of a new timber-clad forestry management shed on blockwork supports
5	Formation of an under-shed covered hedgehog welfare shelter
6	Two ponds retained in Environmental Masterplan only — excluded from this Class E notification
7	Rainwater harvesting from shed and container roofs
8	Associated access and groundworks

1.3 Summary of Compliance

The applicant requests determination under GPDO Part 6, Class E on the basis that:

1. The approved/proposed woodland establishment programme is an afforestation activity; evidence of actual forestry use and operational necessity is provided in Appendix F.
2. The proposed facilities are intended to serve the establishment, protection and management of the woodland and will be located to minimise ecological and landscape effects.
3. The statutory Class E limitations, conditions and any necessary prior-approval process remain subject to the Local Planning Authority's determination; no blanket entitlement is asserted.

2. THE SITE AND ITS CONTEXT

2.1 Location

The site is a 5.4-hectare hillside agricultural holding at Swinney Knoll, Wilshaw, Holmfirth, West Yorkshire. It lies off the B6107 (Wilshaw Road) between Holmfirth and Meltham.



Fig 1 Google map plans showing site area

2.2 Current Use

The land is agricultural grassland used for light grazing. It is currently grazed by a neighbour's livestock.

2.3 Ecological Context

Feature	Detail
CHEGD fungi grassland	Nationally important assemblage — 26 species including 6 IUCN Vulnerable species
TPO-protected trees	Mature trees bordering the site, protected by Tree Preservation Orders
Badger setts	One active sett present on site
Woodland creation	Over 4,000 native trees to be planted under a funded Woodland Creation Plan

2.4 Existing Barn

The existing agricultural barn on site is structurally unsound and close to collapse. It is no longer safe for use and cannot be repaired economically. See Fig 2 and Fig 3 below.




Fig 2 and Fig 3 Images of Existing Barn

2.5 Planning History

The site has no relevant planning history. The applicant is not aware of any previous planning applications, appeals, or enforcement action relating to the site. The land has historically been used for agricultural grazing, and the existing barn was ancillary to that use. A search of the West Yorkshire Historic Environment Record (HER) Appendix H has been undertaken, which identifies a single non-designated heritage asset within the site — a prehistoric flint findspot (HER reference MWY13915) — but confirms that no designated heritage assets, scheduled monuments, or listed buildings are affected by the proposal. The HER response raised no objection to the proposed development, and the site's historic landscape character is not sensitive to the type of agricultural development proposed.

3. THE PROPOSAL

3.1 Introduction

This application is made to facilitate the planned development of a new Woodland creation project that will result in the planting of over 4,000 new trees on approximately half of the available land. The EWCO application and tree layout plan is attached to this application for ease of reference. Ref Appendix F

The creation of the woodland requires the safe and secure storage of equipment and site cabin (shed) in order to undertake the project. A complete project programme has been developed to target the first tree planting in the fall of 2027, approximately 12 months time.

3.2 Phase 1 Pre Planning Application Works

The preliminary works for the woodland creation project has been undertaken by CONSERV this includes:

1. Conducting Site Surveys
2. Preparing Geotechnical Site Plans
3. Developing the Woodland Creation Schemes and Layouts
4. Registering with Rural Payments.
5. Establishing Site datums
6. Establishing CHEGD controlled areas and data collection
7. Neighbour involvement
8. Preparing the site concept designs
9. Regulatory compliance
10. Preparing detail designs and load calculations.
11. Determining the woodland equipment enquiries
12. Obtaining Project Cost Plans
13. Obtaining Project Bank Financing

3.3 Proposed Site Activities

Subject to planning approval it is proposed that the Existing Barn be dismantled and removed.

As can be seen from the images provided, the barn is unsafe, and is not fit for agricultural use.

The existing barn represents a hazard and eye sore.

The removal of the shed is a prerequisite for the subsequent development of the new agricultural unit comprising of safe storage and a site cabin (shed) required for the development of the woodland.

3.4 The 40ft Container

Item	Detail
Dimensions	12.19m × 2.44m × 2.59m
Colour	Olive green (RAL 6007)
Support	Blockwork/concrete supports (no excavation)
Use	Secure storage for agricultural and forestry equipment, tools, fencing materials, and mulch mats

3.5 The 20ft Container

Item	Detail
Dimensions	6.10m × 2.44m × 2.59m
Colour	Olive green (RAL 6007)
Support	Blockwork/concrete supports (no excavation)
Use	Storage of a firefighting water bowser and associated fire protection equipment

Justification: The risk of wildfire on the site and in the surrounding area is a recognised and increasing concern. West Yorkshire Fire and Rescue Service identifies wildfire as a key risk for the Kirklees District.
On-site storage of a water bowser is essential for immediate first-response capability.

3.6 The New Agricultural Shed

The shed is raised approximately 1.2m above ground, supported by three solid blockwork/concrete walls forming a C-shaped undercroft. The fourth side is left fully open.

The under-shed area is not used for livestock accommodation. It will be used for two purposes:

1. Storage of a water butt and drinking trough for sheep, filled from rainwater harvested from the shed and container roofs.
2. A hedgehog shelter/hibernaculum, constructed from natural materials (logs, leaves, and brushwood) to provide a safe winter refuge for hedgehogs.

Hedgehogs are a priority species under the UK Biodiversity Action Plan and are in significant decline.

The provision of a shelter is a recognised conservation measure and contributes to the biodiversity objectives of the wider woodland creation scheme. The under-shed area remains open on one side and is not enclosed. It does not constitute a livestock building and the 400-metre livestock rule is not engaged.

Item	Detail
Size	The shed will be approximately 5 x 4 meters maximum
Position	West end of the containers obscured from the B 6107 by the existing Sycamore trees
Elevation	The proposed shed will be slightly lower than the roadside elevation and will be raised approximately 1.2m above ground in the local depressed area.
Support	Three solid blockwork/concrete walls forming a C-shaped undercroft
Cladding	Timber
Roof	Timber weather treated roof with gutters for water harvesting
Use	Initially the shed will be used as a site cabin to manage the deliveries and construction works of reinstating natural dry stone walls. The cabin will then be used as a safe dry agricultural office space, weather shelter, and a secure storage for site records for tree health and small tools/PPE

The under-shed area will be a relatively warm weather protected 20 sqm area suitable for providing a hedgehog shelter/hibernaculum.

3.7 Undercroft Use

Item	Detail
Form	C-shaped undercroft beneath the raised shed
Openings	The west facing side of the shelter will normally be fully open.
Ground	Natural or lightly improved surface
Use	Wildlife shelter for hibernation periods for hedgehogs and water trough for sheep.

3.8 Ponds — Environmental Masterplan (Excluded from this Notification)

Item	Detail
Number	Two
Locations	North West corner and South East corner
Area	Approximately 118 m² each
Depth	Minimum 60–90cm for wildlife; deeper central zone for fire water reserve
Use	Wildlife habitat, livestock drinking water, irrigation, firefighting water
Road distance	Both ponds are more than 25 metres from the metalled part of the B6107

3.9 Rainwater Harvesting

Rainwater is proposed to be collected from the shed and container roofs for tree establishment, equipment cleaning and fire preparedness. Yield and storage capacity will be confirmed from roof catchment, local rainfall and the final tank specification. The proposed ponds are not relied upon as an authorised water source under this notification.

3.10 Access

Access is via the existing track from the B6107. No new vehicular access to the public highway is proposed.
Where necessary, the existing roadside access area will be 'improved' using a green friendly hard standing base

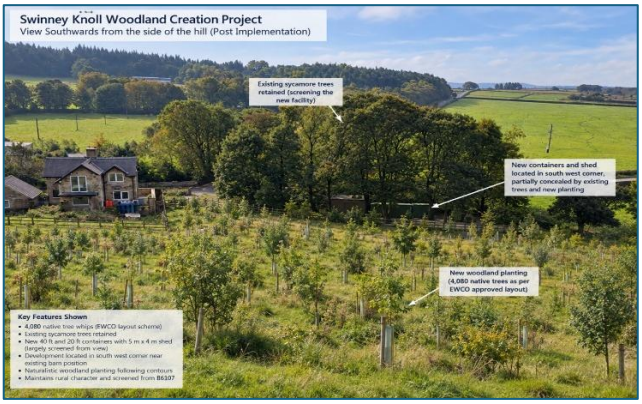
3.11 Artistic Impression

The image below shows the designated area as a construction and woodland facilitation area during the first 3 years of planting, wall repairs and livestock management.



Fig 4 South West view of the Development During Planting period

The image below shows the area 3 years after the tree planting



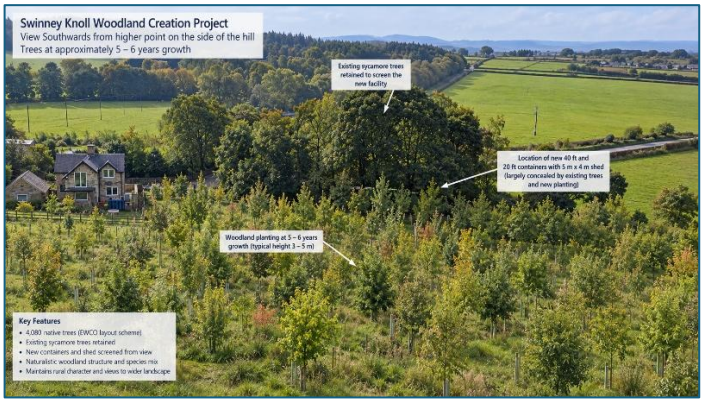


Fig 5 Year 3 and Fig 6 Year 6 Swinney Knoll South West Elevation



Fig 7 View from roadside

4. PLANNING POLICY CONTEXT

4.1 National Policy

Policy	Relevance
NPPF	The Policy supports sustainable **development in rural areas** and recognises the need for agricultural development
GPDO 2015, Part 6, Class E	The Policy Grants permitted development rights for agricultural **buildings and operations** on units exceeding 5 hectares
Protection of Badgers Act 1992	The Policy requires **protection of active badger setts**

4.2 Local Policy

Policy	Relevance
Kirklees Local Plan LP54	The policy acknowledges that **Agricultural buildings are acceptable** where **genuinely required**, sited close to existing buildings, and not detrimental to amenity
Kirklees Local Plan — Green Belt	The policy reecognises that agricultural buildings are **not an inappropriate development in the Green Belt Area.**

5. ASSESSMENT UNDER GPDO PART 6, CLASS E

5.1 Forestry and Afforestation

The holding is approximately 5.4 hectares. The proposal is to establish native woodland on part of the land through the England Woodland Creation Offer programme, while retaining unimproved grassland for CHEGD conservation. Class E eligibility is advanced on the basis of forestry, including afforestation, not commercial agricultural production.
Existing conservation grazing by a neighbour is retained as a habitat-management measure. It is not relied upon as proof of an agricultural trade or business.
The facilities must be shown to be reasonably necessary for the woodland establishment and subsequent forestry management activities described in Appendix F.

5.2 Location and Environmental Constraints

The proposed facilities are shown on the site drawings. The applicant has checked that they are more than 25 m from the metalled portion of the B6107; the dimensioned plan should accompany the submission. Applicable Class E restrictions must be assessed independently.
The notified works are limited to the containers, shed, structural supports and qualifying associated works. The ponds and existing barn demolition are excluded pending their own statutory assessment.

5.3 Reasonably Necessary for Forestry

The operational requirement is the secure storage and management of forestry plant, fencing, mulch mats, tools, PPE, records and water equipment needed to establish and maintain the woodland. The shed is a non-residential forestry management and weather-protection facility; any separate commercial nursery or accommodation use is excluded.

Requirement	Justification
Equipment Storage	Storing Tools, fencing materials, feed, seasonal supplies, welfare equipment waste management
Essential Equipment Store	Storage of essential equipment including tractor, trailer, excavator and water bowser.
Site Security	Provides a safe lockable secure area for all equipment and site surveillance instruments
Site Cabin	Provide a single point of contact for all site activities during the 5 year Woodland creation period
Grazing continuity	Maintaining sheep grazing to control sward height for CHEGD fungi habitat
Water management	To provide Livestock drinking water, irrigation, and fire protection when necessary.
Environmental Visualisation	To maintain/improve the visual aspect of the site by repair/reconstructing of natural stone wall
Fire protection	On-site water bowser storage and pond water reserve
Ecological management	Supporting the nationally important CHEGD fungi assemblage.
Tree Nursery	Supporting the planting and growing of small trees for resale to EWCO Forestry Projects
New Habitats	Introducing and maintaining new wildlife habitats for endangered species (Hedgehogs)

6. CONSERVATION GRAZING AND GRASSLAND MANAGEMENT

6.1 Grazing and Land Management

Light grazing by sheep is essential to:

1. Maintain grass sward height
2. Prevent coarse grass dominance
3. Support nutrient-poor soils
4. Sustain the CHEGD fungi habitat

Grazing may be undertaken by the applicant or by local farmers under a grazing licence.

6.2 CHEGD Fungi

The grassland supports a nationally important CHEGD fungi assemblage, 26 species including 6 IUCN Vulnerable species. These species require:

1. Nutrient-poor soils
2. Short, lightly grazed swards
3. Minimal disturbance
4. Seasonal moisture variation

Light grazing is the preferred method to maintain these conditions.
The welfare structures ensure grazing continuity during adverse weather, supporting long-term habitat stability.
Extracts from the CHEGD Fungi Report are included in Appendix C

6.3 Agricultural Storage

The containers and shed provide essential storage for fencing materials, tools, feed, water bowser, seasonal supplies, and welfare equipment.

6.4 Natural Stone Wall Maintenance

The existing natural stone walls on Site are in a poor state of repair as described in the wall survey report undertaken in 2023. The walls are necessary for the livestock containment on the site. The survey report is available on request and extracts are provided in Appendix I.

6.5 Operational Scale of the Agricultural Unit

The holding extends to approximately 5.4 hectares of agricultural grassland, which is used for light grazing, ecological grassland management, and the conservation of the nationally important CHEGD fungi assemblage. The grazing operation is genuine and active, and is currently undertaken by a neighbour's livestock under an informal arrangement. The applicant intends to maintain and formalise this grazing through a grazing licence or, if required, by keeping a small flock of sheep directly. The welfare structures, storage containers, and water management infrastructure proposed in this application are proportionate to the operational needs of a holding of this size and type. The containers and shed are required to store the equipment, materials, and water resources necessary to manage the grazing, maintain the CHEGD fungi habitat, and protect the site from wildfire. The scale of the development is modest, functional, and directly related to the agricultural use of the land, and does not exceed what is reasonably necessary for the efficient operation of the holding

7. FORESTRY AND HABITAT MANAGEMENT

7.1 TPO Trees

The South West Corner of the site borders a group of 25 mature sycamore trees which are protected under Tree Preservation Orders. This application proposes:

1. To retain all TPO trees
2. To avoid root protection zones
3. To maintain woodland edge habitat
4. To avoid heavy machinery being used near tree bases

No works are proposed that would affect the health, structure, or stability of protected trees.

7.2 Woodland Creation

The development supports the planting of over 4,000 native trees under a funded Woodland Creation Plan. The woodland will contribute to carbon sequestration, biodiversity, and habitat connectivity.
A proposed layout developed by the Forestry Commission is provided in Appendix F.

7.3 Badger Protection

One active badger sett is present on site. Badgers are protected under the Protection of Badgers Act 1992. The development avoids the sett, and 30-metre buffer zones will be observed during construction.
The badger locations are provided in Appendix B.

7.4 Grant Funding and Rural Payments Registration

The agricultural unit is registered with the Rural Payments Agency (RPA) under Single Business Identifier (SBI) 201061556. The applicant has secured approval under the England Woodland Creation Offer (EWCO) for the planting of over 4,000 native trees on the site, supported by a Forestry Commission-approved Woodland Creation Plan. The woodland creation scheme has been developed in consultation with the Forestry Commission and the White Rose Forest, and includes provision for the protection of the nationally important CHEGD fungi assemblage through continued light grazing.
The proposed development in this application is required to support the delivery and long-term management of that approved woodland creation scheme, including the storage of equipment, materials, and water resources necessary for establishment, maintenance, and fire protection. The applicant's registration with the RPA and the approval of the EWCO scheme demonstrate that the holding is a recognised and active agricultural unit.

8. ECOLOGICAL AND BIODIVERSITY MATTERS

8.1 Overview

This application seeks prior approval for development proposed under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Where the development qualifies for planning permission granted by that Order, the statutory biodiversity gain condition does not apply.
The applicant therefore relies on the permitted development exemption, subject to confirmation that the proposed works fall within the relevant permitted development rights acknowledging that:

1. This exemption does not remove the need to protect important habitats, protected species or trees.
2. The proposals will be informed by the accompanying CHEGD fungal survey and other ecological assessments.
3. The final planting and infrastructure layouts will identify the grassland areas to be retained and managed for their fungal interest, together with appropriate protection measures recommended by the project ecologist.

Within those retained areas

1. Tree planting
2. Mechanical excavation
3. Material storage
4. Vehicle movements

Any changes to drainage or soil management will be avoided unless specifically supported by ecological advice.
Construction access, working areas and protective boundaries will be shown on the relevant plans.
Woodland creation, native planting and the proposed ponds are intended to improve habitat diversity while retaining the ecological value of the existing grassland.
These benefits will be assessed against the existing habitat baseline: woodland planting or pond creation will not be assumed to compensate automatically for any damage to the valuable fungal grassland.
If any element requires full planning permission, its biodiversity net gain position will be assessed separately against the exemptions applicable at the application date.
Any exemption claim will be supported by the actual application boundary, habitat assessment and an appraisal of all associated works.
Habitat effects and impacts will not be calculated solely from the area occupied by foundation pads.
The applicant will incorporate the ecological recommendations into the final layout, construction arrangements and subsequent land-management programme.

8.3 CHEGD Fungi Conservation

The grassland supports waxcaps and associated CHEGD fungi.
These species require nutrient-poor soils, short swards, minimal disturbance, and seasonal moisture variation.
Light grazing maintains these conditions.
Several site surveys have been conducted and the location of the CHEGD fungi species has been identified.
The woodland scheme has been developed in coordination with the surveys as can be seen in Appendix C Appendix E and Appendix F.

8.4 Wildlife Ponds — Future Environmental Masterplan

Two wildlife ponds are proposed as a future environmental enhancement and potential fire-water reserve. Their excavation is expressly excluded from the present Class E prior notification.

Their location, size, depth, ecological effects and planning status will be considered separately, with advice from the relevant ecological and regulatory bodies.

The potential environmental purpose is to provide habitat for amphibians, invertebrates and birds, while retaining the CHEGD grassland.

Any future use for fire-water storage will require a verified supply, safe access, water availability and operational arrangements.

The accompanying illustrative pond image is retained for Environmental Masterplan context only and does not depict an approved work.



Fig 8 Indicative future pond — Environmental Masterplan only; not part of this notification

8.5 Habitat Connectivity

The development retains TPO trees, hedgerows, stone walls, and grassland continuity. No habitat fragmentation occurs.

The badger sett habitats are protected and badger runs are designed to be kept clear of any obstructions.

A cordon area has been included in the woodland area to protect the badgers.

No development or construction activity will be undertaken on any of the existing habitat other than that included in the proposed development footprint and working areas shown on the submitted plans.

8.6 Biodiversity Net Gain (BNG)

In accordance with the development exemptions regulations identified in 8.1 the container and shed supports and the access hard standing will result in no priority habitats being impacted. This application therefore considers the development to be exempt from the mandatory Biodiversity Net Gain requirement under the ‘de minimis’ exemption.

8.7 Historical Note

Earlier research confirmed that the walled rectangular enclosure on the summit of Swinney Knoll is recorded on the 1854 Ordnance Survey map as containing conifer woodland, and may have been a game wood present until 1905. This historical record directly supports the statement that the area was historically used for tree cultivation.

9. ANIMAL WELFARE STRUCTURES

9.1 Existing Wildlife

One active badger sett is present on site. Badgers are protected under the Protection of Badgers Act 1992.
The development avoids the sett, and 30-metre buffer zones will be observed during construction.
The badger locations are provided in Appendix B.
Badger Sett Protection and Tree Planting
The land managers will accommodate the known badger setts by keeping all tree planting, ground preparation, and machinery access well away from the sett openings. A minimum 30-metre buffer will be maintained around each active sett entrance, and no trees will be planted, no groundworks undertaken, and no materials stored within this buffer. The buffer will be marked on the ground before planting begins and will be checked by the land manager during the planting operations. Badger runs and foraging routes will be kept clear, and the woodland edge will be designed so that tree establishment does not encroach on the sett or obstruct the animals' access. The badger sett locations are shown in Appendix B, and the buffer areas will be incorporated into the final woodland creation plan and the site's ecological protection plan.

9.2 Future Hedgehog Shelter

A hedgehog shelter/hibernaculum will be created within the open under-shed area. Hedgehogs are a priority species and are declining nationally. The shelter will be constructed from natural materials and will provide a winter refuge. This contributes to the habitat connectivity and biodiversity objectives set out in this statement and is consistent with the ecological enhancement of the site

10. CLIMATE ADAPTATION

10.1 Weather

Increasingly unpredictable weather patterns require flexible and imaginative land management.

1. The woodland creation and water management infrastructure provide resilience that reduces stress during climate extremes
2. Hedgehog Habitat Shading during hot weather
3. Protection from sudden rainfall

This ensures uninterrupted grazing, stable sward height, and preservation of the CHEGD fungi habitat.



Fig 9 Winter time view of the facility

10.2 Benefits of Woodland Creation and Tree Nursery Use

The woodland creation scheme approved under the England Woodland Creation Offer will deliver significant climate adaptation benefits for the site. Over 4,000 native trees will be planted, providing long-term carbon sequestration, shading, and shelter for livestock and wildlife, and improved soil moisture retention across the holding. The woodland will also reduce wind erosion, moderate surface water runoff, and contribute to local temperature regulation, helping to buffer the grassland and the CHEGD fungi habitat against the effects of increasingly unpredictable weather.

10.3 Tree Nursery

The historic walled enclosure may be investigated for a small nursery serving the woodland scheme. This is an indicative future possibility only. Any commercial tree sales, additional nursery building or separate use would require its own planning assessment and is not part of this notification.

The ecological suitability of any nursery location will be confirmed before works, including protection of retained CHEGD grassland. No additional nursery shed is proposed in this notification.

11. WATER MANAGEMENT AND FIRE PROTECTION

11.1 Potential Future Ponds — Excluded Works

The Environmental Masterplan identifies two possible ponds for biodiversity and emergency water storage. They are not included in the Class E notified development. Their engineering works, ecological impacts and any required permission will be considered separately before construction.

11.2 Rainwater Harvesting

Rainwater is also collected from the shed roof and both container roofs, providing substantial annual water yield for livestock, ecological management, and fire protection.

11.3 Wild Fires

Wildfire preparedness is an important consideration during woodland establishment. The proposed 20 ft container would accommodate a water bowser and related equipment. Rainwater collection and an independently verified water supply will be used unless and until any future ponds are separately authorised and operational. The applicant does not rely on the future ponds to establish the necessity of the present notified works.

11.4 Bowser Storage

The 20 ft container is proposed to house the water bowser and associated forestry fire-preparedness equipment. Water provision and access will be verified before operation; the future ponds are not part of the current application.

12. CONSTRUCTION METHOD AND GROUND IMPACT

12.1 Low Impact Construction Techniques

The construction methodology is based on:

1. Minimal excavation
2. Low habitat-impact installation
3. Protection of sensitive ecological areas
4. Avoidance of heavy machinery where possible
5. Controlled access routes

The proposed new shed is to be constructed using blockwork/concrete walls forming a C-shaped air ventilated undercroft, timber cladding, a ‘green’ roof, and a raised floor with a cantilevered landing as shown below



Fig 10 Proposed support structure for 2 Containers and 1 Shed



Fig 11 South Elevation of the facilities

Ground disturbance will be limited to verified reinforced-concrete strip foundations and other approved support works. The C-shaped reinforced wall arrangement and central/eastern container supports are described in Appendix K. Final excavation and founding levels are subject to ground investigation and detailed design.
The welfare structures are lightweight timber frames with minimal ground contact.
The location of the facility has been designed to avoids CHEGD fungi hotspots, TPO tree root protection areas, and sensitive grassland zones. Machinery access is restricted to designated routes.

12.2 Construction Techniques

The proposed supports comprise a reinforced-concrete C-shaped wall arrangement on strip foundations, with limited local excavation to suitable bearing strata. Construction areas and spoil placement will be kept outside protected root zones, badger buffers and sensitive CHEGD grassland. Appendix K contains preliminary structural calculations and typical details; these are not issued-for-construction dimensions.
The 40 ft and 20 ft containers will bear on verified structural support points, including the existing proposed central support arrangement. Container chassis connections will be designed for vehicle braking, wind uplift and lateral forces. Foundations will be confirmed after ground-bearing and slope-stability checks.
Where excavation is unavoidable, hand-digging and lightweight machinery will be used in preference to heavy plant, and all excavated material will be reused on site where possible.
Advance notice of all crane movements, site deliveries, and excavation/construction works will be provided to all neighbours on every side of the site, ensuring that the local community is kept informed and that any potential disruption is minimized.

12.3 De Watering

The construction works will be scheduled to be undertaken during the summer months to ensure that there will be no requirements to dewater the site openings.

12.4 Traffic Movement

It is proposed that subject to LPA approval the site will be accessed only via the existing gateway opening onto B 6107 Wilshaw Road. The entrance to the site affords an area for car parking and temporary material laydown.
At no time will any materials be left unattended and all construction vehicles and cars leaving the site shall be wheel hosed prior to leaving the site to ensure no clay materials are able to be deposited on the B 6107 Wilshaw Road,

13 VISUAL IMPACT AND LANDSCAPE INTEGRATION

13.1 Materials

Element	Material
Shed	Timber cladding, green roof
Containers	Olive green (RAL 6007)
Under-shed walls	Blockwork/concrete
Welfare shelters	Timber
Boundary	Natural stone walls, timber fencing

13.2 Siting

Structures are grouped near the existing barn position, away from road views, screened by TPO-protected trees, and integrated with natural land contours.

13.3 Landscape Character

This application will ensure that the development of Swinney Knoll will maintain its rural character, agricultural function, ecological continuity, and woodland edge integration. No harm erosion or degradation will be caused to the quality of the existing landscape which will be enhanced by the introduction of new wildlife species where practical..

14 NEIGHBOUR CONSULTAIONS AND BOUNDARIES

14.1 Neighbor Consultations

The applicant has consulted all immediate neighbors on all sides of the site regarding the proposed development. The consultation has been conducted openly and in good faith, and the details of the engagement are set out below.

Names	Contact Telephone	Contact E-mail	Contact Address	Notes
Peter & Angela Cole	Withheld in this application	No E-mail	Withheld in this application	Shared boundary wall where the sheep gate access is on the lower wall. Rented by Chris Butley
Victoria Pennington	Withheld in this application	svp@tuta.com	Withheld in this application	Shared boundary north and west walls and track walls.
Robert Lindley	Withheld in this application	Robert.lindley1723@gmail.com	Withheld in this application	Shared boundary wall on the top side
Alina	Withheld in this application	No E-mail	Withheld in this application	Shared fence line and part of area 3 wall

The neighbour address details are taken from google maps

The consultation has confirmed that:

1. No neighbour has raised an objection to the proposal
2. No neighbour has raised concerns regarding visual impact, noise, or traffic
3. The neighbour within 400 metres of the site (whose dwelling is at the same distance as it was from the existing barn) has been consulted and has raised no objection

This positive engagement demonstrates that subject to planning approval the proposal has no objection raised by the neighbors and is generally deemed acceptable.
At the time of submission the Landowner and his agent are unaware of any amenity issues arising for the neighboring occupiers.

14.2 Material and Appearance

The materials and design are intended to be rural, unobtrusive and durable, supporting the woodland establishment and conservation management programme.
The olive-green containers and timber-clad shed blend with the rural surroundings and the existing agricultural setting.

15 CONCLUSION

The proposal:

Requirement	Compliance
Agricultural unit exceeds 5 hectares	☑ Yes
All structures more than 25m from classified road	☑ Yes
Reasonably necessary for agriculture	☑ Yes
Welfare shelters (Hedgehogs) not livestock buildings	☑ Yes
Statutory exception applies (in the alternative)	☑ Yes
No other suitable building available	☑ Yes (barn being demolished)
Protects TPO trees	☑ Yes
Protects badger setts	☑ Yes
Supports CHEGD fungi conservation	☑ Yes
Statutory Biodiversity Net Gain Exemption sought on permitted development basis. Subject to eligibility.	☑ Yes
Reasonably necessary for fire protection	☑ Yes

The applicant requests that Kirklees Council determine whether the notified forestry facilities qualify under Schedule 2, Part 6, Class E of the GPDO 2015, as amended, and whether prior approval is required. The operational justification rests on the afforestation programme, long-term woodland management and associated equipment requirements, not an unsupported claim of commercial agriculture. The two ponds and existing barn demolition are excluded from the present notification. Final structural details and ground conditions will be verified before construction.
The applicant respectfully requests early confirmation of the appropriate Class E notification procedure and identification of any element requiring a separate consent.

Dr. Geoffrey Conroy
Landowner
Agent: Damian Conroy, Conserv Engineering Services Ltd

APPENDICES

Appendix A Agricultural and Forestry Needs Statement

A1 Agricultural Operational Needs Statement

Existing grazing and conservation purpose

The land is currently grazed at low intensity by a neighbour's stock. The principal purpose of retaining grazing is to maintain the short, nutrient-poor sward that supports the CHEGD fungal community and prevent rank grasses and woody vegetation from displacing suitable habitat. Grazing is therefore a continuing land-management requirement alongside woodland creation, rather than an activity confined to the planting period.

Steve Hindle's November 2025 survey records 26 CHEGD species, including six reported as IUCN Vulnerable, and concludes that Swinney Knoll is nationally important. Records occur in all three surveyed fields, with greatest diversity around the knoll. The accompanying raw data contain 316 dated, coordinate-bearing observations from 14 October and 7 November 2025. These are observations, not a measure of total fungal abundance or distinct species.

The report describes the current neighbour's grazing as ideal because it is low intensity and brings no additional nutrients onto the site. The mapped fruiting records represent observations on survey days, not the complete extent of fungal habitat. The management approach must therefore protect connected grassland areas and their soil conditions, as well as recorded locations.

Stock control and grazing access

The existing grazing arrangement will be retained where practicable and documented through a grazing agreement. Stock numbers, timing and seasonal access should be agreed with the grazing operator and fungal specialist according to sward and soil conditions. Fencing and repaired stone walls are needed to exclude uncontrolled cattle access, protect young trees and maintain controlled sheep grazing in retained grassland compartments.

The applicant's letter to Paul Nunns dated 15 May 2026 records a proposed 435 metres of fencing and four gates, including links between lower and upper grazing areas. Those quantities are design proposals to reconcile with the final plan. Gates and access routes must allow sheep and their keeper to reach the retained grassland without repeated damaging passage through sensitive areas.

Welfare water and agricultural equipment

Short-term welfare shelter and drinking water are proposed to support the existing grazing operation during adverse conditions. Their number, size and location must be proportionate to the animals served and demonstrated against the operational agricultural requirements previously supported by the derelict shed.

The under-shed shelter and trough will be designed and constructed to provide a secure area for hedgehog breeding and wild life poaching, Grazing stock manure accumulation will be used for nutrient enrichment of fungal grassland.

The containrs and shed undercroft will be used for agricultural storage including fencing tools, dry stone wall-maintenance equipment, water storage and distribution equipment and materials needed for stock control and grassland management.. A combined equipment schedule will be used to identify the actual storage requirement without counting the same equipment separately under agriculture and forestry.

Agricultural management safeguards

Grassland management will ensure the avoidance of

1. Excessive trampling and disturbance,
2. The use of fertilizer or lime application,
3. Manure spreading and
4. Unassessed drainage changes within retained fungal grassland.

Livestock feeding and congregation areas require particular care.

Monitoring of sward condition, and nutrient concentration will guide grazing adjustments in consultation with the fungal specialist. The land manager will repeat fungal surveys across seasons and years.

This part establishes the operational need for conservation grazing and its associated facilities. It does not determine whether the proposed livestock shelters qualify for permitted development; their planning route remains a separate assessment

Appendix B Boundaries and Badger Survey Report

B1 Boundaries with Neighbours

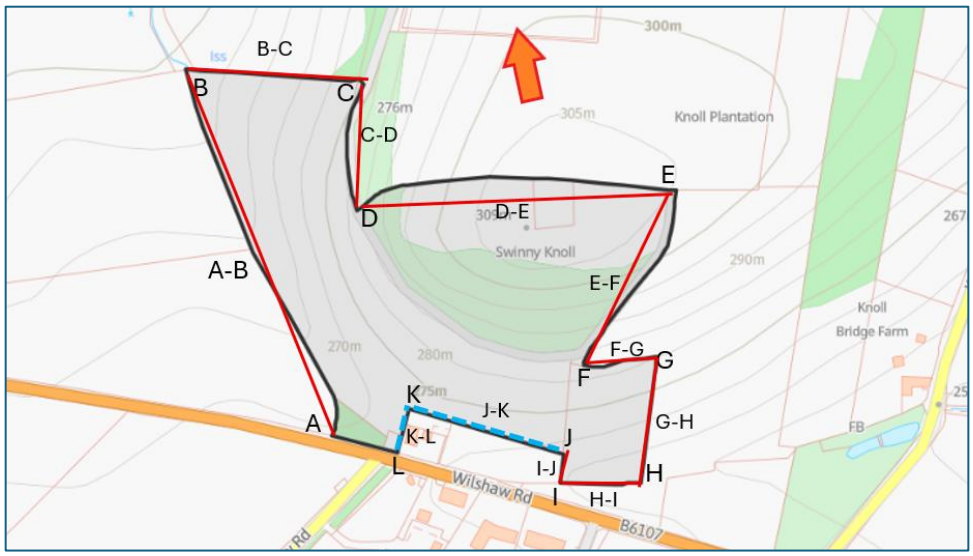


Fig 12 Site Plan

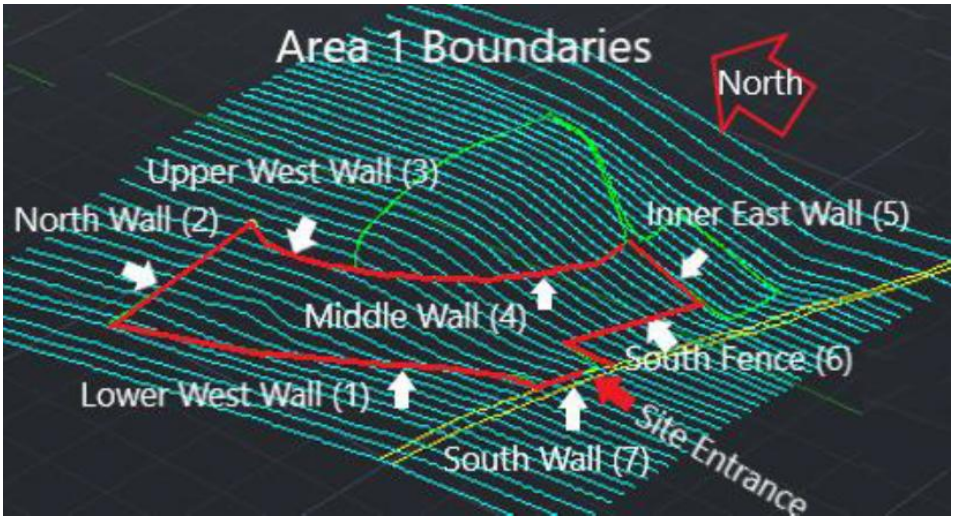


Fig 13 Plan of wall locations

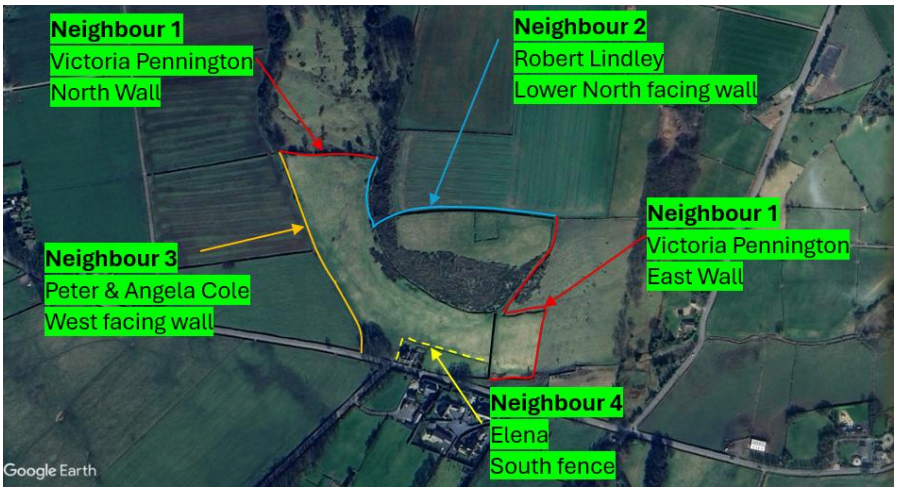
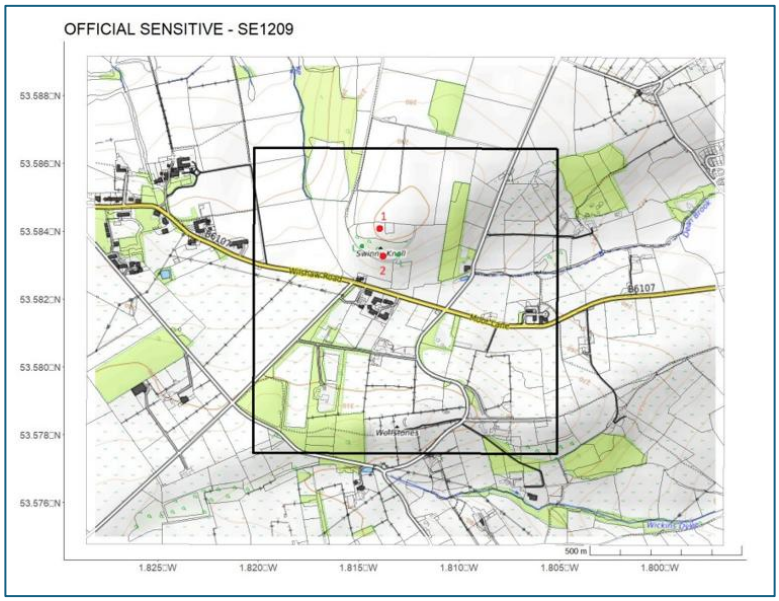


Fig 14 Plan showing neighbors land



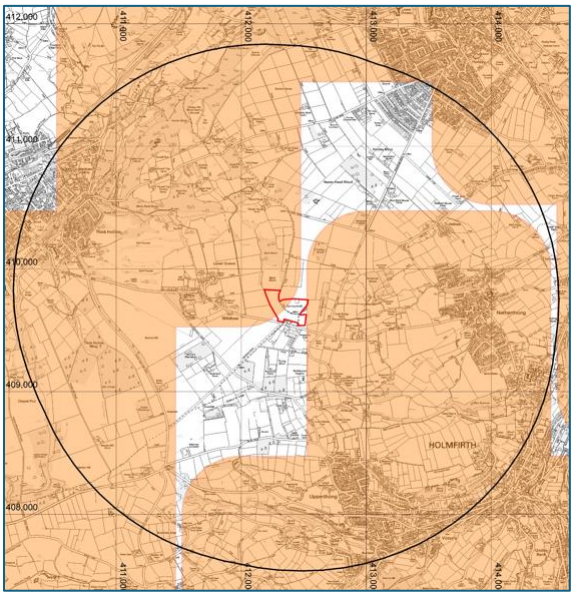


Fig 15 and Fig 16 Badger

Version 1 Date Printed 27/11/2024 Form reference NBSS-1

National Badger Sett Survey - Sett Survey Form

Square reference	SE1209	Are there any other badger signs in the square ? Y/N	Y
Date of survey	24/02 - 27/02 2025		

Sett Number	Is the sett active Y/N	Is this likely to be a main sett? Y/N/U	Number of well used holes	Number of Partially used holes	Number of disused holes	Prefix	X coordinate	Y coordinate	Surveyors initials	Comments
1	Y	N	1	1	0	SE	12409	09745	A.D.	
2	Y	N	0	1	1	SE	12417	09655	A.D.	

Checked and entered by:.....On..... Sheet .....of.....

Fig 17 Extract from Sett Survey

Appendix C CHEGD Fungi Report

Grassland Fungi Survey Report

Swinney Knoll, Wilshaw

Survey carried out by Steve Hindle Report November 2025

Summary

The site was surveyed on 14th October at the very start of the fungi season but numbers were low so the site was visited again on 7th November to get a better representation of species range and distribution. Twenty-six CHEGD species were recorded including six species designated as Vulnerable by the International Union for Conservation of Nature (IUCN).

Introduction

This survey was undertaken to help inform a woodland planting scheme. The South Pennines is known to be globally important for a community of fungi referred to as CHEGD species. CHEGD is an acronym used to describe several groups of grassland fungi restricted to semi-natural, mycologically rich unimproved/ancient grasslands, a habitat seriously threatened throughout the UK and Europe.
Each letter stands for a group of related fungi as follows.

C is for the Clavariaceae or Fairy Clubs, Spindles, and Corals
H is for the Hygrocybe or Waxcaps
E is for the Entoloma or Pinkgills
G is for the Geoglossaceae or Earthtongues
D is for the Dermoloma or Crazed Caps and includes a few other species

Of the five groups the most well-known and best recorded are the colourful waxcaps. For this reason, good sites have come to be known as Waxcap Grasslands.
Waxcaps grasslands are often botanically mundane due to persistent grazing but are ancient grassland which is an irreplaceable habitat. The diversity and interconnectedness of the species present has developed over centuries and once lost will take hundreds of years to rebuild.
The fungi, as indicators of habitat, tell us about the importance of the associated communities within the soil. The fungi themselves play an important part in carbon capture and the soil on these sites has a high carbon content. Being highly active the soil tends to hold, store and filter water effectively.

Methodology

The survey involves walking the entire site and recording all species of CHEGD fungi seen. Species are recorded using GPS. Species on the IUCN Red List are recorded consistently, others enough to give a representation. Maps do not show total abundance or distribution, but give a clear impression of records made on the day.

Constraints

A single fungi survey can only give a snapshot of the fungal community present. The fruiting season can start as early as July and runs through to December with the peak in late October to November. The different groups fruit at different times and different fungi have different fruiting rates, that may be as long as once in thirty years. The results given here are based on sightings from a single visit, this may only capture 20% of the fungi present. Ground conditions affect the success of the survey, areas which have had no recent management of grazing or cutting will show fewer fruiting bodies. Fields with high stocking numbers will experience a lot of crush damage to the fungi. The weather and climate also impact, if it is hot and dry or very cold, fruiting bodies die, and fruiting is halted. In 2025 there was a long dry summer which led to a very late fruiting season and this resulted in many early fruiting species not appearing. Based on my surveys this season of new and known sites it is clear that this was the worst year this decade. Sites which are normally diverse showed good abundance of more common species but very few of the rarer/more threatened species. The results of this survey must be taken with this in mind.
The fields had been grazed through the year making survey conditions good.



Fig 18 Proposed Pond Locations and tree nursery.

Appendix D Drawings

D1 Location Plans

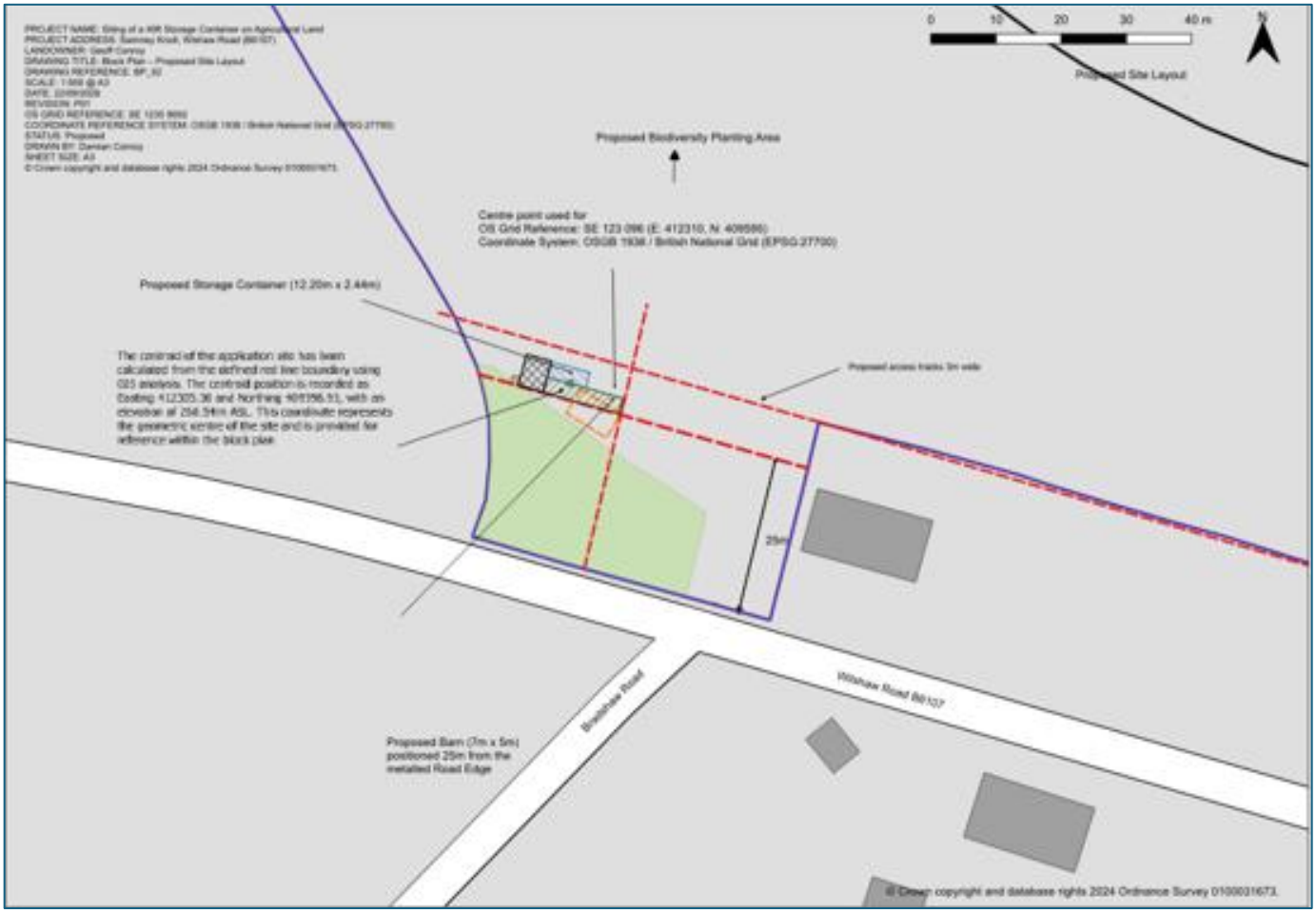


Fig 19 Plan View of Proposed locations

D2 Block Plans

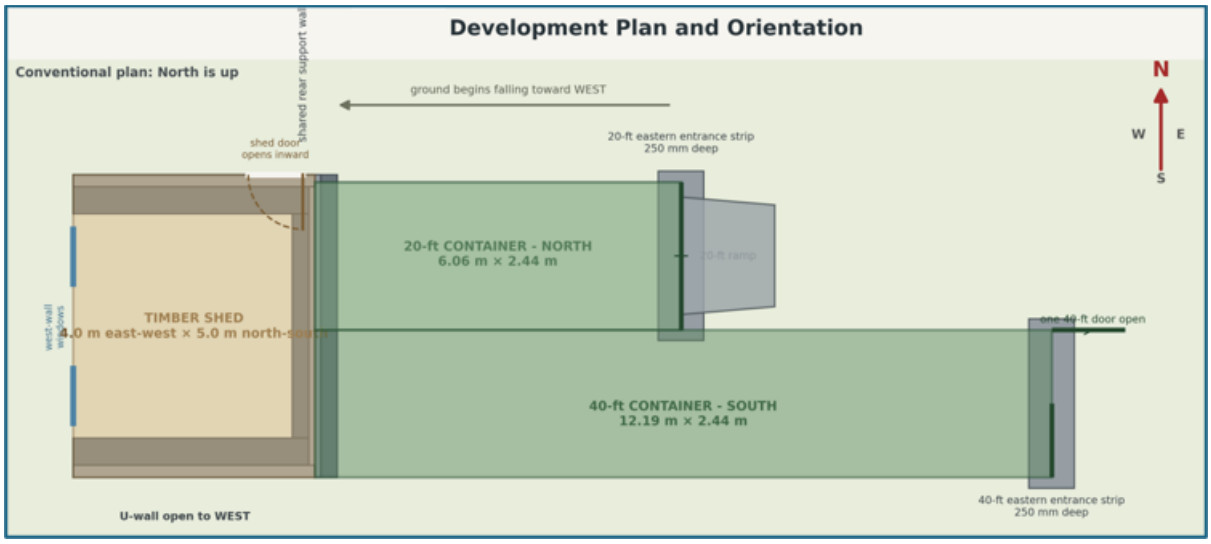
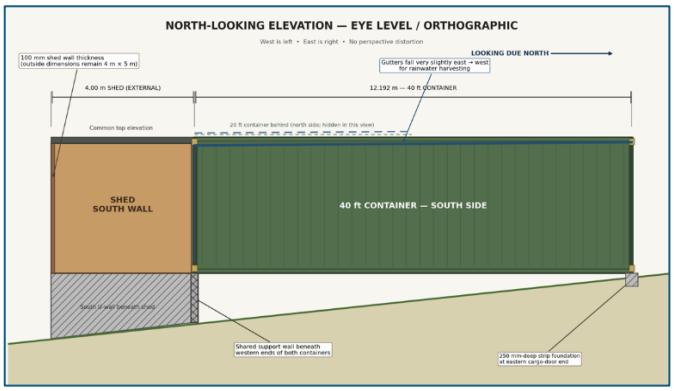


Fig 20 Plan View

D3 Elevations



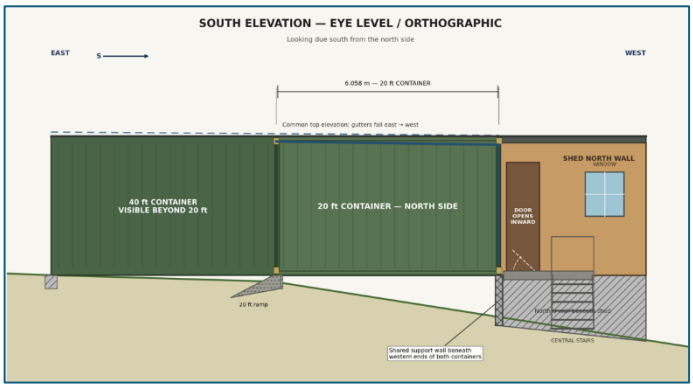
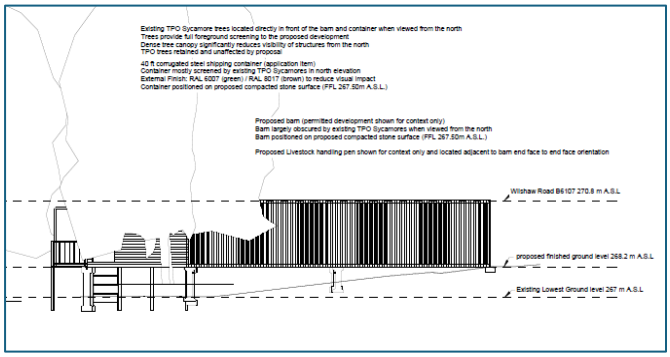


Fig 21 and Fig 22 North and South Schematic Elevations



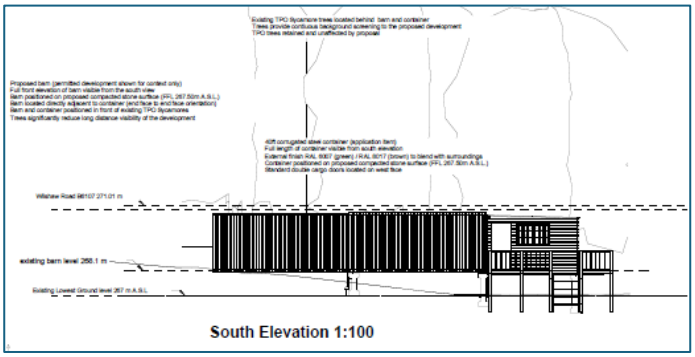
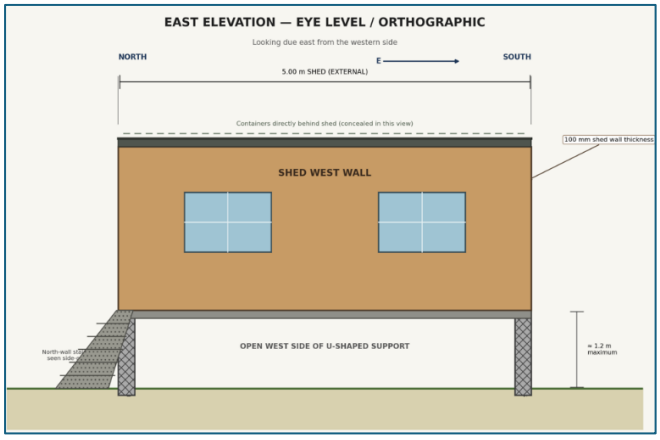


Fig 23 and Fig 24 North and South Detailed Elevations



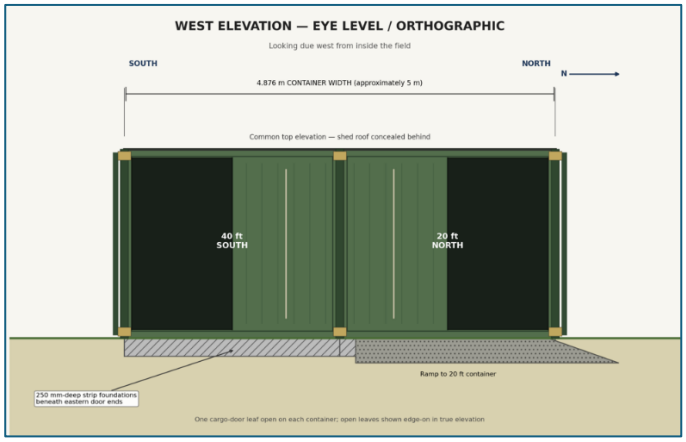


Fig 25 and 26 East West Schematic Elevations

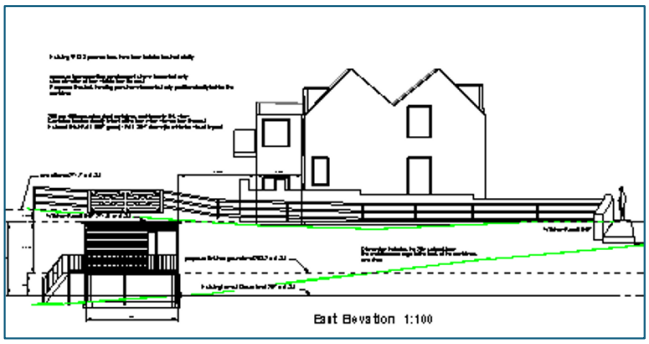
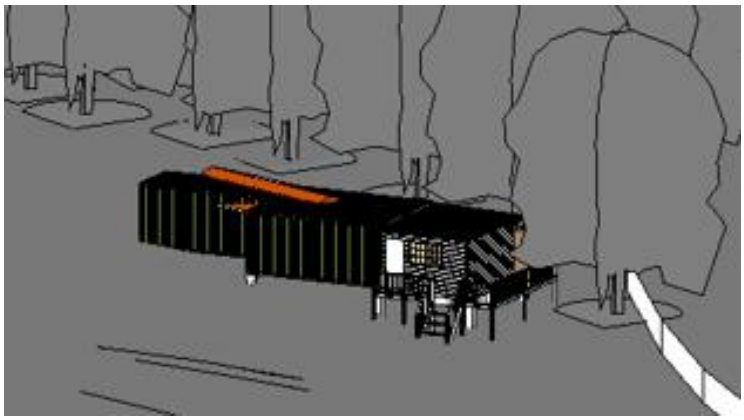


Fig 27 Detailed West Elevation

D4 Isometric Views



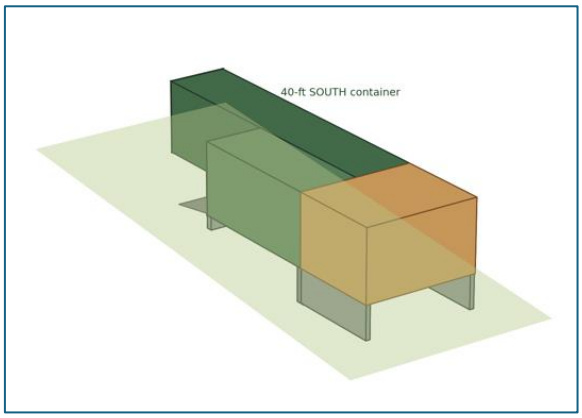


Fig 28 and Fig 29 Isometric Schematics



Fig 30 View towards Neighbours house with screening shrubs and bushes



Fig 37 Southern Elevation

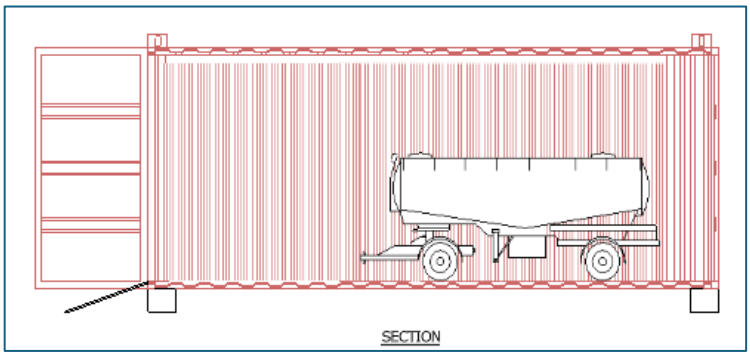


Fig 38 20 Foot Container storing bowser

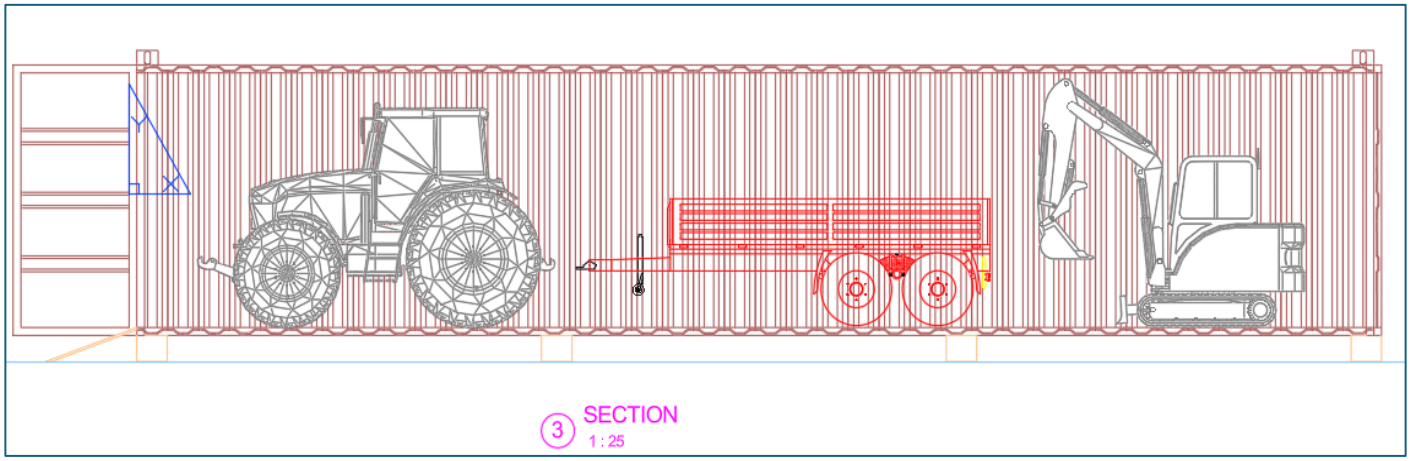


Fig 39 40 foot container storing tractor trailer and excavator

Appendix E Ecological Approval and Environmental Impact

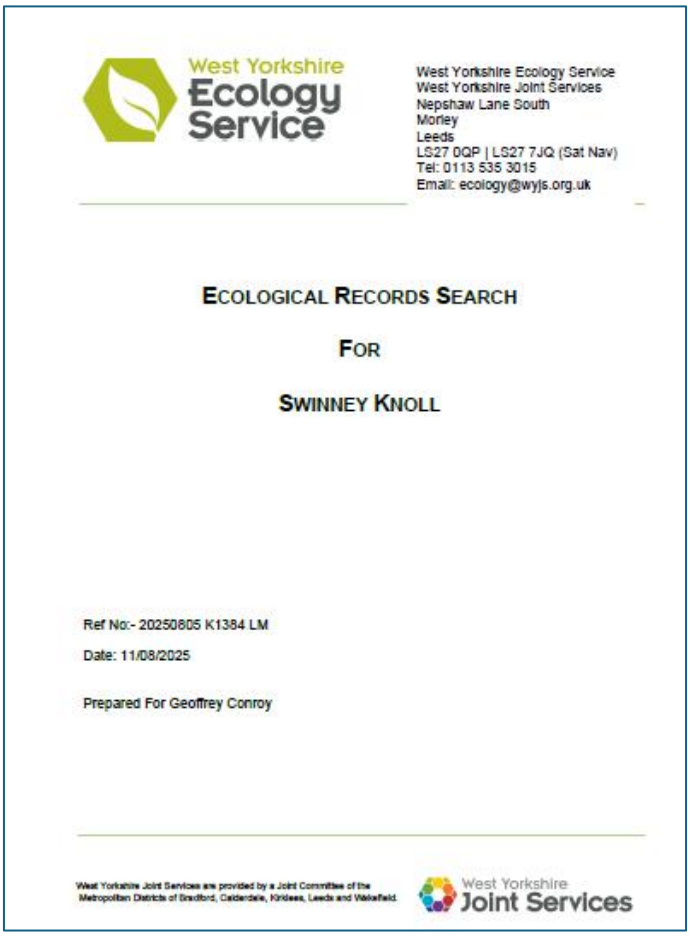
E1 Ecologist Approval

Lisa Kerslake (FC) Email Dated: [Date of Lisa's email]

"Given your desk and site assessment I have no concerns with this one. I don't see that it needs consultation with NE."

Key Points:

1. No consultation with Natural England required at this stage
2. Desk and site assessment completed
3. Ecologist has no concerns



West Yorkshire Ecology Service

West Yorkshire Ecology Service
West Yorkshire Joint Services
Nepshaw Lane South
Morley
Leeds
LS27 0QP | LS27 7JQ (Sat Nav)
Tel: 0113 535 3015
Email: ecology@wyjs.org.uk

ECOLOGICAL RECORDS SEARCH

FOR

SWINNEY KNOLL

Ref No:- 20250805 K1384 LM

Date: 11/08/2025

Prepared For Geoffrey Conroy

West Yorkshire Joint Services are provided by a Joint Committee of the Metropolitan Districts of Bradford, Calderdale, Kirklees, Leeds and Wakefield.

West Yorkshire Joint Services

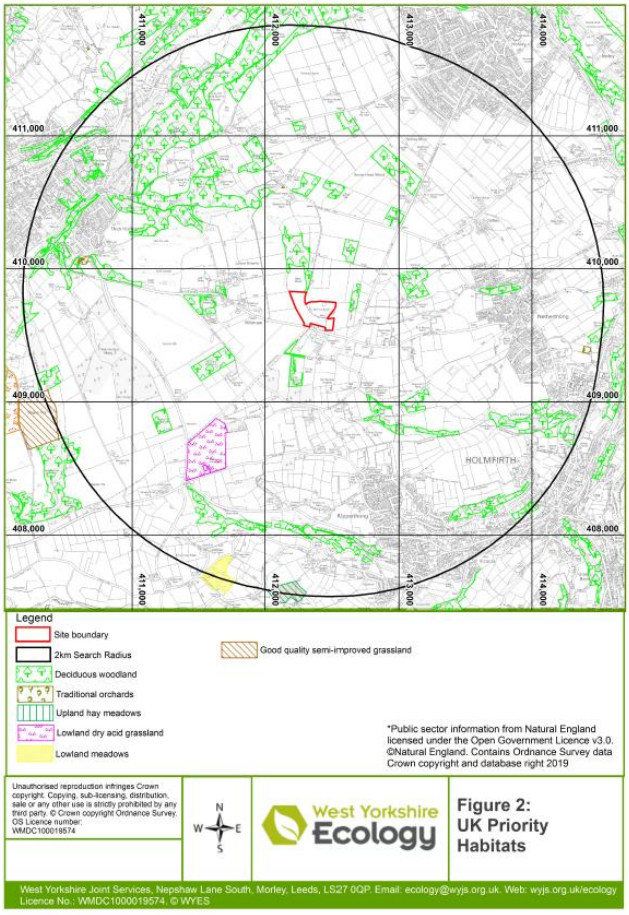


Fig 40 and Fig 41 Extract from the Ecological Surveys

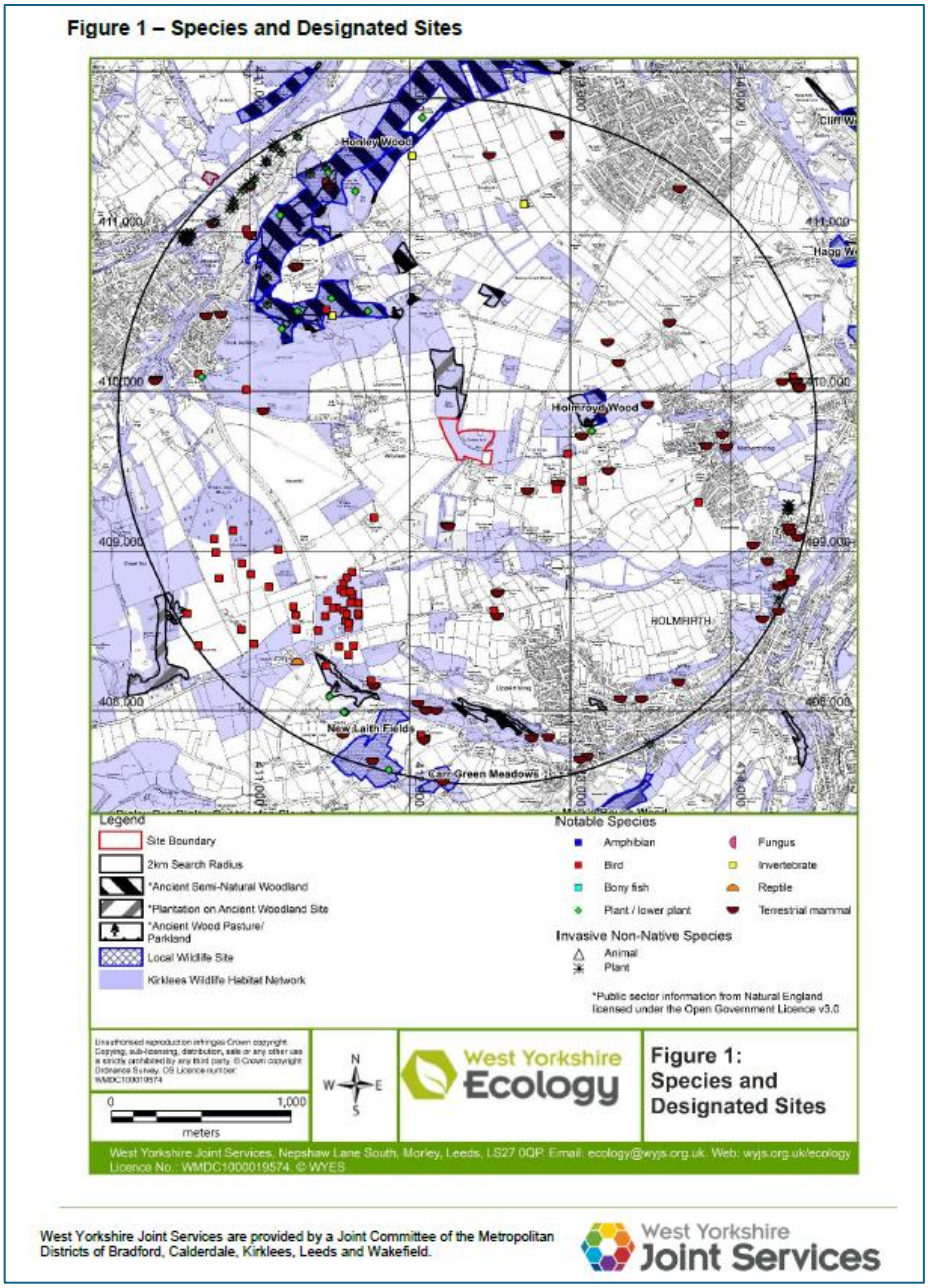


Fig 42 Extract from the Ecological Survey

This planning application identifies Conserv Ltd as being the entity that will coordinate the proposed works with the applicant, grazing operator, fungal specialist and Forestry and White Rose representatives as appropriate.
A single coordinated Environmental Protection Plan will be developed to locate facilities, ponds, retained grassland, fungal protection areas, tree root protection areas, badger constraints, machinery access, crane positions and working areas.
Excavation, spoil placement and drainage changes must be confined to assessed locations.
Both parts should be read with the complete fungal report and records, final EWCO plan, dated consultation responses, grazing arrangements, equipment layouts and barn condition evidence. The ecologist's assessment of the final layout will demonstrate whether the agricultural and forestry operations can coexist without compromising the fungal resource. These requirements provide the basis for assessing the facilities' necessity, proportionality and siting.

Appendix F Forestry Operational Needs Statement

F1 Forestry Operational Needs



Fig 43 Extract from the Forestry Commission Proposed Tree Layout

F2 EWCO scheme and documented development

The applicant reports that the EWCO submission has the support of the Forestry Commission and White Rose Forest. The proposal is for more than 4,000 trees; the May 2026 correspondence identifies 4,086 trees. The current planning statement targets initial planting in autumn 2027, superseding the 2026 target in that earlier correspondence, subject to necessary approvals and the final ecological layout.

The letter records a Forestry Commission meeting on 20 February 2026 and subsequent consideration of planting costs, fencing, gates, stone-wall repairs and equipment delivery. It provides evidence of scheme development and consultation. The Forestry Commission's response and White Rose correspondence should accompany the submission to substantiate the reported support and agreed scope. Consultation and support are not represented here as a confirmed grant award or planning permission.

F3 Establishment and long-term management

This application recognizes that Woodland establishment is a long term commitment that requires

1. Stock fencing and traditional dry stone wall reconstruction.
2. Receipt and temporary storage of plants, stakes, guards,
3. Safe storage of construction equipment and farm tools;
4. Transportation and distribution of whips to agreed planting compartments;
5. The installation of fire protection capabilities
6. Live stock watering
7. The replacement planting; and inspections of tree health and damage.
8. Maintaining light grazing to designated CHEGD areas.
9. Maintaining existing trees protected under TPO's
10. Maintaining the tree overhang onto the B6107

The application also recognizes that subsequent site management requires
Continued site access

1. Maintenance of protected wildlife species and habitats boundaries,
2. Monitoring and appropriate vegetation management of access routes.

These operations need continual funding and a practical site base the application considers the medium to long term requirements as well as the possible extreme wether conditions that are likely to prevail.
During the construction phase the cabin/shed will be used for

1. Maintaining site security and records
2. Material delivery coordination
3. Reviewing project documentation and site drawings
4. Managing the ecological constraints,
5. Storing PPE, small tools and records.

This application acknowledges that the facilities should remain 'proportionate to the holding' and to 'the establishment and continuing management tasks'.
The final operational schedule should identify anticipated visits, delivery arrangements and equipment use.
The proposed 40-foot container provides secure storage for the tractor, attachments the trailer and equipment used for woodland establishment and shared land management.
Its size is supported by a dimensioned equipment and storage layout, including clearance and access.
The proposed 20-foot container accommodates the water bowser and associated equipment for establishment watering and emergency preparedness. Its capacity has been checked against the selected bowser dimensions.
Rainwater collection and the proposed ponds offer potential water resources, subject to seasonal availability, ecological compatibility and safe access. No guaranteed firefighting capacity is asserted in this application.
The proposed 5 by 4 metre shed provides a site coordination base, management records, small-tool and PPE storage and shelter for people carrying out work. Its internal layout substantiates the proposed footprint.
The survey identifies Field 1 and the south-facing part of Field 2 as areas that could support trees with minimal loss of diversity.
Suitability remains conditional on the final layout.
It recommends at least 30 metres between trees and Vulnerable species records, with a 10-metre exception for hawthorn scrub, and advises against blackthorn within 30 metres of grassland because of its tendency to spread.

Subject to the planning being granted, the final Forestry and White Rose layout will demonstrate how those recommendations will be applied while maintaining grazing access.

Appendix G GIS Grid References

G1 Grid Reference and Contour

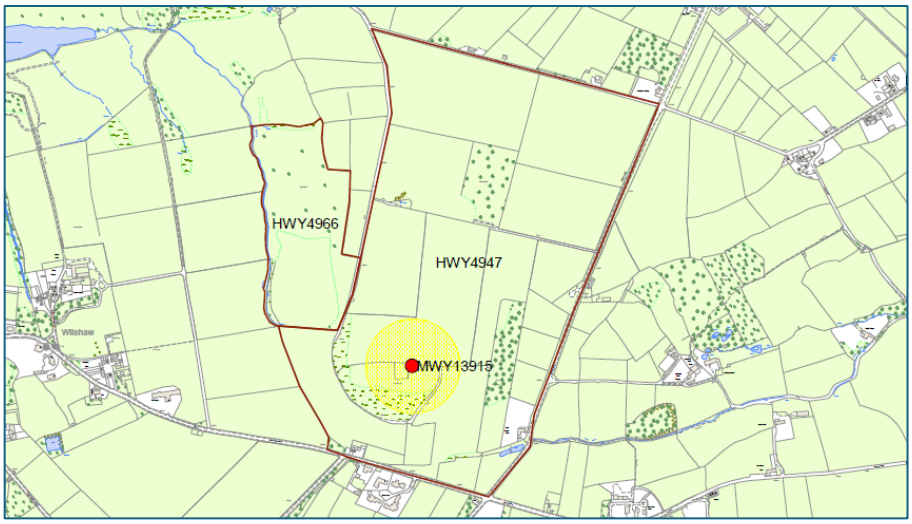


Fig 44 Grid Reference

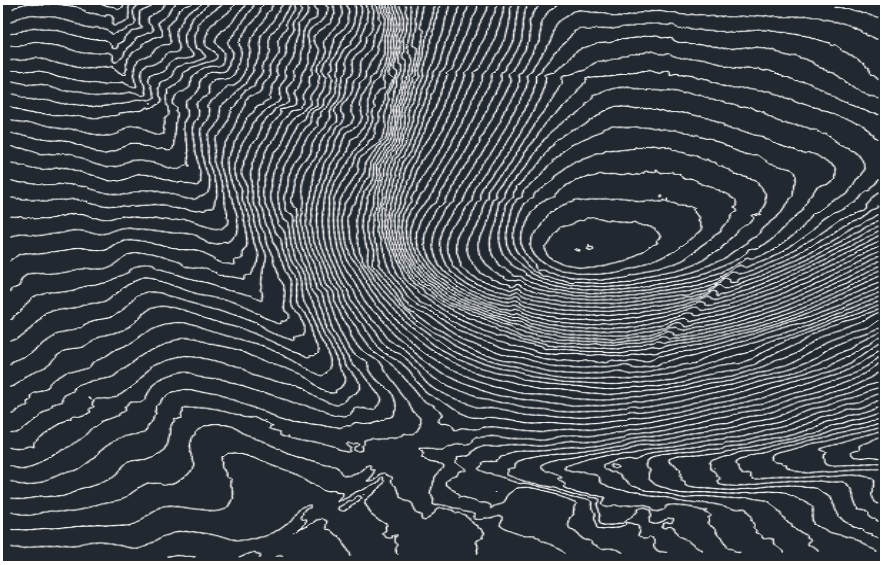


Fig 45 Contour Map

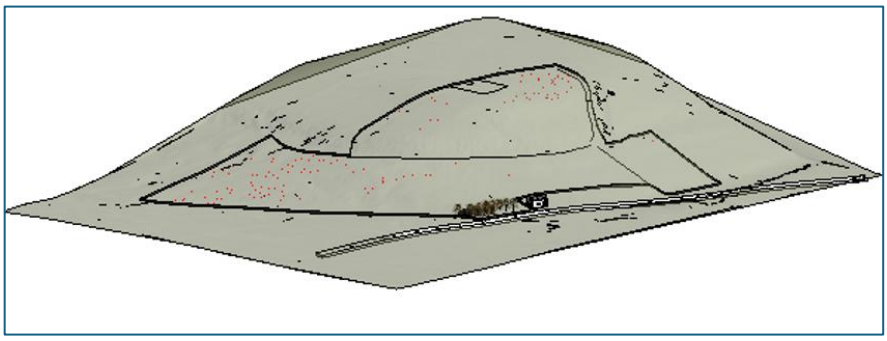


Fig 46 3D model of the knoll showing contours

Appendix H Heritage Approval

H1 HER Monument Report

West Yorkshire HER
Monument Full Report

West Yorkshire Archaeology Advisory Service

29/07/2025

HER Number	Site Name	Record Type
MWY13915	Flints found by J L Turner at Swinny Knolll	Find Spot

Monument Types and Dates

FINDSPOT (Early Mesolithic to Late Bronze Age - 10000 BC to 801 BC)
Origin: Mesolithic - Bronze Age (Neolithic/Bronze Age)
Evidence FIND

Description and Sources

Description

J L Turner collected flints through fieldwalking at Swinny Knoll in the 1950s and 1960s. His notes states "Swinny Knoll is the large shoulder of land between the hamlets of Wilshaw and Upperthong, the finding of a barbed and tanged arrowhead near Wilshaw first roused my interest in Swinny Knoll, as luck would have it the land had just been ploughed and heavy rain had washed all the small stones to the surface, it was among these I found, along with some waste, a thumbscraper and a hammerstone, at the foot of the hill I also found a small core, could it be I had stumbled upon a Bronze Age site?, no confirmation has come forward yet, but the three finds do seem connected".

The findspot location is clearly marked with an X on Turner's 1:25000 annotated Ordnance Survey map (sheet SE10).

In Turner's notebook no. 4 Turner records he discovered"From the top of Swinny Knoll I found a small thumb scraper very neatly made , also a long flake of grey flint which showed signs of having been used on its cutting edge, a large flat river pebble found here may have been used as a hammer stone, but is showed little, or no signs of having been used as such. I aso found here a few flakes of flint". Turner (Notebook 4) continues that he found "a Bronze Age barbed and tanged arrowhead in a field below Swinny Knoll, also from the same field I found a flint core. The thumb scraper from Swinny Knoll, and the arrowhead below it, seem to indicate that this is a Bronze Age site. The flint core, Mr Manby [Terry Manby] assures me, is Mesolithic".

Under accession number KLMUS : 46.4.60 the Tolson Memorial Museum hold"A flake of brown flint with thin greyish patina, both sides of which have been utilised" and also under accession number KLMUS : 46.6.60, the museum holds "a scraper of speckled brown flint, recovered from Honley in West Yorkshire"

former HER record: Flint flakes and scraper found on summit of Swinney Knoll in 1960 by J. Turner. The flints are held in the reserve collection of the Tolson Museum, Huddersfield and were not seen by O.S. during field investigation (1960). They have the accession number 46.4.60 - 46.7.60 inclusive and were classified by the museum as Bronze Age (flints not seen by compiler of this record (Jenny Marriot)).

former HER record PRN 5373 records in part the same material: Swinney Knoll - flint sites: 1. On east side of drystone walled sheep pen on summit, Manby's list of flints found by J.L.Tuner, comprising: 1 thumbscraper, 1 Mesolithic core, 1 hammerstone, a few flakes and waste. 2. Broad scraper, 2 flakes

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Fig 47 Extract from the Archeological Advisory Service Monument survey.

West Yorkshire HER
Character Area Full Report

West Yorkshire Archaeology Advisory Service

Number of records: 2

UID	Name	Full Type Code
HWY4947	Knoll Fields	ENC-SE

Broad Type	Type	Confidence
Enclosed Land	Surveyed Enclosure (Parliamentary/Private)	Certain

Period 18th Century to 21st Century - 1788 AD to 2010 AD

Previous Types

Previous Broad Type	Previous Type	Confidence
Open Land	Commons and Greens	Certain

Medieval to 18th Century - 1066 AD to 1787 AD

Full Description

Surveyed enclosure of former common grazing moor. There are scattered isolated farmsteads thoughout the area which are probably contemporary with the enclosure.

Sources:
Ordnance Survey, 1852-55, County Series Map (Epoch 1) 1:10,560.
Bing (2010) Bing Maps [birds eye aerial photography]. Bing.
Google (2010) Google Earth [aerial photography]. Google.
Google (2010) Streetview. Google
WYAAS (2011) Historic Environment Record. Wakefield: WYAAS.
Crossley, W. (1788) A Map of the Manor of Honley in the Parish of Almonbury and the County of York.
English, B. (1985) Yorkshire Enclosure Awards. University of Hull.

National Grid Reference Centred SE 1259 0996 (808m by 992m) SE10NW

Area (Hectares) 444,920.57

Attributes

Type	Value
Boundary Loss	Some 15-40%
Boundary Type	Dry Stone
Field Size	Small <2ha
Land Use	Pastoral

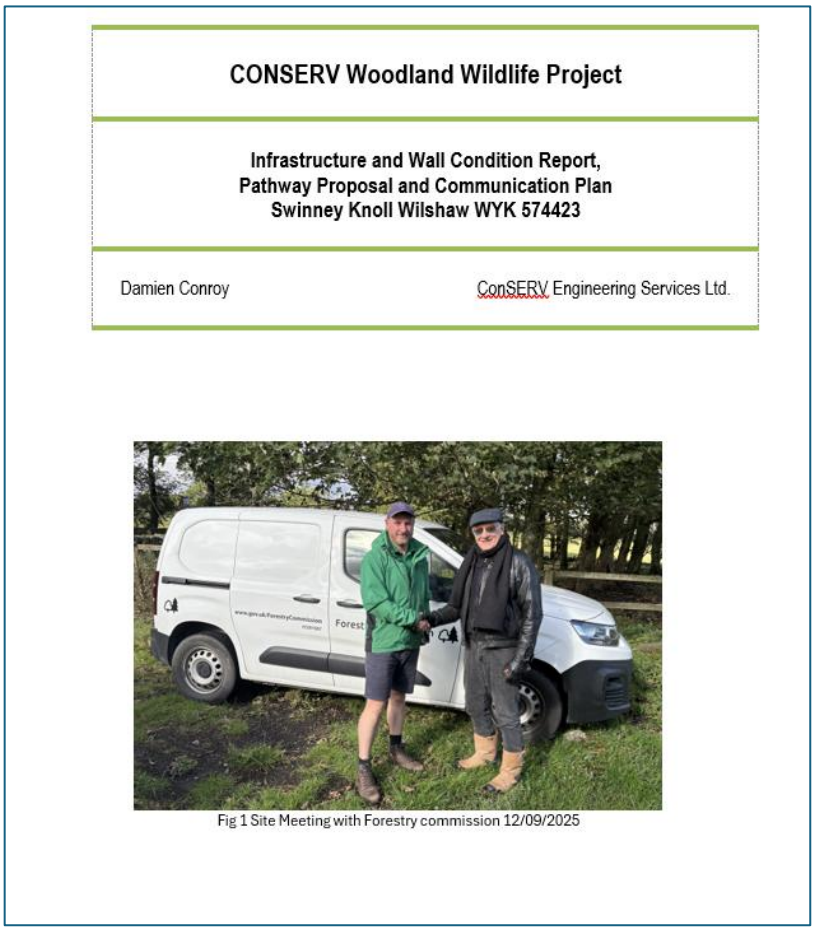
Sources - None recorded

Associated Monuments - None

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Fig 48 Extract from the Archeological Advisory Service Character Area survey

Appendix I Infrastructure



CONSERV Woodland Wildlife Project

Infrastructure and Wall Condition Report,
Pathway Proposal and Communication Plan
Swinney Knoll Wilshaw WYK 574423

Damien Conroy — ConSERV Engineering Services Ltd.

Fig 1 Site Meeting with Forestry commission 12/09/2025

Fig 49 Extract from Infrastructure Report produced by Conserv following site visit be Dorestry Commission



Fig 50 Woodland Tree Planting Scheme provided by Forestry Commission

I1 Wall Repair and Rebuild Estimates

ID	Length m	height of gate	area-m2	Notes
G-1	3.4	1.10	3.74	area 1 gate
G-2	3.6	1.10	3.96	area 1 gate
G-3	3	1.10	3.3	centre wall gate
G-4	3.6	1.10	3.96	Track gate
			14.96	**Total area for wall rebuilds (existing gates openings)**
ID	**Length m**	**height of wall**	**area_m2**	**Notes**
W-R-1	4	1.20	4.8	area 1 wall section at main road.
W-R-2	2.7	1.20	3.24	area 1 wall section at main road.
W-R-3	2	1.10	2.2	area 1 wall section
W-R-4	4	1.10	4.4	area 1 wall
W-R-5	1.5	1.10	1.65	area 1 wall section
W-R-6	6.6	1.10	7.26	area 1 wall section at gate 2.
W-R-7	1.4	1.10	1.54	area 1 wall repair section at gate 3
W-R-8	2.3	1.10	2.53	centre wall repair section at mid wall at bottom of gauze area
W-R-9	4.7	1.70	7.99	centre wall repair section at mid wall at bottom of gauze area
W-R-10	2.7	1.90	5.13	centre wall repair section at mid wall at bottom of gauze area
W-R-11	6.8	1.20	8.16	track wall measured at 1.2m from track surface to top of topping stones.
W-R-12	5	1.20	6	Track wall
W-R-13	5	1.20	6	Track wall
W-R-14	4.8	1.20	5.76	Track wall
W-R-15	1.9	1.20	2.28	Track wall mainly topping stone
W-R-16	3.7	1.20	4.44	area 3 wall
W-R-17	5	1.20	6	area 3 wall
W-R-18	2.5	1.20	3	area 3 wall
W-R-19	1	1.20	1.2	area 3 wall section next to horse trough
W-R-20	2.5	1.00	2.5	area 3 wall horse trough
W-R-21	2	1.20	2.4	bottom corner in area 3 mainly topping stone
W-R-22	1.8	1.40	2.52	area at fence and area 3
			91	**Total wall repair sections only**
			105.96	**Total wall repair sections plus rebuild (gate openings)**
			£80.00	Standard Rate quoted from Dry stone builder £75-£80 per m2
			£8,476.80	**Cost for the wall repair including gate openings**

I2 Infrastructure Images















I3 Sustainable Development

This application has been developed in conjunction with Sustainable Land use practices
The Long Term Land Management Agreement with Conserv includes

1 Daily management and operating hours

One full-time field manager is employed for the holding and attends the site on most days. Duties include repairing and stabilising natural stone walls, erecting and checking stock fencing, checking security, arranging access for subcontractors and coordinating woodland establishment and land-management activities. The facilities provide the base and secure storage required for that work.
Routine use of the cabin, containers and associated facilities, machinery operations, deliveries and contractor attendance will take place during normal daylight hours only, between sunrise and sunset. Daylight availability will determine the working period in winter. No evening or overnight occupation of the cabin is proposed. Passive security monitoring may operate continuously; it does not require routine attendance outside daylight hours.

2 Equipment storage and proposed areas

The 40-foot container has nominal external dimensions of 12.19 by 2.44 metres, giving a footprint of approximately 29.74 square metres. It is proposed for the tractor, suitable attachments and secure storage of sheep fencing, mulch mats, chainsaws and other woodland and boundary-maintenance equipment. The tractor supports transport of materials and, with suitable rated lifting equipment, repositioning substantial stones in leaning or damaged walls. The wall survey and photographs identify the maintenance need.
The 20-foot container has nominal external dimensions of 6.10 by 2.44 metres, giving a footprint of approximately 14.88 square metres. Its principal use is secure storage of the water bowser and associated water-management equipment. Keeping the bowser separate allows access without repeatedly moving the tractor or disturbing stored fencing and planting materials.
The excavator is proposed for the removal of brambles and moving/replacing oversized natural stone gate post large wall sections excavation and subsequent maintenance of hillside natural drainage and water-management.

3 Cabin footprint and welfare functions

The proposed cabin has an approximate maximum external footprint of 5 by 4 metres, or 20 square metres. It will provide the field manager with a working base, seating and weather shelter, a desk and drawers for maintaining tree-growth records damage and replacement,
The site cabin will also keep records of Rural Payments documentation and site drawings, as well as secure storage for small specialist tools hedgehog incubator first aid box, tools and PPE.
It will also support briefings and coordination of subcontractor requiring access to the site during planting and wall repair works.
The internal layout of the shed is subject to planning approval and will be fully developed thereafter.
The footprint is justified by operational functions; possible future solar panels to power hedgehog incubators are an additional use of available roof area rather than the principal reason for its size.
The cabin will not be used for accommodation, or residential purposes occasional night time badger watch may be required to verify the sett condition.
The land manager, contractors, suppliers and service providers will be afforded access to the toilet
Organized site visits are presently outside of this application..

4 Site welfare and water

Harvested rainwater will support suitable non-potable uses associated with watering and site management. Separate drinking water and suitable handwashing provision will be available for site personnel. A serviced chemical toilet is proposed for contractors during tree planting and repair works. Its location, servicing access and collection arrangements will be identified before installation. Waste will be collected for appropriate disposal and will not be discharged into ponds, watercourses or fungal grassland. Continuing welfare arrangements for the field manager will be confirmed in the final layout.

5 Location and minimising effects

The applicant has studied the position of the containers and cabin to balance practical delivery access, separation from the neighbouring house, landscape screening and reduced ground works. The chosen area is comparatively level and is close to the existing road access while intended to remain beyond the applicable road setback. It is positioned as far from the neighbouring house as practicable within those operational and ecological constraints. Existing trees and the landform provide screening.
Comparatively level ground reduces the need for cut and fill but does not, by itself, demonstrate low habitat value. This application confirms road and boundary distances, levels, foundations, ramps, stairs and landings, together with fungal protection areas, tree roots, badger constraints and construction access.
The ecological assessment establishes compatibility with the retained grassland.
Subject to approval the two proposed ponds, of approximately 118 square meters each, will provide potential ecological and water-management functions. Their final areas, depths and positions require an assessed design addressing seasonal water availability, excavation and spoil, overflow and abstraction access. The operational need for water does not establish that either footprint is ecologically acceptable without that assessment.

6 Final verification of capacity and appearance

A dimensioned equipment and cabin layout will show machinery sizes, storage, access and circulation and substantiate the proposed areas. External dimensions are not usable internal floor areas. Any roof-mounted solar panels for site security power will be shown on the final drawings if included, with mounting height and appearance. The coordinated layout will establish the minimum practical facilities needed for daylight site management while protecting neighbours and the existing ecological resource

Appendix J Future Ecological Enhancements

J.1 Introduction

This appendix sets out the applicant's longer-term aspirations for ecological enhancement at Swinney Knoll, beyond the works for which Prior Approval is sought in this application.

These proposals are not part of the development for which approval is sought. They are described here to demonstrate the applicant's long-term commitment to biodiversity enhancement across the holding and to provide context for the woodland creation and habitat management objectives set out in Section 8 of the Planning Statement.

Any future proposal would be subject to:

1. The relevant ecological advice and site assessment;
2. Any required licence from Natural England or other regulatory body;
3. Separate consideration under the relevant planning regime, if required; and
4. The consent of the landowner and any relevant statutory body.

J.2 Summary of Proposals

Proposal	Status	Regulatory Route	Relationship to This Application
Owl nesting boxes	Feasible; low impact	None required for installation of bird boxes	Consistent with the woodland creation and habitat enhancement objectives
Red squirrel habitat	Aspirational; subject to habitat suitability	Licence from Natural England required for any release	Future aspiration; not part of this application
Pine marten habitat	Aspirational; subject to habitat suitability	Licence from Natural England required for any release	Future aspiration; not part of this application
Hedgehog shelter	Included in this application (under-shed area)	None required	Part of this application (see Section 3.6 and Section 8.5)

J.3 Owl Nesting Boxes

Description

The applicant intends to install owl nesting boxes within the woodland creation area and on mature trees bordering the site. Suitable species for the area include barn owl, tawny owl and little owl.

Regulatory Position

The installation of bird nesting boxes does not require planning permission and is not subject to licensing. It is a recognised conservation measure and is consistent with the woodland creation and habitat enhancement objectives of the scheme.

Timing and Location

Nesting boxes would be installed following tree planting and establishment, in locations advised by a qualified ecologist. Boxes would be sited to avoid disturbance to badger setts, TPO-protected trees and the CHEGD fungi grassland.

Relationship to This Application

This proposal is ancillary to the woodland creation scheme and does not require approval under this application. It is described here for context only.

J.4 Red Squirrel Habitat

Description

The applicant aspires to create habitat suitable for red squirrels within the woodland creation area. The native woodland mix, including hazel, oak, birch and conifer species, would provide suitable foraging and shelter habitat.

Regulatory Position

Any release of red squirrels into the wild requires a licence from Natural England under the Wildlife and Countryside Act 1981 (as amended). The granting of such a licence is a matter for Natural England, not the Local Planning Authority, and would depend on:

1. The suitability of the habitat;
2. The absence of grey squirrels (which compete with and carry disease to red squirrels);
3. The advice of the relevant conservation bodies; and
4. The agreement of the landowner.

Current Status

This proposal is aspirational and subject to future assessment. It does not form part of this application and no release of red squirrels is proposed at this stage.

Relationship to This Application

The woodland creation scheme approved under the EWCO will create habitat that may, in future, be suitable for red squirrels. The habitat creation is part of this application; the species reintroduction is not.

J.5 Pine Marten Habitat

Description

The applicant aspires to create habitat suitable for pine marten within the woodland creation area and the retained mature woodland edge. The woodland mix and the retention of mature trees would provide suitable foraging and denning habitat.

Regulatory Position

Any release of pine marten into the wild requires a licence from Natural England under the Wildlife and Countryside Act 1981 (as amended). As with red squirrels, the granting of such a licence is a matter for Natural England, not the Local Planning Authority.

Current Status

This proposal is aspirational and subject to future assessment. It does not form part of this application and no release of pine marten is proposed at this stage.

Relationship to This Application

The woodland creation scheme will create habitat that may, in future, be suitable for pine marten. The habitat creation is part of this application; the species reintroduction is not.

J.6 Hedgehog Shelter (Included in This Application)

Description

A hedgehog shelter/hibernaculum will be created within the open under-shed area. Hedgehogs are a priority species under the UK Biodiversity Action Plan and are in significant decline nationally.

Regulatory Position

The provision of a hedgehog shelter does not require planning permission or a licence. It is a recognised conservation measure and is consistent with the biodiversity objectives of the scheme.

Relationship to This Application

This proposal is included in this application and is described in Section 3.6 and Section 8.5 of the Planning Statement. It forms part of the development for which Prior Approval is sought. The undercroft is a 20 sqm area that is open to the west and has two air vented side walls running East West. Subject to obtaining planning approval the proposed hedgehog shelter will be secure and will allow hedgehogs to be viewed whilst having the freedom to explore and scavenge the site. Solar powered Hedgehog incubators will be kept in the shed.

J.7 Statement of Intent

The applicant confirms that:

The owl nesting boxes, red squirrel habitat and pine marten habitat proposals are not part of this application and are not relied upon in support of it.

The hedgehog shelter is part of this application and is described in the Planning Statement.

Any future species reintroduction would be subject to the relevant licence from Natural England and to separate consideration under the planning regime, if required.

The applicant remains committed to the long-term ecological management of the holding and will continue to explore opportunities for habitat and species enhancement in consultation with the relevant conservation bodies.

J.8 Conclusion

This appendix demonstrates the applicant's long-term commitment to biodiversity enhancement at Swinney Knoll. The proposals described here are aspirational and subject to the relevant regulatory and licensing requirements. They do not form part of this application, except for the hedgehog shelter, which is included and described in the Planning Statement.

The applicant's objective is to create a woodland that delivers genuine and lasting ecological benefits, consistent with the objectives of the England Woodland Creation Offer and the White Rose Forest, and to manage the holding in a way that supports the nationally important CHEGD fungi assemblage and the wider wildlife of the area

Appendix K — Preliminary C-Shaped Support Wall and Strip Foundation Design

K1 Design status. The following calculations and reinforcement are preliminary planning-stage information only, not construction approval. Geotechnical capacity, retained ground, reinforcement design, structural connections and Eurocode combinations require verification by the appointed structural engineer.

K2 Geometry and design assumptions

North–south rear wall: 5.0 m long, 200 mm thick, maximum exposed height 1.20 m.
Two east–west return walls: 4.0 m long each, 175 mm thick, monolithically connected to the rear wall.
Reinforced-concrete strip footings: indicative 1,000 mm wide × 300 mm deep, subject to bearing, sliding, eccentricity and slope checks. Indicative founding depth: not less than 450 mm below adjacent finished ground, but deeper founding may be required for frost, slope and suitable strata. Concrete: provisional C30/37; reinforcement: provisional B500B; ground and cover exposure classification to be confirmed. Container placement crane loads are excluded by the project design brief; temporary stability during construction remains to be assessed.

K3 Tractor and trailer loading

1. TE804 tractor mass provisionally 2,500 kg;
2. Trailer maximum laden mass provisionally 1,000 kg.
3. Combined characteristic vertical action = 3,500 × 9.81 / 1,000 = 34.34 kN.

Preliminary ×1.5 action envelope = 51.50 kN. Severe braking at 0.6g = 3,500 × 0.6 × 9.81 / 1,000 = **20.60 kN**; preliminary ×1.5 = 30.90 kN. This is a total vehicle action, not a verified reaction on the rear wall.
Axle loads, wheel-track plates, container chassis, anchorage and support distribution require detailed design.

K4 Retained earth sensitivity

For an illustrative 1.20 m retained height, granular backfill unit weight 18 kN/m³ and friction angle 30°: Ka = 0.333; base pressure = 7.2 kPa; resultant = 4.32 kN/m; base moment = 1.73 kNm/m. With a preliminary 1.5 multiplier: 6.48 kN/m and 2.59 kNm/m. Excludes groundwater, compaction and slope effects. Confirmation sought whether each wall retains soil.

K5 Typical reinforcement and foundation detail (indicative)

1. Rear wall typically 200 mm thick:
2. Reinforcing illustrative T12 vertical bars @ 200 mm each face and T10 horizontal @ 200 mm each face.
3. Return walls 175 mm:
4. Reinforcing illustrative T10 vertical and horizontal @ 200 mm each face, subject to cover and bar spacing verification. Strip footing 1,000 × 300 mm:
5. Reinforcing illustrative T12 @ 150 mm bottom longitudinal/transverse, with top steel and anchorage as required by final bending and junction design.
6. Wall/footing joints and C-corners: continuous anchored starter bars and corner reinforcement to transfer bending and shear.

The design affords waterproofing where wall contacts retaining soil and does not rely on passive pressure without substantiation. The design provides positive container-to-support anchorage for braking, transverse wind and uplift.
The minimum foundation will be confirmed following planning approval using a geotechnical investigation.

K6 Typical Structural Details.

N–S rear wall	200 mm RC	Max exposed 1.20 m
E–W north return	175 mm RC	4.0 m long
E–W south return	175 mm RC	4.0 m
Strip foundation	1,000 × 300 mm	Provisional only
Founding depth	≥450 mm indicative	Ground investigation required