

DESIGN AND ACCESS STATEMENT PLANNING SUPPORTING STATEMENT

location	Land to the West of 25 Huddersfield Road, Ingbirchworth, Sheffield, S36 7GF
application	Erection of Detached Dwelling
client/applicant	Mr S Raynes
job number	26/1356
date	August 2026

Ltd
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INTRODUCTION

This Planning Statement has been prepared in support of a Full Planning Application for the Erection of Detached Dwelling on Land to the West of 25 Huddersfield Road, Ingbirchworth, Sheffield, S36 7GF.

The application site is located to the rear (West), in close proximity of a built-up residential area.

The wider site, in the ownership of the applicant, currently houses 2 large modern agricultural barns which are used by the applicants for his rural farm business. There is also a formal yard area (hardstanding) which is used for associated farm works and storage of animal feed, bedding and agricultural implements. The site is accessed via an existing track to the North of the site running West.



The Barnsley Metropolitan Council local plan map confirms that the site is within the Green Belt.

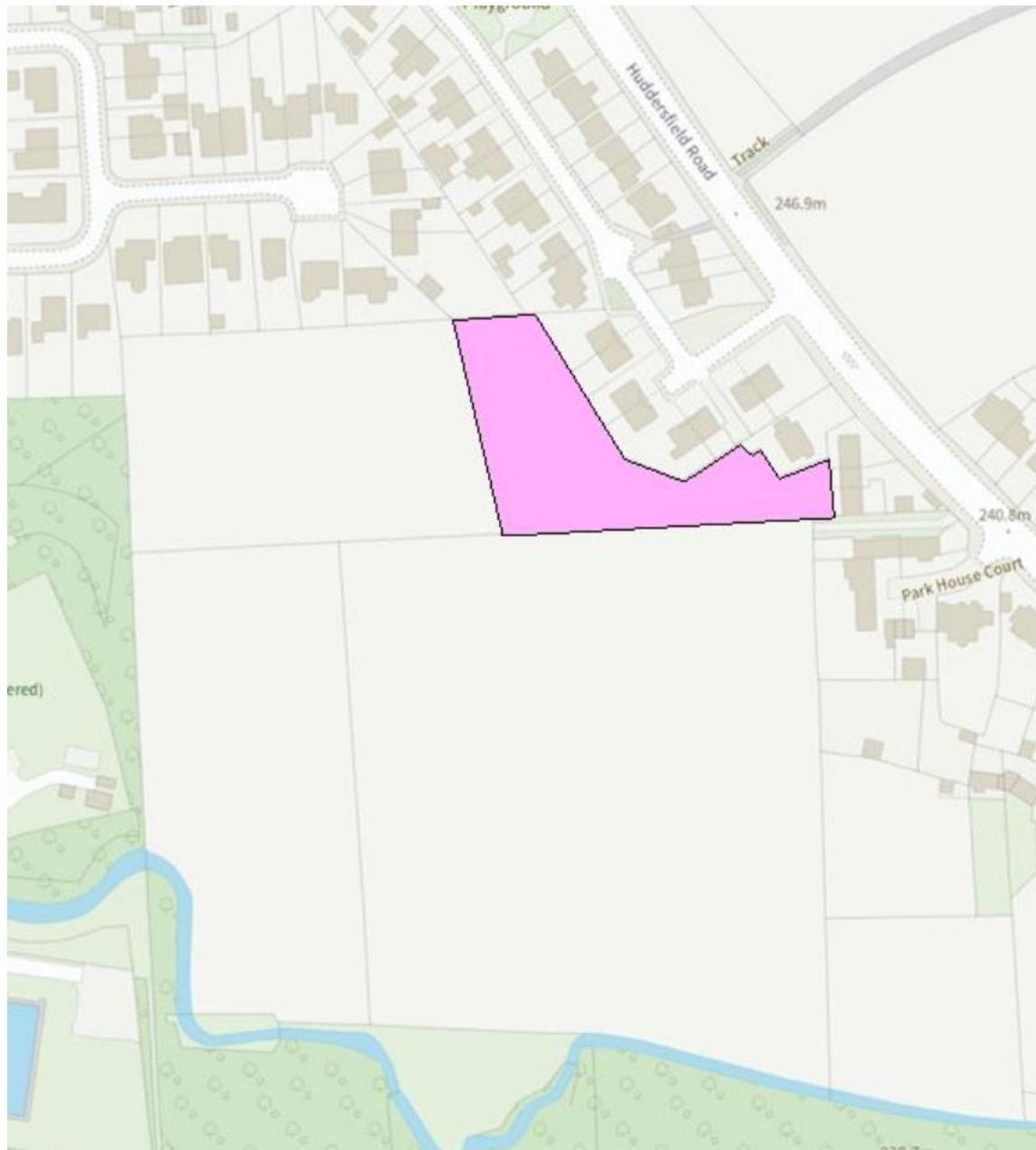
LOCATION

The application site is located to the West of 25 Huddersfield Road, within the village of Ingbirchworth in the rural West of the Barnsley borough, close to the boundary with Kirklees. Huddersfield Road forms the principal route through the village and is fronted by established residential development, including neighbouring dwellings at nos. 25, 27, 29 & 31 Huddersfield Road, with the residential cul-de-sac of Park House Court and Wellthorne Avenue also sited adjacent to the application site.

Overhead electricity apparatus crosses land immediately to the West of the site. A stand-off distance of 10 metres from this apparatus has been confirmed with Northern Powergrid following a site meeting held on 8th July 2026. The location of the proposed dwelling and its curtilage have been sited to comfortably respect this constraint, as demonstrated on the submitted Proposed Block Plan.

In policy terms, the site is the Green Belt and does not fall within the Ingbirchworth Conservation Area. The site is not affected by flood risk, being located outside Flood Zones 2 and 3.

A part of the wider land holding of the applicant is safeguarded land, see map extract below. This is not an option for the applicant to develop given the overage clause imposed.



DESCRIPTION

The application site currently comprises an undeveloped grassed area of land currently in use for farming and agricultural works. The land is characterised by a change in levels, sloping downwards from the Northern boundary to the South, reflecting the wider topography of the area.

The site is enclosed by a combination of roadside housing, existing walling and boundary vegetation, the site is not clearly visible from the main highway of Huddersfield Road, the A629. Various telegraph poles and powerlines are found within and over the site which have

been factored into the design following the site meeting with Northern Power Grid prior to formulating the proposals.

In its current form, the site makes a limited contribution to the visual or environmental quality of the area and presents the opportunity for positive enhancement through sensitive residential development that responds to the applicant's requirement of being closer to his farm base.

A farm workers dwelling was initially explored but discounted given the business is still in its infancy only having books for the past 6 years which don't accurately represent the business as the vast majority of income has been invested back into the rural business to ensure rapid growth. If the LPA wish to discuss this further, we would very much welcome a discussion.

PROPOSALS

The proposed development comprises the erection of a single detached, two-storey dwelling, utilising the existing vehicular access, creating parking, a modest private garden/curtilage all as shown on the submitted Proposed Block Plan and General Arrangement drawings.

As shown the position of the dwelling has a level of restriction of position due to high power apparatus and overhead cables which have influenced and restricted the proposed location/orientation. The proposed dwelling and associated curtilage have been sited wholly outside the required stand-off distance, and no part of the development is considered to give rise to any safety concern in relation to the overhead apparatus, refer to Appendix A for the completed Northern Powergrid GS6 clearance form.

The proposals follow the vernacular design of natural coursed stone, ashlar sill, heads and jambs with ashlar tabling to the roof verges.

The principal entrance is taken through a covered porch on the North (front) elevation, leading into an open plan Kitchen dining room with the staircase off this space. A formal living room and farm office are off the main body of the property at ground floor level. The property also has a side entrance (West elevation) leading into a boot room with a shower room and utility off the boot room.

The first floor presents 4 bedrooms, the master with an ensuite and small walk-in wardrobe, a house bathroom and a linen cupboard. This has been designed to provide for the applicant's immediate family who also assist sporadically/when needed with the running of the rural farm business. Obscure glazing is used to the en-suite, family bathroom and ground-floor shower room windows to protect neighbouring amenity, as noted in the Residential Amenity section.

The design and layout reflects a farmhouse/farm workers dwelling with the farm office for office work and paperwork and a boot room/shower room combination beside the external door on the East elevation, facing the farms agricultural buildings, allowing muddy boots, work clothing and dogs to be dealt with immediately on entry without crossing the main living accommodation — a layout typical of a working rural household rather than a standard suburban plan.

Obscure glazing is proposed for the en-suite, family bathroom and ground-floor shower room windows this, despite good space separation distances, helps protect neighbouring amenity, as noted in the Residential Amenity section.

ASSESSMENT OF PROPOSALS

In preparing our report, we have referred to the following National Policy and Guidance:
National Planning Policy Framework:

Chapter 2 – Achieving sustainable development

Chapter 12 – Achieving well-designed places

Chapter 13 – Protecting Green Belt Land

Chapter 15 – Conserving and enhancing the natural environment

The following Barnsley Local Plan policies apply to this proposal:

SD1 ‘Presumption in Favour of Sustainable Development’.

T3 ‘New Development and Sustainable Travel’

T4 ‘New Development and Transport Safety’

D1 ‘High Quality Design and Place Making’

BIO1 ‘Biodiversity and Geodiversity’

GB1 ‘Protection of Green Belt’

GB3 ‘Changes of use in the Green Belt’

CC1 ‘Climate Change’

SPDs/SPGs:

‘Designing New Residential Development’ sets out the standards that will apply to the consideration of planning applications for new housing development.

‘Parking’ states that the parking standards for new housing development shall be 1 space for dwellings under 3 bedrooms in size and 3 spaces for 4 bed dwellings and above. In addition, EVCP are required for all new houses.

‘Biodiversity and Geodiversity’ provides detailed information on ensuring that biodiversity and geodiversity is adequately protected through the planning process.

The Council has a presumption in favour of sustainable development as outlined in Local Plan Policy SD1 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,

“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and...”

The proposals achieve all parts of the above statement, adding a home to assist with the applicants rural farm business whilst protecting the natural environment by enhancing existing environments, and improving biodiversity in the process. This is efficient use of the land, utilising currently redundant grassland and improving the amenity and openness of the Green Belt. The development of the dwelling affords the opportunity to produce new, energy efficient homes to an existing site and improving the ecology and biodiversity.

There is a functional need for the applicant to be located closer to his livestock to avoid preventable losses and to streamline the rural business (assisting with lambing and calving). The existing agricultural buildings are required and utilised for genuine agricultural purposes

this, along with the timeframes of them being erected prevent exploring a possible conversion.

Mr Raynes, the applicant, has a good and sound business plan to further grow and develop the rural farm business but the next logical step is to reside closer to the farm base and livestock and then to sell his current property to heavily reinvest further into the rural business.

Paragraph 125 on the NPPF (National Planning Policy Framework) states;

“125. Planning policies and decisions should

d) 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”

The site is within Greenbelt and therefore allows the opportunity to provide high level, efficient housing in an area where land use is constrained.

HOUSING SUPPLY

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 years one to five of the plan period”

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”

We contend that this proposal presents a development on a suitable site, that will benefit the local community and provide housing on constrained land.

Furthermore, and significantly, 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, and the requirements set out in Policies H4 and GD1 in the Local Plan.

GREY BELT

We contend the application site could be deemed to fall within the ‘grey belt’ criteria.

Subject to the LPA agreeing to this then the principle of development, in this location, should be considered acceptable.

The application site comprises a small part of a contained parcel of land, at a reduced level due to the natural topography.

The wider application site already contains existing development in the form of the applicants’ agricultural buildings associated with his rural business. The overall site therefore does not exhibit the character of undeveloped or undeveloped open rolling countryside.

The site is visually contained and does not result in urban sprawl.

The development has been designed to remain visually contained within the site boundaries and existing landform. The proposal does not project into open countryside and does not create an intrusive form of development. The site is on the edge of an existing long-established settlement.

The proposal therefore represents a logical and appropriate form of small-scale residential development providing a windfall site which provides a positive contribution to the lack of housing within the Barnsley district.

INTRODUCTION AND PURPOSE OF THIS SECTION

This section sets out a comprehensive assessment of how the proposed development aligns with the Green Belt determinations within national planning policy and the approaches to Green Belt land management.

Although the site is located within the Green Belt, its characteristics, and relationship with the surrounding built environment indicate that it functions as low-value Green Belt and is therefore capable of being considered under the Grey Belt category for the purposes of planning decision-making.

The purpose of this assessment 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.

GREEN BELT AND “GREY BELT” CONTEXT

The site lies within the designated Green Belt, as defined by the Barnsley Local Plan. However, the Green Belt designation here includes existing development (agricultural buildings and yard) with part of the wider site included as safeguarded land. Noting however that agricultural development is excluded from the planning definition of ‘previously developed land’.

UNDERSTANDING “GREY BELT”

The NPPF glossary states;

“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.”

This site falls under the description of ‘*any other land*’. This section goes on to explain and evidence why we consider it to comply with Grey Belt conditions.

To address this variation, reforms to national policy introduce the idea of Grey Belt land:

- Green Belt land that is previously developed,
- Green Belt land that has deteriorated or has limited landscape / openness value, or
- Green Belt land that performs poorly against the core Green Belt purposes, especially those relating to sprawl, settlement separation, and the preservation of historic town character.

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

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

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

As noted above Grey Belt is defined in the NPPF glossary as “*‘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 site being agricultural 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’.

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 Ingbirchworth seeing extensive growth over the years, it is still a village.

The application site is located within the established village of Ingbirchworth, a village with a clear and well-defined built boundary. We contend one detached dwelling here for the farm worker and his family does not represent sprawl of the settlement.

The site is bounded to the North and East with other residential development.

The access itself restricts the extent of potential development. The dry-stone walls form a defined defensible boundary to the wider site.

It is not adjacent to, or near a large built up area and **therefore the contribution is weak/Moderate 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. Ingbirchworth is a village. The application site does not form part of a gap between towns, the nearest towns are Holmfirth (6.5 miles away) and Penistone (2 miles away). Barsnsley is located 8 miles away **therefore the contribution is weak/none on this point.**

Furthermore the application site is a relatively small parcel of land on the edge of larger swathes of Green Belt. The land is visually and functionally contained with existing site boundaries and topography. 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 High Flatts, Thurlstone and Gunthwaite in the wider area.

The site is on the edge of other residential properties. Its individual contribution to preventing the merging of towns is very limited. 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 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 Ingbirchworth on the outskirts of Penistone Town centre (2 miles away).

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

Furthermore, with regards to **safeguarding the countryside from encroachment**.

We contend that this application site is not open countryside, it has existing residential development to the North and East along with the Parkhouse Farm water treatment plant to the West. The South slopes down to woodland. The boundaries of the site remain unchanged.

LOCALISED GREEN BELT PURPOSE ASSESSMENT

A granular review of the application site demonstrates that it does not strongly fulfil the primary Green Belt functions outlined in the NPPF:

- To check the unrestricted sprawl of large built-up areas;

The application site is a contained agricultural parcel closely related to the existing settlement edge of Ingbirchworth. Erecting a single detached dwelling here constitutes limited, proportionate infill rather than outward, unchecked urban sprawl.

- To prevent neighbouring towns from merging into one another;

The proposed development sits entirely within the established envelope of the village. It does not encroach upon or narrow the strategic physical gap separating Ingbirchworth from adjacent settlements like Penistone or Millhouse Green.

- To preserve the setting and special character of historic towns;

Ingbirchworth is not designated as a historic town, and the site does not provide a critical visual framework or historical setting for any such heritage assets.

- Low Agricultural Value and Sustainable Integration;

While categorised broadly as agricultural, the parcel functions as an isolated patch of lower-quality agricultural land rather than high-yielding, strategic farmland. It is physically bounded by existing infrastructure and residential boundaries, meaning its development will have no impact on the openness or landscape integrity of the wider, functional countryside.

Furthermore, the site is positioned in a highly sustainable location on the edge of the settlement. The applicants (property occupiers) will have direct, walkable access to existing local infrastructure, public transport links, and community services in Ingbirchworth.

Given the site fails to strongly meet the core purposes of the Green Belt, is visually and physically contained, and sits in a sustainable location, we contend it should be recognised as grey belt land. Under current Government Green Belt guidance, the proposal represents a suitable, non-inappropriate form of development that will deliver a high-quality home without undermining local planning goals.

LOCAL PLAN POLICY

Local Plan Policy D1 (High Quality Design) states:

Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;

Views and vistas to key buildings, landmarks, skylines and gateways; and

Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;

Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;

Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;

Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;

Provide clear and obvious connections to the surrounding street and pedestrian network;

Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;

Promote safe, secure environments and access routes with priority for pedestrians and cyclists;

Create clear distinctions between public and private spaces;

Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;

Make the best use of high quality materials;

Include a comprehensive and high quality scheme for hard and soft landscaping; and

Provide high quality public realm.

We contend that the design of the dwelling, specifically considering the materials, is sympathetic in nature, and in keeping with the local character of the street scene in relation to the older stone properties.

Like the neighbouring properties, the proposed dwelling would be in keeping in scale and general size.

Three off street parking spaces, with an electric vehicle charging point, are afforded to the dwelling within the proposal.

We are open to discussing landscaping or an appropriate condition being imposed to cover landscaping.

Given the above, we consider, that the proposals are acceptable in relation to design and visual amenity and comply with Local Plan Policy D1 and the relevant Principles in the South Yorkshire Housebuilders Design Guide SPD.

Local Plan Policy GB (Protection of Greenbelt) states:

“The NPPF states at paragraph 89 that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: Buildings for agriculture and forestry.”

This application is for a farmworker’s dwelling but not formally applied for as a farmworker’s dwelling for reasons previously explained. It’s important to stress the use of the dwelling will be closely linked to the rural farm businesses.

Residential Amenity

Chapter 3 in the Design of Housing Development SPD states; *“ensure adequate levels of privacy are provided/ maintained, to ensure residential development does not result in unacceptable levels of overshadowing or loss of outlook and in order to provide adequate amenity space.”*

Chapter 5 (Internal Space Standards) and Chapter 13 (Landscape Design) in the SPD are also relevant in relation to residential amenity.

The proposed dwelling is, as indicated, located to the West, behind the built residential form ensuring that no impact or overshadowing will be present to existing properties and maintain a high level of privacy for the proposed dwelling.

The proposed orientation ensures the outlook of the dwellings, from the principal rooms is maximised.

In relation to the residential amenity for the occupants, the proposed dwellings would benefit from a reasonable amount of outdoor amenity space. This is relative to the size of the proposed dwelling and the three off-street parking spaces. The location of the dwelling would provide it with an amicable outlook enjoying the distant views across fields to the South, enabling livestock to be closely monitored. The number and location of openings ensure sufficient levels of natural daylight for the proposed property.

The proposed development therefore complies with Chapters 3, 5 and 13 in the Housebuilders Design Guide SPD, policies D1 and Poll1 in the Local Plan and paragraph 130 in the NPPF.

APPEARANCE

The following materials are proposed:

Walls	Natural stone with natural stone detailing (quoins, window surrounds and verges)
Roof	Pitched roofs covered with stone slates
Rainwater Goods	Upvc guttering & downpipes
Windows & Doors	Upvc windows & doors

MEANS OF ACCESS

Vehicular and pedestrian access to the dwelling is taken directly from Huddersfield Road, leading to the parking area and front entrance to the North elevation of the property via an existing farm track capable of providing sufficient access for vehicular movements associated with a single dwelling.

The farmyard area provides adequate turning for a fire tender given the property is more than 20m from the highway.

LAYOUT

The proposed site plan indicates the layout of the dwelling and its relationship to Huddersfield Road and the nearby unassociated dwellings. The applicant has good neighbourly relationships with other local residents and specifically wished for the proposed dwelling to be located close to the agricultural buildings for livestock management but also to not cause concern to neighbouring properties (loss of view/outlook, etc).

The dwelling is positioned to make efficient use of the plot, respecting the 10-metre stand-off from the overhead electricity apparatus to the West, with private garden space provided to the rear (South).

SCALE

The proposed dwelling has been designed as a two-storey detached property of a scale and massing consistent with neighbouring dwellings along Huddersfield Road, so as to sit comfortably within its plot and avoid any overbearing impact on adjacent properties or the wider street scene.

PLANNING HISTORY

[2020/0591](#) - Erection of agricultural building (full Application) - **Approved**

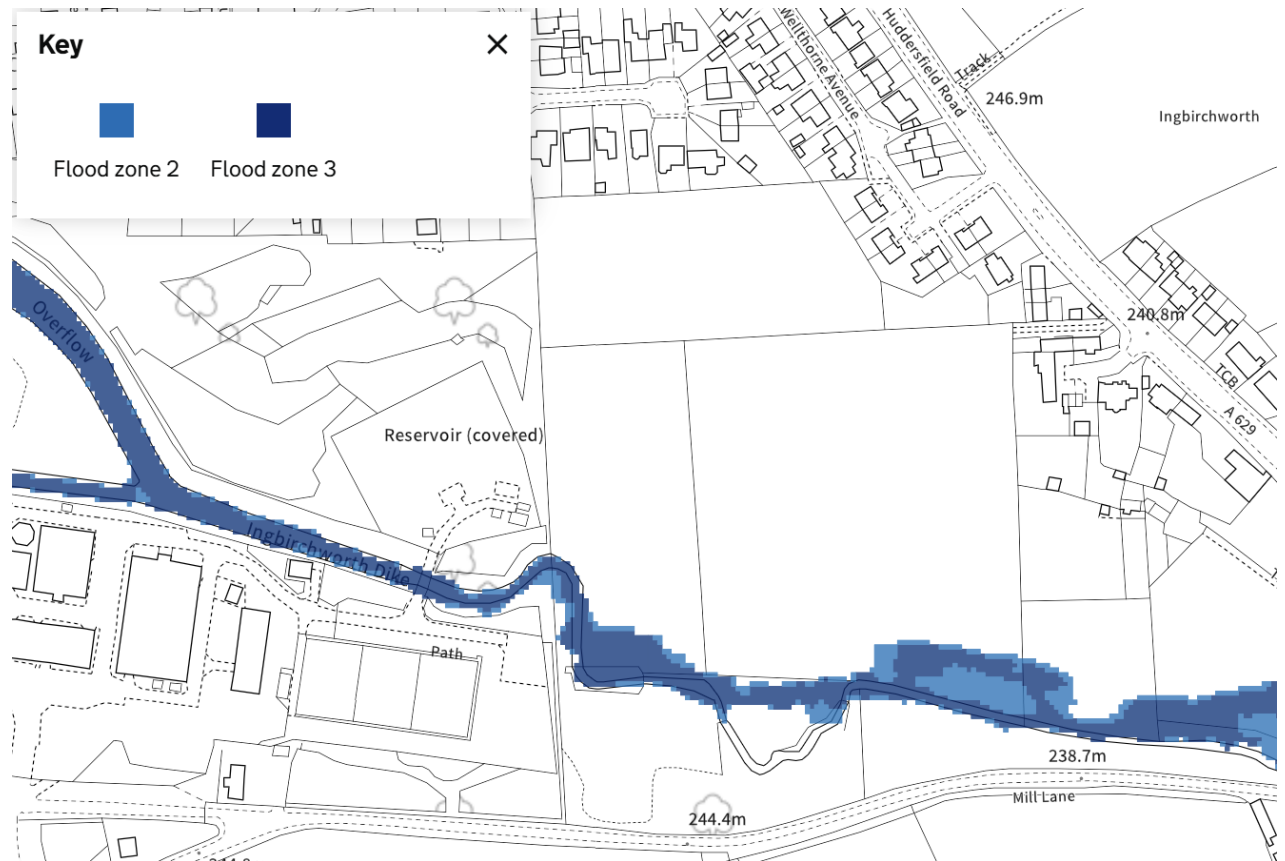
[2024/0338](#) - Extension to agricultural building (Prior Approval) – **Approved**

POLICY DESIGNATION

The application site is located within the Green Belt, as indicated within this statement.

DRAINAGE/FLOOD RISK

The site is located outside Flood Zones 2 and 3 and is therefore at low risk of flooding;



The proposed development is not expected to increase flood risk elsewhere. Surface water drainage is proposed via a soakaway, subject to satisfactory percolation testing, in accordance with the drainage hierarchy and Local Plan Policy CC4 (Sustainable Drainage Systems). Foul drainage will be connected to 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. On this basis, the proposed development accords with Local Plan Policies CC3 (Flood Risk), CC4 and CC5 (Water Resource Management).

CLIMATE CHANGE

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

- Smart energy metering
- LED lighting to be installed
- Materials to be sourced locally where possible
- EV charging facilities to be installed
- Soft landscaping within the application site to help minimise surface water run-off

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

ECOLOGY

The application site comprises grassland/paddock land of limited existing ecological value. Existing and proposed boundary treatments can be enhanced with additional native planting and green space, providing habitat and biodiversity benefit consistent with Local Plan Policies GI1 (Green Infrastructure) and BIO1 (Biodiversity and Geodiversity). We would welcome a discussion with the LPA ecology unit.

The overall application site area is 0.10 hectares, this falls well below the recently introduced 0.2 hectare exemption from BNG (Biodiversity Net Gain). Notwithstanding this we would be more than willing to incorporate integrated features such as bat and bird boxes into the fabric of the building should this be required/recommended by the LPA's ecology department. Subject to the above, we contend that the proposals ensure an acceptable level of consideration with regard to biodiversity and comply with Local Plan Policies GI1 and BIO1 and the aims of Chapter 15 of the NPPF.

CONCLUSION

The proposed development has been carefully assessed having regard to the site's Green Belt context and the relevant provisions of both national and local planning policy. The site represents a modest and sustainable form of development that has limited harm on the openness of the Green Belt.

The proposal sits behind the established building line along Huddersfield Road, not visible from the highway and has been designed with regard to the scale, form and local vernacular materials of neighbouring properties and the wider village. It is not considered that the development would appear visually intrusive, dominant or out of character within the street scene.

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

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

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

APPENDIX A
Northern Powergrid GS6 Clearance Form

GS6 Safe Clearance Assessment Report

Enquiry Details

Enquiry ID : CRM 260704 - 001365
Details : Customer requires GS6 advice.

Location : 27 HUDDERSFIELD ROAD
INGBIRCHWORTH
PENISTONE
S36 7GF

Northern Powergrid Details

Name : Contact No : 0800 0113332
Address : Fax No :

Customer Details

Company Name : Contact Name : PAUL MATTHEWS
Company Address : Contact No :
Mobile No : 07946 872499

Safe Clearance Recommendations

Date attended on site : 8-7-26 Recorded temperature on site (degrees Celsius) : 21°

The safe clearance, measured from the existing ground level, is to be set at ☒ metre(s)

Site Specific Comments

Copy of HSE Guidance Note GS 6 given on site : No
Please enter any other comments relating to this enquiry : Do not load / unload beneath the Overhead Power Line
BE AWARE OF OVERHEAD LINES AT ALL TIMES WHEN WORKING UNDER OR NEAR THEM
LIMITERS TO BE USED ON ALL PLANT WHERE APPLICABLE, GOAL POSTS AND BANKSMAN RECOMMENDED
KEEP A MINIMUM OF 10 METRES AWAY FROM POLE N° V1506 WITH ANY BUILDINGS OR STRUCTURES
AND ALSO 10 METRES AWAY FROM OVERHEAD CONDUCTOR VERTICALLY AT ALL TIMES

Important Information - Must be read by customer before signing the declaration

The overhead line(s) is LIVE and operates at a voltage of 11 kV volts.

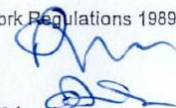
Please note that overhead conductors have greater sag at higher temperatures thus reducing safe clearances. Therefore, further guidance may need to be sought if the work to be undertaken extends beyond the anticipated dates.

Reference should be made to Health and Safety Executive Guidance Notes GS6 for information regarding how to avoid danger from overhead electric power lines. This document can be obtained from the HSE by telephoning 01787 881165.

In accordance with Health and Safety at Work Act 1974, the Management of Health and Safety at Work Regulations 1992, the Construction (Design and Management) Regulations 1994 and the Electricity at Work Regulations 1989, you are responsible for preparing a risk

Declaration

PAUL MATTHEWS -
Contact Name (Print) NEW PAULSON



8-7-26

Date : 8-7-26