



FAO Louise Bearcroft
Planning
Investment and Regeneration Service

Your ref: 2017/91623 & 2016/91967

Our ref: ENQ 30467 & 30468

Date: 23rd August 2017

(letter sent via email)

Dear Louise

RE: Proposed Erection of 59 dwellings and associated means of access App. Ref. 2017/91623; and

Outline application for residential development and convenience store, and provision of open space APP. Ref. 2016/91967. At Land at Dunford Road, Hade Edge, Holmfirth.

Thank you for consulting the National Park Authority on the above applications. Please accept this letter as the Authority's response on both the above planning applications as they raise similar issues in respect to impact upon the National Park.

The application site is located in the 'Densely enclosed gritstone upland' landscape character type within the Dark Peak Yorkshire Fringe Landscape Character Area. The key characteristics of this landscape include a regular pattern of small rectangular fields enclosed by gritstone walls, scattered settlement of small gritstone farmsteads and cottage with open views over surrounding landscape and to adjacent hills. The landscape in and around the application site is typical of these characteristics.

Priorities in this landscape are to protect the historic field pattern and distinctive dispersed settlement pattern, whilst conserving or restoring the biodiversity of pastoral farmland and patches of semi-natural vegetation'.

It is important that the 'buffer' landscapes of the Park are protected as the Dark Peak Yorkshire fringe landscapes have high value in their own right (landscape quality extends beyond the Parks borders) and these landscapes protect the setting and special qualities of the National Park including the remoteness, wildness, open character and tranquillity of the Dark Peak landscapes.

Continued overleaf...



The form and layout of Hade Edge has clearly been altered in recent years and does not display a historic settlement pattern, existing as it does in two principle blocks of development with a suburban character. Nevertheless the existing areas are relatively light touch and allow the landscape to wrap around it presenting the form of a more rural settlement.

The scale and layout of the proposal would significantly fill this space and add a heavier urban quality that would be conspicuous in the scenery and landscape character flowing from the National Park. The location of the site, proposed suburban housing designs, layout and use artificial building materials would fail to re-inforce local distinctiveness by introducing a further development of a suburban character. As such it would be incongruous and have an adverse effect on the setting of the National Park and therefore the character and enjoyment of the National Park itself.

The Authority therefore **would object** to the development of this site as proposed in both applications. However it is noted that this site is included in the draft Kirklees Local Plan as a housing designation (but a larger surrounding site was not supported). If the planning authority is minded to accept development of this site in principle then the National Park Authority would recommend that significant amendments are sought before granting permission, including:

- Revision of density and layout of development to provide urban rather than suburban character reflecting the landscape character type and historic field pattern.
- Revision of the form of proposed buildings to reflect the local vernacular and avoid suburban design. Use of traditional natural gritstone and slate for walls and roofs.
- Introduction of landscape buffer along the southern edge of the scheme.
- Use of gritstone walling to front boundaries to create vernacular streetscape.

Yours sincerely



John Keeley
Planning Manager (North)
Planning Service