

RADCLIFFE DEVELOPMENTS (FARNLEY) LTD
Yew Tree Farm, Farnley Tyas

PLANNING STATEMENT

Update March 2023

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Contents

Report

1.	Introduction	3
2.	Site Description and Relevant Planning History	5
3.	Proposed Development	9
4.	Statement of Community Involvement	11
5.	Relevant Planning Policy	15
6.	Assessment of the Proposals	25
7.	Summary and Conclusions	31

Appendices

Appendix 1: Pre-application response letter from Kirklees Council dated 28th May 2019

Appendix 2: Copy of consultation letter distributed to Farnley Tyas residents, dated 19th May 2021

Appendix 3: Historic Environment Appraisal, prepared by Waterman Infrastructure and Environment Ltd, which provided a baseline appraisal of the application site in 2016

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Approved by: Chris Creighton

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1. Introduction

1.1. This Planning Statement, incorporating a Statement of Community Involvement, is prepared on behalf of our client, Radcliffe Developments (Farnley) Ltd, in support of a full planning application and application for listed building consent for the provision of 17no. dwellings made up of the conversion of buildings and new-build homes at Yew Tree Farm, Farnley Tyas.

1.2. This statement is an update to the originally-submitted Planning Statement dated July 2021 to reflect the revisions during the application process.

1.3. The application site is allocated for housing in the adopted Kirklees Local Plan (ref HS198).

1.4. This planning application follows pre-application discussions with Kirklees Council in 2019. The pre-application response from the Council (dated 28 May 2019) confirmed that the principle of development was considered acceptable and did not raise any significant concerns over the technical aspects of the scheme. The Council's pre-application response is attached at Appendix 1 for reference.

1.5. Public consultation on the proposals was held in May/June 2021 to invite comments from the residents of Farnley Tyas. This is explained in further detail at the Statement of Community Involvement at Section 4 of this Planning Statement.

1.6. In the context of the allocation and surrounding development, the proposals for 17no. dwellings in this sustainable location are considered to represent an appropriate and sympathetic form of development.

1.7. The applications are also accompanied by a number of plans, drawings and technical documents.

Purpose and Structure of Report

1.8. This Planning Statement (incorporating Statement of Community Involvement) seeks to address all relevant planning considerations prior to drawing conclusions as to the merits of the application.

1.9. The remainder of this Report is structured as follows:

(a) **Section 2:** describes the site and discusses the relevant planning history
(b) **Section 3**: describes the proposed development
(c) **Section 4**: provides a Statement of Community Involvement
(d) **Section 5:** positions the proposals in the context of planning policy
(e) **Section 6:** analyses the planning considerations relevant to the proposal
(f) **Section 7**: provides a summary and conclusion.

2. Site Description and Relevant Planning History

Site Description and Surroundings

2.1. As shown on the accompanying site location plan, the site relates to Yew Tree Farm within the village of Farnley Tyas.

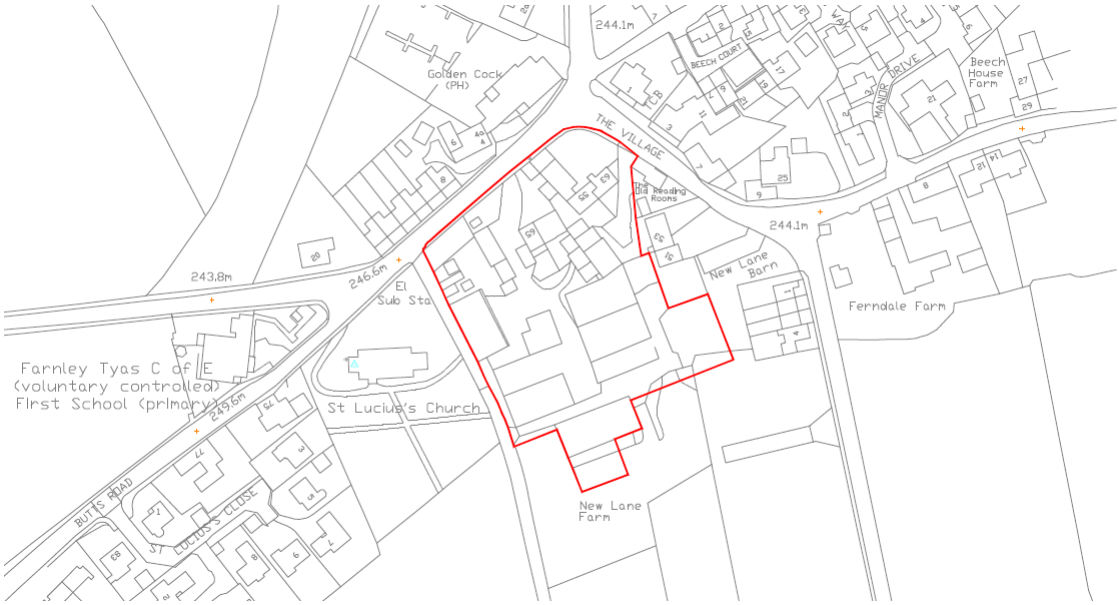


Figure 1: Site location plan, showing the site outlined red within Farnley Tyas

2.2. The site extends to 0.87 ha and is in the heart of Farnley Tyas village, bounded by Butts Road/The Village to the north, St Lucius Church and churchyard to the west, residential dwellings to the east and agricultural fields to the south. The site is currently accessed from Butts Road/The Village.

2.3. The site currently contains a number of buildings associated with its existing agricultural use. These buildings are shown on the existing plans and comprise traditional stone and more modern farm buildings, as well as three dwellings within the farm complex.

2.4. Four of the buildings within the Yew Tree Farm complex are listed, which are:

- Yew Tree Barn: Grade II (listing no.1392518)
- No.55 The Village: Grade II (listing no.1392520)
- No.65 The Village and The Old Barn: Grade II (listing no. 1313314)
- The Old Dairy: Grade II (listing no.1392517)

2.5. The heritage aspects of the proposal are discussed in greater detail at Section 6 of this Planning Statement.



Figure 2: Aerial photograph looking south, showing the existing site



Figure 3: Extract from the adopted Kirklees Local Plan Proposals Map (2019) showing the site outlined red

2.6. The Proposals Map of the adopted Kirklees Local Plan (2019) identifies the majority of the site as housing allocation ref HS198, which relates to 0.72 ha at '*Land at Yew Tree Farm, The Village, Farnley Tyas, Huddersfield'* with an indicative capacity of 16 dwellings. Importantly, the figure of 16 dwellings was derived by removing the listed buildings from the developable area.

2.7. As shown on the extract above, the majority of the site is within the Farnley Tyas Conservation Area (brown triangle outline above), with a small section of the site extending into the Green Belt to the south. This section has been drawn to include the existing agricultural buildings that are to be demolished as part of the proposals.

2.8. Given the nature of the use and the various buildings and structures that have been added to the site over time, the site currently appears untidy, particularly the barns in the southern part of the site where the built form spills out into the countryside.

2.9. The site includes some trees that are subject to Tree Preservation Orders (TPOs). The trees subject to TPOs will be retained as part of the proposed development.

2.10. In its wider context, Farnley Tyas village is located approximately 7.5km to the south of Huddersfield Town Centre and 3.5km to the east of Honley. It is connected to these larger settlements via the road network and is on a bus route serving Huddersfield, Stocksmoor, Meltham and Almondbury.

2.11. Farnley Tyas benefits from services and facilities in the village, including The Golden Cock public house, Farnley Tyas C of E First School, St Lucius Church, a bowling club and recreation ground.

2.12. The village has seen a number of residential developments in recent times, including the development of 25 homes at Beech Farm between 2013 and 2016 and 8 homes at Park Farm in 2018-2019, both developed by Radcliffe Developments (Farnley) Limited.

2.13. In summary, the site is considered to be in a sustainable location on a site allocated for housing development.

Relevant Planning History

2.14. The site has some planning history relating to the siting of a caravan for residential use, agricultural notification of prior approval for the erection of a storage building and the erection of cattle houses, but none of these are considered particularly relevant for the purposes of this planning application.

Pre-application discussions

2.15. A pre-application enquiry was submitted to Kirklees Council in 2019 for the conversion of the existing barn to 11 dwellings (including the retention of 2 existing dwellings), the removal of existing agricultural structures and the erection of 10 new dwellings, resulting in a total of 21 dwellings at the site.

2.16. A summary of the pre-application process is set out in Section 4 of this Planning Statement.

Pre-application public consultation

2.17. Public consultation was undertaken in advance of submission of the application. The Statement of Community Involvement, which is contained within this Planning Statement at Section 4, provides details of the consultation and feedback received, and how comments have been taken into account in the formulation of the final scheme.

3. Proposed Development

3.1. Full planning permission and listed building consent is sought for the provision of 17no. dwellings made up of the conversion of buildings and new-build homes at Yew Tree Farm, Farnley Tyas.

3.2. An associated application for demolition within a conservation area seeks approval from the Council for the demolition of the relevant buildings that are situated within the Farnley Tyas Conservation Area boundary and are shown on the accompanying Conservation Area Demolition Plan, prepared by Orange Design Studio.

3.3. The proposals will also retain 3no. existing dwellings within the site.

3.4. As shown on the accompanying plans and drawings, the application proposals are made up of the following elements:

- Conversion of listed buildings within the northern portion of the site to provide 8no. dwellings;
- Demolition of redundant agricultural buildings in the southern portion of the site;
- Demolition of redundant agricultural buildings within the Conservation Area (subject to the associated application for demolition within a conservation area);
- Construction of 9no. new-build dwellings in the southern portion of the site;
- Retention of the 3no. existing dwellings within the Yew Tree Farm complex.

3.5. More specifically, the proposed development will comprise:

- Plots 1-8: conversion to provide 3no. one-bedroom dwellings, 4no. two-bedroom dwellings and 1no. three-bedroom dwelling;
- Plots 9-17: new-build dwellings to provide 4no. three-bedroom dwellings, 4no. four-bedroom dwellings and 1no. five-bedroom dwelling.

3.6. The new development is proposed to be accessed via a new T-junction on to The Village at the northern boundary of the site and to the west of the existing farm access that is to be closed as part of the proposals.

3.7. The existing dwelling that is currently served from the farm access onto The Village is proposed to be incorporated into the new-build area of the site and will continue to be accessed from The Village via the new upgraded site access.

3.8. The 2 no. existing dwellings that are currently served from the private accesses to the east of the site on to The Village remain unaffected by the proposals.

3.9. It is important to note that, in line with the advice set out in the Council's pre-application response (Appendix 1), the red-line boundary of the application site has been drawn to include the agricultural buildings in the south of the site that are to be demolished and which currently extend into the designated Green Belt.

3.10. The proposals will remove these structures that currently spill out into the countryside and will serve to create a more easily-defined boundary to the edge of the village and the start of the designated Green Belt, resulting in a tidier and more contained site.

3.11. As shown in the accompanying Structural Inspection Report, prepared by Bright Young, the existing buildings at the site have a number of structural concerns. The proposals set out in this application will enable the listed buildings to be preserved and enhanced, while the other buildings will be removed to allow for a more sensitive and harmonious development to be achieved at the site. The buildings that are proposed to be removed within the Conservation Area are shown on the accompanying Conservation Area Demolition Plan that accompanies the associated application for demolition in a conservation area.

3.12. The proposed development will necessitate the removal of some trees within the site. It is acknowledged that 2no. sycamores within the site are now subject to Tree Preservation Orders and these are not to be removed as part of the proposals. Additional planting on the site is shown within the Tree Planting Scheme, which accompanies this submission.

3.13. Overall, the application proposals will provide an attractive small-scale residential development in keeping with the approved development surrounding the site.

4. Statement of Community Involvement

4.1. During the development of the proposals, and prior to submission, the applicant sought to engage with the Local Planning Authority, as well as with the general public.

Pre-application advice

4.2. Pre-application advice was sought from Kirklees Council in 2019, with various meetings held with officers to discuss the proposed scheme.

4.3. The proposals presented in the pre-application enquiry in 2019 were for the conversion of the existing barn to 11 dwellings (including the retention of 2 existing dwellings), the removal of existing agricultural structures and the erection of 10 new dwellings, resulting in a total of 21 dwellings at the site.

4.4. A formal pre-application response was issued by Kirklees Council on 28th May 2019. A copy of the pre-application response is attached at Appendix 1 for reference.

4.5. In summary, the pre-application response from the Council considered that the principle of development was acceptable, given that the site is allocated for housing in the adopted Kirklees Local Plan. Although the allocation is for 16 dwellings (which, importantly, was derived by removing the listed buildings from the developable area), and the proposed development was for 21 dwellings, the Council considered this to be acceptable, as the proposed development would result in a lower density (29 dwellings per hectare) than that indicated in the Local Plan (35 dwellings per hectare), which is appropriate in this location adjacent to the Green Belt.

4.6. The pre-application response also considered the proposals to be acceptable from a highways perspective.

4.7. The response noted the importance of detailed heritage information, which is provided in this application submission, and provided some suggestions on layout and amenity, drainage, ecology and trees, which have been taken into account in the current proposals.

Public Consultation

4.8. In May 2021, Peacock + Smith worked to assemble a website and promotional material to assist with public engagement for the proposed development.

4.9. On 19th May 2021, a presentation board was erected in the upstairs room of The Golden Cock public house – opposite the application site – with material informing interested people of the proposals and how to make their comments known. The presentation board was displayed for 14 days until 2nd June 2021.

4.10. On 19th May 2021, a letter with details of the proposed development was distributed to 70 nearby residential properties, also encouraging feedback on the scheme. A further 70 leaflets were distributed on 21st May 2021 to ensure that all households in Farnley Tyas had been informed. A copy of the letter is attached at Appendix 2 of this Planning Statement.

4.11. A website was set up (https://www.peacockandsmith.co.uk/our_consultations/new-homes-proposed-at-yew-tree-farm-farnley-tyas/), which detailed the proposals, and an email address (yewtreefarm@peacockandsmith.co.uk) was created so comments could be emailed to us directly.

4.12. A deadline for making comments was set as 9th June 2021, which provided 21 days for responses. However, following a request from local residents, this deadline was extended until 13th June 2021 to ensure all interested residents had the chance to respond.

4.13. A total of 29 interested persons responded to the consultation by email, which raised a number of issues as summarised in the table below along with our responses:

Issue from consultation	Response
The proposed number of dwellings on the site is 18 as opposed to the indicative capacity of 16 in the Local Plan housing allocation	It is acknowledged that the allocation is for 16 dwellings, which was derived by removing the listed buildings from the developable area. In the previous pre-application scheme for 21 dwellings, the Council considered that figure to be acceptable, as the proposed development included the sensitive conversion of the listed buildings and would result in a lower density (29 dwellings per hectare) than that indicated in the Local Plan (35 dwellings per hectare), which is appropriate in this location adjacent to the Green Belt. The proposed scheme will provide 8no. dwellings within the retained and enhanced listed buildings and will now provide 9no new build dwellings, so the scheme will not result in overdevelopment of the site given its use of existing structures on site.
Concerns over the demolition of the farmhouse and the loss of historic farm buildings	The listed buildings within the site (all Grade II) will be retained and converted to residential use, thus safeguarding their future as part of an attractive development.
Concerns over the felling of two mature sycamore trees	It is acknowledged that some trees are to be removed as part of the application proposals. The scheme has been revised during the course of the planning application to retain the two sycamores which are now subject to Tree Preservation Orders and the Tree Planting Scheme shows the extent of the proposed replacement and additional planting as part of the application proposals.
Encroachment into Green Belt land	A small section of the application site extends into the Green Belt to the south. This section has been drawn to include the existing agricultural buildings that are to be demolished as part of the proposals. The revisions that have been made to the scheme during the application process show that the southern boundary of the proposed layout has been brought northwards, minimising any incursion into designated Green Belt. This will provide suitable garden space to the southern dwellings while rationalising the boundary.
The access point and road safety concerns	The Transport Statement notes that the proposed new access and the internal site layout have been designed to provide a safe environment for all road users and designed in accordance with the Council's Highways Design Guide.

Comments on the proposed design, materials and levels, given the sloping nature of the site (visual impact)	The proposals are for the redevelopment of an existing farm to provide high-quality housing with an appropriate density for the site, incorporating dwellings that have significant merit of design and architectural interest and have been designed sensitively within the historic environment and adjacent to the Green Belt. The scheme has been formulated to provide a high standard of amenity for future and neighbouring occupiers, with the scheme maintaining appropriate distances between buildings and the inclusion of suitable landscape screening and additional planting. The site levels have been sensitively designed around the access point coming into the development and the impact that it has on the street scene. The topography has been cut and filled in certain places to reduce this impact. As a result, the proposed homes have an appropriate relationship with adjacent homes, buildings, public footpaths and the street scene.
Potential construction impacts	It is likely that Kirklees Council will seek to ensure any potential disruption during the construction phase of development will be minimised through a suitably-worded planning condition.

Table 1: Pre-application consultation themes and responses

4.14. A response from the Farnley Tyas Community Group raised most of the points above, adding some observations over bins and storage, boundary treatment and lighting bollards. Some other residents also mentioned the impact on wildlife and the importance of sustainable materials in construction. These points have been considered in the formulation of the scheme.

4.15. The local Ward Councillors also responded to the consultation by way of acknowledgement emails, copying Peacock + Smith into their responses to residents.

4.16. Our responses set out in the table above are discussed in more detail at Section 6 of this Statement.

5. Relevant Planning Policy

5.1. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act requires that planning decisions should be taken in accordance with the development plan unless material considerations indicate otherwise.

5.2. The Kirklees Local Plan (KLP) was adopted on 27th February 2019. The KLP comprises:

- Kirklees Local Plan – Strategy and Policies
- Kirklees Local Plan – Allocations and Designations

5.3. Other material policy considerations include the National Planning Policy Framework (2021) which is supported by Planning Practice Guidance (PPG).

5.4. In addition, the Council have prepared some Supplementary Planning Documents (SPDs) that are relevant to this application.

Kirklees Local Plan – Strategy and Policies (2019)

5.5. Policy LP1 states that the Council will take a positive approach that reflects the presumption in favour of sustainable development and that the Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

5.6. Policy LP2 seeks development to build on the strengths, opportunities and help address challenges identified in the Local Plan.

5.7. Policy LP3 states that development proposals are to reflect the Spatial Development Strategy and should reflect the settlement's size and function, place shaping strengths, opportunities and challenges for growth, spatial priorities for urban renaissance and regeneration, and the need to provide for new homes and jobs. It goes on to say that development will be permitted where it supports the delivery of housing and employment growth in a sustainable way, subject to various criteria.

5.8. Policy LP7 relates to making efficient and effective use of land and buildings, encouraging the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value, encouraging the reuse or adaptation of vacant or underused properties,

giving priority to despoiled, degraded, derelict and contaminated land provided that it is not of high environmental value, and allowing for access to adjoining undeveloped land so it may subsequently be developed. It also relates to housing density, stating that:

Housing density should ensure efficient use of land, in keeping with the character of the area and the design of the scheme:

a) developments should achieve a net density of at least 35 dwellings per hectare, where appropriate;

b) higher densities will be sought in principal town centres and in areas close to public transport interchanges;

c) lower densities will only be acceptable if it is demonstrated that this is necessary to ensure the development is compatible with its surroundings, development viability would be compromised, or to secure particular house types to meet local housing needs;

d) more detailed density requirements may be set out in area actions plans, neighbourhood plans, supplementary planning documents and development briefs, where appropriate

5.9. Policy LP11 relates to housing mix and affordable housing, and states that proposals for housing, including those affecting the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities in line with the latest evidence of housing need. It goes on to say that all proposals for housing must aim to provide a mix (size and tenure) of housing suitable for different household types, and, for schemes of more than 10 dwellings or those of 0.4ha or greater in size, the housing mix should reflect the proportions of households that require housing, achieving a mix of house size and tenure.

5.10. With particular regard to affordable housing, Policy LP11 states that the Council will negotiate with developers for the inclusion of an element of affordable homes in planning applications for housing developments of more than 10 homes, and that the proportion of affordable homes should be 20% of the total units on market housing sites. Importantly, it states that the proportion may be less where viability evidence demonstrates that there are development costs which would otherwise prejudice the implementation of the proposal. Achievement of a higher proportion of affordable housing on sites will be encouraged.

5.11. Policy LP11 notes that the affordable homes should be incorporated within the development but where justified, a financial contribution of at least equal value may be accepted to provide affordable homes elsewhere or to re-use or improve the existing housing stock.

5.12. Policy LP20 seeks new developments to ensure the need to travel is reduced and that essential travel needs can be met by forms of transport other than the private car. The Council will support development proposals that can be served by alternative modes of transport, such as public transport, cycling and walking, and, in the case of new residential development, is located close to local facilities or incorporates opportunities for day-to-day activities on site.

5.13. Policy LP21 states that new development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of development are not severe.

5.14. Policy LP22 deals with parking and states that all proposals shall provide full details of the design and levels of proposed parking provision. They should demonstrate how the design and amount of parking proposed is the most efficient use of land within the development as part of encouraging sustainable travel.

5.15. Policy LP24 highlights the importance of good design and seeks proposals to ensure (*inter alia*):

- the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
- they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;
- high levels of sustainability, to a degree proportionate to the proposal, through various means;
- the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
- the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;
- any new open space is accessible, safe, overlooked and strategically located within the site and well-integrated into wider green infrastructure networks;

- development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

- the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits.

5.16. Policy LP27 requires proposals to be supported by a site-specific flood risk assessment in line with national planning policy. Policy LP28 deals with drainage and notes the presumption that Sustainable Drainage Systems (SuDS) will be used.

5.17. Policy LP30 seeks to protect and enhance the biodiversity and geodiversity of Kirklees.

5.18. Policy LP32 relates to landscape and seeks proposals to take into account and seek to enhance the landscape character of the area.

5.19. Policy LP33 states that the Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity, and seeks proposals to normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment. It goes on to say that proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.

5.20. Policy LP35 relates to the historic environment. In relation to development proposals affecting a designated heritage asset, they should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

a) the nature of the heritage asset prevents all reasonable uses of the site;

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

5.21. Policy LP35 goes on to say that proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place, will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. It also notes that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.

5.22. Policy LP52 seeks proposals to ensure they do not reduce the quality of life and well-being of people to an unacceptable level or have unacceptable impacts on the environment.

5.23. Policy LP63 requires new housing developments to provide or contribute towards new open space or the improvement of existing provision in the area, unless the developer clearly demonstrates that it is not financially viable for the development proposal. New open space should be provided in accordance with the council's local open space standards or national standards where relevant.

Kirklees Local Plan – Allocations and Designations (2019)

5.24. The KLP identifies the application site as housing allocation HS198: *'Land at Yew Tree Farm, The Village, Farnley Tyas, Huddersfield.'* It sets an indicative capacity of 16 dwellings for a gross site area of 0.72ha, with a net developable area of 0.48ha, stating that 'Existing dwellings in the north of the site (mostly listed buildings) have been removed from the developable area.'

5.25. In the supporting text, the allocation states that:

- Third party land is required to achieve sufficient visibility splays
- Site contains listed buildings and is in close proximity to others
- Site is within a Conservation Area
- Site is in an area that affects the setting of Castle Hill
- The site layout design and density are to be considered to minimise impacts on listed buildings and the Conservation Area

Other Material Considerations

National Planning Policy Framework (NPPF)

5.26. A revised version of the NPPF was published in July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

5.27. The following paragraphs of the NPPF are considered to be of particular relevance to this planning application.

5.28. Paragraph 7 of the NPPF indicates that the purpose of the planning system is to contribute to the achievement of sustainable development, and the text has recently been amended to reflect the UN agreement to pursue the 17 Global Goals for Sustainable Development in the period to 2030, which include social progress, economic well-being and environmental protection. Paragraph 8 notes that the three inter-related dimensions to sustainable development are economic, social and environmental.

5.29. Paragraph 10 stresses that at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 goes on to say that, for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay, or 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.

5.30. Paragraph 20 states that strategic policies should (amongst other things) make sufficient provision for housing (including affordable housing), employment, retail, leisure and other commercial development.

5.31. Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.32. Paragraphs 39-42 stress the importance of good quality pre-application discussions.

5.33. Paragraph 60 supports the Government's objective of significantly boosting the supply of homes, and states that it is important that a sufficient amount and variety of land can come forward where it is needed.

5.34. Paragraph 69 deals with small- and medium-sized sites, and notes that they can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

5.35. Paragraph 79 deals with housing in rural areas and states that housing should be located where it will enhance or maintain the vitality of rural communities.

5.36. In considering development proposals, paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.37. Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

5.38. Although paragraphs 119 and 120 encourage the use of previously-developed land for development, part (d) of paragraph 120 promotes and supports 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.

5.39. Paragraph 124 supports development that makes efficient use of land.

5.40. Paragraph 126 places importance on good design. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.41. Paragraph 134 states that permission should be refused for development that is not well-designed, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.

5.42. Paragraph 149 relates to proposals affecting the Green Belt and states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Relevant exceptions to this include

- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
- limited infilling in villages
- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

5.43. Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment.

5.44. Paragraph 180 states that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for, then planning permission should be refused.

5.45. Paragraph 194 relates to proposals affecting heritage assets and, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

5.46. Paragraph 197 states that, in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.47. Paragraph 199 goes on to say that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

5.48. Paragraph 208 states that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Supplementary Planning Documents (SPDs)

5.49. Kirklees Council have prepared some Supplementary Planning Documents (SPDs) that are relevant to this application.

5.50. The Kirklees Housebuilders Design Guide SPD was adopted on 29th June 2021 and is intended for use by residential developers and aims to ensure future housing development is high quality, socially inclusive and built to high environmental standards.

5.51. The Kirklees Open Space SPD was adopted on 29th June 2021 and provides detailed guidance on the requirements for open space, sports and recreation provision to serve new housing developments. It sets out a five step-by-step approach to be used in determining the types, amount and location of open space required to serve new housing developments across Kirklees.

5.52. The **Kirklees Highway Design Guide SPD**, which was adopted on 4th November 2019, aims to promote high standards of highway design that reflect nationally recognised best-practice, and facilitate the delivery of high quality residential, employment and mixed-use developments in Kirklees.

5.53. An updated **Interim Affordable Housing Policy**, approved on 14th January 2020, provides updated information to fully reflect the KLP affordable housing Policy LP11 and latest national guidance.

6. Assessment of the Proposals

6.1. From a review of relevant local and national planning policy, we consider that the development proposals raise the issues below that require consideration:

- Principle of Development
- Heritage considerations
- Design and Amenity
- Access and Transport
- Impact upon the Natural Environment
- Flood Risk and Drainage
- Other Material Considerations

6.2. These issues are considered in detail below.

Principle of Development

6.3. The application site is allocated for housing within the KLP under reference HS198. The pre-application response from the Council (attached at Appendix 1 of this Statement) considered the principle of residential development of a total of 21 dwellings at the site to be acceptable at the time, and it is not considered that there has been a material change in planning circumstances since then.

6.4. It is acknowledged that the housing allocation has an indicative capacity of 16 dwellings, but the pre-application response from the Council clarified that this figure was derived by removing the listed buildings from the developable area, thus resulting in a lower figure. The pre-application response considered that the development of a total of 21 dwellings (through conversion and new-build) would still be acceptable, given that the density of the proposed development would be lower than that set out at Policy LP7 of the KLP at a relatively sensitive site with heritage constraints and its boundary with the Green Belt.

6.5. In light of the above, and given that the scheme will accommodate 8no. dwellings within the listed buildings within the site, it is considered that the principle of development of 17 dwellings through conversion and new-build on a site allocated for housing development in the adopted KLP remains acceptable.

Heritage

6.6. The site lies within Farnley Tyas conservation area and contains four listed buildings:

- Yew Tree Barn: Grade II (listing no.1392518)
- No.55 The Village: Grade II (listing no.1392520)
- No.65 The Village and The Old Barn: Grade II (listing no. 1313314)
- The Old Dairy: Grade II (listing no.1392517)

6.7. In addition, a Grade II listed building (51-53 The Village: listing no. 1184072) is immediately adjacent to the site boundary to the east, while the Church of St Lucius (listing no. 1313292), is located adjacent to the site's south-western boundary.

6.8. As shown on the Demolition Works Plan that accompanies this submission, the listed buildings within the site (all Grade II) will be retained and converted to residential use, thus safeguarding their future as part of an attractive development.

6.9. However, it is acknowledged that some agricultural structures within the site that are attached to/are within the curtilage of the listed buildings will be removed as part of the proposals. The demolition of those buildings that are within Farnley Tyas Conservation Area are subject to an application for demolition within a conservation area, which is submitted at the same time as the planning application and are shown on the associated Conservation Area Demolition Plan. Therefore, it is necessary to consider the heritage impact of the proposals in respect of national and local planning policy.

6.10. A Historic Environment Appraisal (HEA) of the site was undertaken by Waterman in 2016. Although this does not form part of this application submission, it is attached to this Planning Statement at Appendix 3.

6.11. The HEA provided a detailed assessment of the site and its historical overview, along with an appraisal of all of the historic structures within the site.

6.12. The HEA concluded that that the site offers considerable opportunity for future residential redevelopment, but there are also a number of sensitivities which should considered. It was noted that there are a number of existing and well-executed farm conversions within the village of Farnley Tyas, including most recently Beech Farm, and these developments set a precedent for the potential form in which any residential development of the site could take at Yew Tree Farm.

6.13. It was noted that any potential conversion should take account of the historic structures, particularly those that are statutorily designated, and should aim to preserve any particular architectural or aesthetic details or compositions which contribute to the site's current heritage value and that of the conservation area.

6.14. The scheme proposed in this application will maintain and enhance the appearance and character of Farnley Tyas Conservation Area, as it will maintain the listed buildings, still read as a farm and the use of sympathetic materials and a vernacular architectural style represents a modest infill typical of how the village has developed over time.

6.15. As shown in the accompanying Structural Inspection Report, prepared by Bright Young, the existing buildings at the site have a number of structural concerns. The proposals set out in this application will enable the listed buildings to be preserved and enhanced, while the other buildings will be removed to allow for a more sensitive and harmonious development to be achieved at the site.

6.16. Indeed, the retention and high-quality refurbishment and preservation of the listed buildings on site will be enabled through the development of the remainder of the site, which is a huge benefit arising from these proposals.

6.17. It is also noted that one of the comments contained in the housing allocation to which the application site relates (ref.HS198) is: *'Site is in an area that affects the setting of Castle Hill.'*

6.18. In this regard, the Castle Hill Setting Study, which was prepared for Kirklees Council by Atkins in 2016 as part of the Local Evidence Base for the now adopted KLP, provided a description and assessment of the setting of Castle Hill, considering the extent to which its significance is derived from its setting and examining current features which detract from this setting, particularly sensitive aspects of the asset's setting and future risks and issues related to the impact of further development in the surrounding area.

6.19. It is noted in the Study that Castle Hill is a prominent landmark set atop a hill to the south-east of Huddersfield. It is visible from the viewpoints at Honley Road and Woodsome Road, which are routes out of the village of Farnley Tyas to the west and east respectively. However, given the extent of existing buildings and structures within the site, and given that the site is within the heart of the village, surrounded on three sides by the built form, it is considered that the proposed new development and sympathetic conversions will not detract from the setting of Castle Hill, particularly in light of the precedent of previous similar schemes in the village.

6.20. A Heritage Statement, prepared by Bowman Riley, accompanies the applications. It provides a detailed assessment of the significance of the farmstead and the proposals and concludes that the proposed development will bring 'less than substantial harm' to the farmstead as a whole, which can be mitigated by the public benefit of providing housing and safeguarding the condition of the historic buildings on site.

6.21. The accompanying plans and drawings have considered the historic environment in great detail and the significance of the site in the context of the conservation area, its setting, and the listed buildings both on site and adjacent to the site. It is considered that the proposals represent a sensitive scheme that will provide a sympathetic residential development in keeping with the rustic character of Farnley Tyas whilst adding some contemporary elements into the series of house types, in accordance with Policy LP35 of the KLP and national planning policy. It will also enable the retention of the listed buildings, which is considered to be of particular benefit to the village as a whole.

Access and Transport

6.22. The accompanying Transport Statement (TS), prepared by Sanderson Associates, considers the traffic and transportation issues relating to the application proposals.

6.23. The TS notes that the proposals will be accessed via a new minority T-junction on to The Village at the northern boundary of the site, to the west of the existing farm access that is to be closed as part of the development proposals. The new access and the internal site layout have been designed to provide a safe environment for all road users and designed in accordance with the Council's Highways Design Guide.

6.24. The TS concludes that the site is accessible by public transport and there are some local facilities within the village that are within an easy walking distance of the application site.

6.25. On-site parking slightly exceeds the Council's minimum parking standards and all dwellings will be provided with their own dedicated electric vehicle charging facility.

6.26. It is concluded that the predicted vehicle trip generation of the development will be relatively modest and should not have a significant impact on the operation of the local highway network. Based on a review of personal injury accident data on the local network, there have been no recent incidents in the vicinity of the site that could be affected by the development.

6.27. In conclusion, it is considered that there are no transport related reasons why planning approval should not be granted for the development and the development accords with Policies LP20, LP21 and LP22 of the KLP.

Design and Amenity

6.28. The proposed design of the dwellings is shown on the accompanying plans and described in further detail in the accompanying Design Pack, prepared by Orange Design Studio.

6.29. In summary, the proposals are for the redevelopment of an existing farm within the village of Farnley Tyas to provide high-quality housing with an appropriate density for the site, incorporating dwellings that have significant merit of design and architectural interest and have been designed sensitively within the historic environment and adjacent to the Green Belt.

6.30. In respect of amenity, the scheme has been formulated to provide a high standard of amenity for future and neighbouring occupiers, with the scheme maintaining appropriate distances between buildings and the inclusion of suitable landscape screening and additional planting.

6.31. In addition, given that the proposals include the removal of the existing agricultural use at Yew Tree Farm, the potential for odour impacts upon future occupiers is minimised.

6.32. It is considered that the proposals represent a high standard of design and are in accordance with Policies LP7, LP24 and LP52, as well as national planning policy.

Impact upon the Natural Environment

6.33. It is acknowledged that there are trees within the site, which are shown within the accompanying Arboricultural Impact Assessment, prepared by JCA, and some of these are to be removed as part of the application proposals.

6.34. The site includes some trees that are subject to Tree Preservation Orders (TPOs) within its northern and western boundaries, but these trees subject to TPOs will be retained as part of the proposed development.

6.35. The Tree Planting Scheme, prepared by JCA, shows the extent of the proposed planting as part of the application proposals, which will result in planting along the site boundary/site frontage/road edges/footpath where they are easily visible by the passing public, providing the highest amenity possible.

6.36. In respect of ecology, an ecological assessment and bat survey have been commissioned and will accompany this submission under separate cover.

6.37. In light of the above, it is considered that the proposals are in accordance with Policies LP24, LP30, LP32 and LP33 of the KLP and national planning policy.

Flood Risk and Drainage

6.38. From a review of the Environment Agency's online flood maps, the site is not within an area at risk of flooding. However, as the proposals constitute 'major' development, this application is accompanied by a Flood Risk Assessment (FRA) and Drainage Strategy, prepared by Bright Young.

6.39. In respect of flood risk, the FRA concludes that all sources of flood risk have been considered and the overall flood risk for this site is considered low and so suitable for the development proposed. It is considered that the development will not increase flood risk on or off site.

6.40. The FRA recommends that floor levels for all properties should be set at least 150mm above the adjacent finished ground levels.

6.41. The Drainage Strategy considers that a suitable foul and surface water drainage system can be provided.

6.42. In light of the above, it is considered that the proposed development is in accordance with Policies LP27 and LP28 of the KLP and national planning policy.

Other Material Considerations

6.43. A Desk Study has been prepared by Lithos and provides a summary of geoenvironmental issues relating to the site. It is concluded that there are no significant geoenvironmental constraints relating to development of the site.

6.44. In respect of Policy LP11 of the KLP, the applicant will discuss with the Council how to satisfy the affordable housing policy requirement during the determination of the planning application.

7. Summary and Conclusions

7.1. This Planning Statement, incorporating a Statement of Community Involvement, is prepared in support of a full planning application and application for listed building consent for the erection of 17no. dwellings made up of the conversion of buildings and new-build homes at Yew Tree Farm, Farnley Tyas.

7.2. An associated application for demolition within a conservation area seeks approval from the Council for the demolition of the relevant buildings that are situated within the Farnley Tyas Conservation Area boundary and are shown on the accompanying Conservation Area Demolition Plan, prepared by Orange Design Studio.

7.3. The application site is allocated for housing in the adopted Kirklees Local Plan (ref HS198) and the principle of residential development is established.

7.4. A number of technical reports and surveys have been prepared in support of the proposed development, none of which suggest any reason why the development proposals should not be permitted.

7.5. In the context of the allocation and surrounding development, the proposals for 17no. dwellings in this sustainable location are considered to represent an appropriate and high-quality sympathetic form of development for Farnley Tyas village.

7.6. The proposals will serve to remove the existing untidy structures that currently spill out into the countryside and will serve to create a more easily-defined boundary to the edge of the village and the start of the designated Green Belt, resulting in a tidier and more contained site.

7.7. The scheme will also enable the retention and refurbishment of the listed buildings within the application site, which is considered to be of particular benefit to the village as a whole.

7.8. Accordingly, there are no potential adverse impacts which would outweigh the benefits of the proposed development, let alone significantly or demonstrably so.

7.9. The planning application represents sustainable development and should benefit from the 'presumption in favour of sustainable development' as set out in the NPPF, and therefore planning permission should be granted without delay.

Appendix 1

Pre-application response letter from Kirklees Council
dated 28th May 2019

PEACOCK+
SMITH

Planning
Investment and Regeneration Service
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

Enquiries to: Rebecca Drake

Kirklees Direct
Tel: 01484 414746
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Gemma Patefield
Shires House
Shires Road
Guiseley
Leeds
LS20 8EU

Date: 28-May-2019
Our Ref: 2018/20336

Dear Madam

Pre application for conversion of existing barn to dwellings and erection of 10no at Yew Tree Farm, 68, The Village, Farnley Tyas

Thank you for your request for pre application advice on the above proposal.

A series of meetings have been held since the submission of the pre-application enquiry which have been attended by:

- Rebecca Drake (Planning Officer)
- Nigel Hunston (Conservation Officer)
- Mark Berry (Highways Officer)
- Gemma Patfield (Agent)
- Doug Slater (Applicant)
- Adam Darwin (Highways Consultant)
- Chris Creighton (Planning Consultant)

The purpose of this letter is to summarise the discussions that have taken place and to provide the Local Planning Authority's position on the proposed development.

1. Summary of your proposals:

This pre-application enquiry relates to Yew Tree Farm located off Butts Road in Farnley Tyas. The site plan which was submitted during the course of the application demonstrates the proposed development.

The existing barn structure on the site would be converted into a total of 11no dwellings (2no of which are already occupied, thus 9 new dwellings would be formed). On land to the rear of the barn, existing agricultural structures would be removed and 10no new dwellings would be formed. As such, the site would accommodate 21 dwellings overall. The site would be accessed from Butts Road and a cul-de-sac arrangement would be adopted. The proposed new build dwellings would all be detached and some would have a detached garage.

Throughout the site, each proposed dwelling would have its own amenity space and allocated parking spaces.
The proposal also involves the demolition of a curtilage listed building and its re-building in a set-back position within the site.

From the pre-application discussions, it is also understood that the existing agricultural unit located immediately to the south of the housing allocation would be removed.

2. The site:

The site contains a range of existing buildings. There is a substantial stone-built barn to the north of the site which fronts Butts Road; this is attached to nos. 55 and 63, The Village. No. 65, The Village lies to the west of this which is comprises an attached barn. To the rear of this is a large barn of stone construction. To the west of the site lies another stone built property which is in a poor state of repair. These structures are Grade II listed. To the rear of these structures are a variety of agricultural buildings/barns, with open fields lying beyond this.

There is a public right of way which lies to the western boundary of the application site. Further to the west is St Lucius's Church, a listed building. There are residential buildings within close proximity of the site to the east, a pair of which are also listed. There is a linear form of development on the opposite side of Butts Road comprising a row of terraced dwellings and a Pub.

The site is within the Farnley Tyas Conservation Area. It is allocated for housing (ref: HS198) within the Kirklees Local Plan. The Green Belt boundary abuts the rear of the housing allocation.

3. Relevant Planning History Summary

93/01971 – Erection of cattle houses on the site – approved

4. Land allocation and relevant planning policies

The site is allocated for housing (ref: HS198) within the Kirklees Local Plan (February 2019). The Kirklees Local Plan can be viewed at:
https://www.kirklees.gov.uk/beta/planning-policy/local-plan.aspx

The National Planning Policy Framework (NPPF) can be viewed at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

Kirklees Local Plan (KLP) Policies:

LP1 – Presumption in favour of sustainable development
LP2 – Place shaping
LP3 – Location of New Development

LP7 – Efficient and effective use of land and buildings
LP11 – Housing Mix and Affordable Housing
LP20 – Sustainable Travel
LP21 – Highway safety and access
LP22 – Parking
LP24 – Design
LP27 – Flood Risk
LP28 – Drainage
LP30 – Biodiversity and Geodiversity
LP33 – Trees
LP32 – Landscape
LP35 – Historic Environment
LP51 – Protection and improvement of local air quality
LP52 – Protection and improvement of environmental quality
LP63 – New Open Space

NPPF

Chapter 2 – Achieving sustainable development
Chapter 4 – Decision-making
Chapter 5 – Delivering a sufficient supply of homes
Chapter 8 – Promoting healthy and safe communities
Chapter 9 – Promoting sustainable transport
Chapter 11 – Making effective use of land
Chapter 12 – Requiring well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 – Conserving and enhancing the historic environment

5. Consultations

As part of the pre application advice service we have consulted the following internal consultees who would be part of the decision making process should an application be received:-

- KC Highway Services
- KC Environmental Services
- KC Ecologist
- KC Landscape
- KC PROW
- Lead Local Flood Authority
- KC Strategic Housing

Ward Members were consulted on the application. No comments were received.

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6. Relevant matters for consideration

6.1 Principle of development

The Kirklees Local Plan (KLP) was adopted on 27 February 2019. The Local Plan is now the statutory development plan for Kirklees and has superseded the Kirklees Unitary Development Plan. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Chapter 2 of the NPPF introduces the presumption in favour of sustainable development, which is enshrined in Policy LP1 of the KLP. This policy stipulates that proposals which accord with policies in the Kirklees Local Plan will be approved without delay, unless material considerations indicate otherwise.

The application site is allocated for housing within the KLP (ref: HS198), with an indicative capacity of 16 dwellings. This figure for the site capacity was derived by removing the listed buildings from the developable area, thus resulting in a lower figure. As proposed, the development would result in 21 dwellings occupying site through both the conversion of the existing buildings and the construction of new dwellings. LP 7 of the KLP sets of an indicative capacity of 35 dwellings per hectare. With the listed buildings included within the site area, this development would deliver development at a density of 29 dwellings per hectare. Whilst this represents a shortfall from 35, this is considered acceptable within a development site constrained by the listed buildings and conservation area. The fact that the Green Belt abuts the rear boundary also provides justification for a lower density development that would assist in easing the transition from areas of built form to open fields. As such, the development density proposed is considered acceptable.

In relation to housing mix, LP11 of the KLP requires that, inter alia, all proposals for housing should provide a mix (size and tenure) of housing suitable for different household types. From the schedule of accommodation which is included on the proposed site layout plan (Rev C), a mixture of dwelling sizes would be provided which 2, 3 and 4 bedroom properties being provided on the application site.

In light of the above, the pre-application is considered acceptable in principle. Other material considerations are set out below. As the application would result constitute major development, community consultation on the proposed scheme is encouraged in accordance with the guidance contained within the NPPF.

6.2 Transport

The plans have been amended during the course of the pre-application stage in response to highways concerns. The amended plans demonstrate the main access point serving the development from Butts Road. KC Highways DM have commented that the proposed layout is acceptable from a highways perspective.

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Any subsequent application will need to demonstrate by means of swept paths that a refuse vehicle can enter and exit from Butts Road and turn within the site.

The sight lines onto Butts Road need to be shown and given that there is a school nearby where possible the footway to the site frontage should be widened to 2.0m.

Parking on the site should be provided in accordance with local policy requirements:

- 2 and 3 bedroom dwellings should have 2 spaces
- 4 and above bedroom dwelling should have 3 spaces
- Visitor (1 space per 4 dwellings) and cycle parking should also be provided. If integral garages are to be considered as contributing towards parking provision they must provide internal dimensions of 3m x 6m

Bin pads and collection points should be provided for all dwellings. The positions of these should be shown on a plan.

Reference should be made to the Council's draft Highway Design Guide as the scheme evolves.

6.3 Layout

Visual amenity and impact on heritage

The impact on both the fabric of the listed buildings and their setting is of importance in the determination of the application. Whilst the Conservation Officer raises no objection in principle to the conversation of this building, no detailed design information has been submitted in support of the pre-application enquiry. Full details of the works required, internally and externally, to facilitate the conversion should be submitted in support of the any subsequent application/Listed Building Consent application. This will allow a detailed assessment of this element to be carried out.

Further to this, as discussed in detail in the meetings, the curtilage listed building to the west of the application site would be demolished and re-built in a set-back position to allow for the creation of the estate road. The Conservation Officer requires justification for this to be clearly set out within the heritage statement in relation to Policy LP35 of the KLP and Chapter 16 of the NPPF and why this is necessary to facilitate the development of the site.

In relation to the new build dwellings, no elevations or floor plans have been submitted with the pre-application enquiry. It is recommended that a traditional farm style dwelling approach is adopted and it is considered that there could be scope to incorporate some contemporary elements of design. These details were discussed with the Conservation Officer at the pre-app meetings. Where proposed dwellings relate to more than one streetscene, careful consideration should be given to how the buildings would 'turn corners' and blank elevations should be avoided where they are readily visible from public vantage points. Given the

sensitive location of the site, natural stone is considered as the appropriate facing material for the proposed dwellings.

To the west of the application site is a PROW and the development proposals should limit the bulk and massing on the PROW in order to avoid a detrimental impact on its users. Similarly, to the south of the application site boundary lies the Green Belt. Several of the dwellings on the layout plan appear to be within very close proximity of this boundary. Development should be pulled back from the sensitive rural boundary in order to lessen its impact. Consideration should be given to removing the large detached garages which abut to the rural boundary or repositioning them. A full hard and soft landscaping plan should also be submitted alongside the application (including full details of boundary treatment). The use of planting to soften the development should be considered, including planting along the sensitive rural boundaries and throughout the site. It is considered that a low stone wall boundary treatment would be most appropriate for the rear boundary. It is also noted that some of the dwellings have a very limited amenity space relative to their scale. This should be addressed prior to submission of an application by reducing the footprint of some of the dwellings or their outbuildings accordingly.

Overall, given that heritage is a key matter in the determination of any subsequent application, it is strongly recommended a full application is submitted, as opposed to outline, to allow for a full assessment of the scheme to be made.

Residential amenity

No detailed floor plans have been submitted but it is considered that a development should be brought forward on the site that would have an acceptable impact on residential amenity. Where dwellings immediately abut boundaries with undeveloped land, that elevation should be designed with non-habitable openings within it – i.e. Plot 16 (notwithstanding the layout comments above).

As the form of the development would be closely knit, careful consideration should be given to designing out any potential overlooking to adjacent gardens (of both existing dwellings and proposed) by paying close attention to the locations of habitable room windows within dwellings. This is particularly relevant to Plots 5, 9, 10, 11 and 12. Consideration should be given to the siting of the dwelling within Plot 12 as concern is raised to the locations of windows resulting in potential overlooking to garden space. It is suggested that the siting of this dwelling is revisited in order to reduce any overlooking and overbearing to the neighbouring site.

Noise/odour

Following discussion with KC Environmental Health, Officers raised concern in relation to the location of the existing agricultural units which are located immediately adjacent the south of the housing allocation boundary, within the Green Belt. They raised concern in relation to the potential conflict of residential and agricultural uses with noise and odour issues being cited. Officers also acknowledge that there would be potential overbearing to the occupants of the

futures dwellings that would back onto the site. This would result in a poor standard of amenity. Following pre-application meetings, it is understood that this building would also be demolished as a part of the development. As such, these buildings should be included within the red line boundary of any future application and marked for demolition. This element can then be conditioned. Should plans change and this not be the case, it is advised that the applicant contacts the Planning Officer in order to discuss a way forward with Environmental Health Officers.

6.4 Flood Risk and Drainage

The site is located within the Environment Agency's flood zone 1, with less than 0.1% chance of flooding from a main river source. The LLFA has been consulted on the application and makes the following comments.

Surface Water Flood Risk

The site is located within zone 1 with less than 0.1% chance of surface water flooding.

Flood Routing/Site Layout

We expect an analysis of flood routing for the site layout to be included in any application to follow. Short, intense storm may bypass road gullies and the route should avoid curtilage where reasonably practicable, utilising roads and open spaces. The likely position of attenuation should be considered, as well as flow routing from attenuation in case of exceedance event.

Surface Water Drainage Strategy (infiltration/watercourse/sewer)

All discharges should be assessed using the hierarchy of preference: infiltration, watercourse, and sewer. Infiltration is the preferable way of surface water discharge, unless it is proven not to be feasible. Our records show that this location is likely to be suitable for infiltration SuDS (like soakaways). We require infiltration testing to be performed to BRE Digest 365 standard in a location representative of the proposed location of any soakaway/infiltration feature, and this rate to dictate the sizing and siting of these features.
Our records show a watercourse that could be suitable for surface water discharge if infiltration is proven not to be suitable or sufficient. This watercourse is located South-East of the site, about 250m away. If it is decided to discharge surface water in this location, a consultation with Kirklees Highways department should be held as any connection would have to cross an existing road.

Our records show a combined sewer along Butts Road. The applicant should enquire with Yorkshire Water if a connection is required.

Attenuation must store the critical 1 in 30 year storm. Volumes generated by storms up to and including the 1 in 100 + 30% climate change critical storm also has to be stored on site. Opportunities to store the additional volume in safe areas on the surface can be explored however the majority of sites in Kirklees will be sloping and this volume may also need to be stored in an underground system.

If attenuation span is greater than 1500mm and positioned under highway this is likely to preclude adoption by Kirklees Council. Please speak to our Structures department for more information. Storage in landscaped areas or non-adoptable highway is unaffected.

Section 106 – Management Company

The LPA is obligated under House of Commons Written Statement 161 to ensure the maintenance and management of sustainable drainage for the lifetime of the site. This includes the period from construction up until a date of adoption by the statutory undertaker (Yorkshire Water). There is no guarantee that systems will be adopted even if an agreement is signed to do so. It is vital therefore that an undertaking is ensured in the planning process to maintain these systems to manage flood risk. A detailed maintenance plan including access and safety is expected to be included so it can be enforced against non-compliance.

Temporary Drainage

Run off can increase post soil and vegetation strip and the risk of sediment entering local drainage systems and watercourse also increases. A plan to manage risk of flooding to nearby property and land and to protect watercourses from pollution will be required.

6.5 Ecology and Trees

No site specific ecological information was submitted alongside the pre-application. In the absence of such details, comments could not be made on the nature of any ecological constraints or how significant ecological impacts can be avoided. Please note that the application site falls within the Bat Alert Layer of the Council's GIS.

It is considered that any subsequent application should be accompanied by suitable ecological information in order to allow the ecological constraints of the site to be understood and to comply with the aims of Policy LP30 of the Kirklees Local Plan and the aims of Chapter 15 of the National Planning Policy Framework. This information would then be reviewed by the Council's Ecologist.

There are protected/mature trees on the site which would be retained as a part of any development scheme. A tree survey with arboricultural method statement should be submitted alongside the application in accordance with Policies LP24 and LP33 of the KLP and the aims of Chapter 15 of the NPPF.

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6.6 Environmental Issues: Air Quality and Contamination

KC Environmental Health has reviewed the application and concluded that, as a minimum, a Phase I contaminated land report would be required to be submitted alongside any subsequent planning application.

In order to accord with the NPPF's aims of promoting sustainable transport methods and the aims of the West Yorkshire Low Emissions Strategy, electric vehicle charging points will be required to be incorporated into the development, with 1no charging point per dwelling being provided within designated parking area or within garages. It is suggested that details relating to the provision of EV Charging Points and their locations is provided as part of any future planning application.

6.7 Contributions

Affordable Housing

The pre-application site is an allocated housing site within the Kirklees Local Plan and it would be expected that 20% of the dwellings on the site are affordable housing. KC Strategic Housing has been consulted on the application who state that there is a demand for affordable 1-3+ bedroom homes in the area. In terms of affordable tenure split, across the district Kirklees works on a split of 54% Affordable or Social Rent to 46% Intermediate housing, but this can be flexible.

National policy provides an incentive for brownfield development on sites containing vacant buildings. The onus is on the developer to demonstrate how vacant building credit may be applicable within their development site. Guidance within the NPPG has recently updated and the developer is advised to refer to this in forming their justification.

As a starting point, it is suggested that the site is compartmentalised and a judgement is made in relation to which parts of the site constitute brownfield and which are greenfield. Within the NPPF, any buildings used for agriculture fall outside of the realms of previously developed land. As such, they will not be applicable in any calculation. Evidence will need to be provided to robustly justify any claims that the barn units have changed from agricultural use.

It will also need to be justified that the buildings are not abandoned. Of course, the 2no occupied plots would not be counted as they are not vacant.

If VBC applies, this would mean a reduction (partial or total) in the amount of affordable allocation.

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Off Market Street, Huddersfield, HD1 2JR

To calculate a vacant building credit, alongside the above, the applicant would also need to confirm:

- That the existing building(s) were vacant at the time the application was submitted.
- The floor-space of the relevant existing vacant building(s), in square metres and confirmation of if they are partially or totally vacant.
- A schedule of accommodation /the residential floor-space of the proposed new development in square metres.
    - For wholly residential schemes the total proposed Gross Internal Area (GIA) will be the GIA of all dwellings.
    - Where flatted development is proposed the GIA will include all communal and circulation areas.
    - For mixed use schemes, the GIA of the proposed residential elements only will be included.

Public Open Space

In accordance with Policy LP63 of the Kirklees Local Plan, the proposed development will be required to provide Public Open Space (POS) and contribute to the creation of high quality areas of POS off-site.

KC Landscape has been consulted on this pre-application. The current plans do not indicate any areas of public open space within the site, although there could be opportunity to provide an area within the north western corner of the application site which could potentially contain a LAP. In lieu of a LAP, a commuted sum of £44,100.76 would be required, together with an off-site contribution of £50, 255. Should POS be provided within the site, this could be off-set against the figures provided.

Should POS be provided on the site, details of it maintenance and management in perpetuity would need to be secured as part of a S106 agreement.

7. Validation requirements

The information you need to provide with your application is detailed on the Validation checklist which can be viewed under the heading 'Guidance and advice notes' on the Kirklees Planning and development website:- http://www.kirklees.gov.uk/beta/planning-and-development.aspx

8. Planning application fee

You can use the following link to calculate how much the planning fee would be for your proposal. https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1

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I hope you find this information helpful.

D. Wordsworth

David Wordsworth
Major & MineralsTeam Leader

Head of Development and Master Planning

Disclaimer

Any views or opinions expressed are in good faith, without prejudice to the formal consideration of any planning application, which will be subject to public consultation (which will include the relevant Town or Parish Council) and ultimately be decided by the Council.

It should be noted that subsequent alterations to legislation or local, regional and national policies might affect the advice given. You should be aware of the Council's Local Development Scheme which sets out the programme for developing its local plan. You are advised to seek further advice once any consultation drafts are published.

Caution should be exercised in respect of pre-application advice which is not submitted within a short time of the Council's advice letter.

Appendix 2

Copy of consultation letter distributed to Farnley Tyas residents, dated 19th May 2021

PEACOCK+ SMITH

Our ref: 5484

19 May 2021

Dear Sir/Madam

PUBLIC CONSULTATION FOR A NEW DEVELOPMENT IN FARNLEY TYAS

John Radcliffe and Sons and Farnley Estates are pleased to announce that a planning application for the redevelopment of Yew Tree Farm will be submitted to Kirklees Council shortly.

The proposals are for an exclusive development made up of the sensitive conversion of retained listed buildings to form 8 dwellings and the erection of 10 new-build homes. Yew Tree Farm is allocated in the Kirklees Local Plan for housing, confirming the Council's in-principle support for a suitable form of development in this location.



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Registered Address: Westwood House, 78 Loughborough Road, Quorn, Leicestershire LE12 8DX

As local residents, we are keen to hear your thoughts on our proposals and welcome your feedback.

You are invited to view the presentation boards, which will be upstairs at The Golden Cock public house for two weeks between Wednesday 19th May and Wednesday 2nd June 2021. Alternatively, the proposals are available to view on our website at www.peacockandsmith.co.uk/consultations.

We welcome your views and comments on these proposals, and you can send these directly to us by email at yewtreefarm@peacockandsmith.co.uk.

The deadline for comments is Wednesday 9th June 2021. A full planning application will be submitted shortly afterwards.

Yours faithfully

PEACOCK AND SMITH
On behalf of John Radcliffe and Sons and Farnley Estates

Appendix 3

Historic Environment Appraisal,
prepared by Waterman Infrastructure and Environment Ltd

PEACOCK+ SMITH



Yew Tree Farm, Farnley Tyas, Yorkshire

Historic Environment Appraisal

August 2016

Waterman Infrastructure & Environment Limited
Regent House, Hubert Road, Brentwood, Essex CM14 4JE
www.watermangroup.com

Client Name:	Radcliffe Developments (Farnley) Ltd
Document Reference:	WIE11825_101_1_2_3_EJ
Project Number:	WIE11825

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
FIRST	August 2016	Edward James Heritage Consultant	Tim Murphy Principal Heritage Consultant	Keith Rowe Technical Director

Comments

Disclaimer

This report has been prepared by Waterman Infrastructure & Environment Ltd, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

Contents

1. Introduction 3
2. Methodology 6
3. Historical Baseline and Analysis 7
4. Site Analysis 22
5. Assessment of Significance 36
6. Conclusions 38
7. References and Sources 41

Photos and Figures

Figure 1: Site Plan 4
Figure 2: Date Stone at Yew Tree Farm (formerly part of Manor Farm) 12
Figure 3: Thomas Jefferys Map of the County of York, 1772 13
Figure 4: 1805 Terrier Map and Site (approx. Site Boundary shown) 14
Figure 5: Extract from 1st Edition Ordnance Survey Map, 1854 15
Figure 6: 2nd Edition Ordnance Survey Map, 1893 17
Figure 7: View looking west through the village in the late nineteenth century 17
Figure 8: Photo of Farnley Tyas Diamond Jubilee Celebrations, 1897 18
Figure 9: 3rd Edition Ordnance Survey Map, 1906 19
Figure 10: 4th Edition Ordnance Survey Map, 1916 20
Figure 11: Eastern entrance to former dairy, including C.16th shallow pointed arch. 23
Figure 12: Blocked mullioned window on West side of former dairy 23
Figure 13: Eastern Yew Tree Farm Barn (former Manor Farm) 23
Figure 14: Western Yew Tree Farm Barn 23
Figure 15: Lean-to extensions to principal (former Manor Farm) barn 24
Figure 16: Rear of Yew Tree Farm Barn 24
Figure 17: Small arched window on 55 The Village 24
Figure 18: 63 The Village 24
Figure 19: Former Yew Tree Farm farmhouse (derelict) 25
Figure 20: View of north end of open-sided shed, showing earlier structure beneath twentieth century building 25
Figure 21: View of historic stone gateposts facing Butts Road 25
Figure 22: View of historic boundary wall along Butts Road 25
Figure 23: Church of St Lucius, West Tower 26
Figure 24: Church of St Lucius, Southern Elevation 27

Figure 19: View west along Butts Road, towards church and past Yew Tree Farm 28
Figure 26: View 1 30
Figure 27: View 2 31
Figure 28: View 3 32
Figure 29: View 4 33
Figure 30: View 5 34

Appendices

A. Legislation and Planning Policy
B. Designated Heritage Assets
C. Historic Environment Records
D. Significant Structures
E. Significant Views
F. Historic Environment Records – Gazetteer
G. List Descriptions
H. Glossary (National Planning Policy Framework)

1. Introduction

1.1. This historic environment assessment has been prepared by Waterman Infrastructure & Environment Ltd (Waterman IE) on behalf of Radcliffe Developments (Farnley) Ltd. This appraisal has been undertaken to assess the heritage considerations for a site known as Site Yew Tree Farm (hereafter referred to as the 'Site'). This has been prepared to preliminary information for the developer and owner of the Site, and is not intended to be disseminated in the public domain. The location and extent of the Site is shown in Figure 1.

1.2. This report will provide a baseline appraisal of the Site, through research and assessment. This will inform why and to what extent the Site may be historically or archaeologically significant, or contribute to the significance of any nearby designated or non-designated heritage assets. The aim is to also assess the potential for unknown below ground heritage and the nature of any impact that future development may have.

1.3. The understanding of significance will be used to assess the impact of change upon the historic environment as a result of any potential future development, if the Site were to be incorporated into the Local Plan. In addition, the potential impact of any future development on the setting of heritage assets within the Site and its environs will also be discussed.

1.4. This assessment follows best practice procedures produced by Historic England[1,2], the Chartered Institute for Archaeologists[3] and policy contained in Section 12 of the National Planning Policy Framework (NPPF), *Conserving and Enhancing the Historic Environment*[4].

1.5. In light of the planning policy context and guidance relating to heritage (see **Appendix A** for detail), this assessment forms the basis for the consideration of the Site for inclusion in the Local Plan and also the need, as necessary, of any measures – either through design or further work - that would mitigate any future development impact on the historic environment.

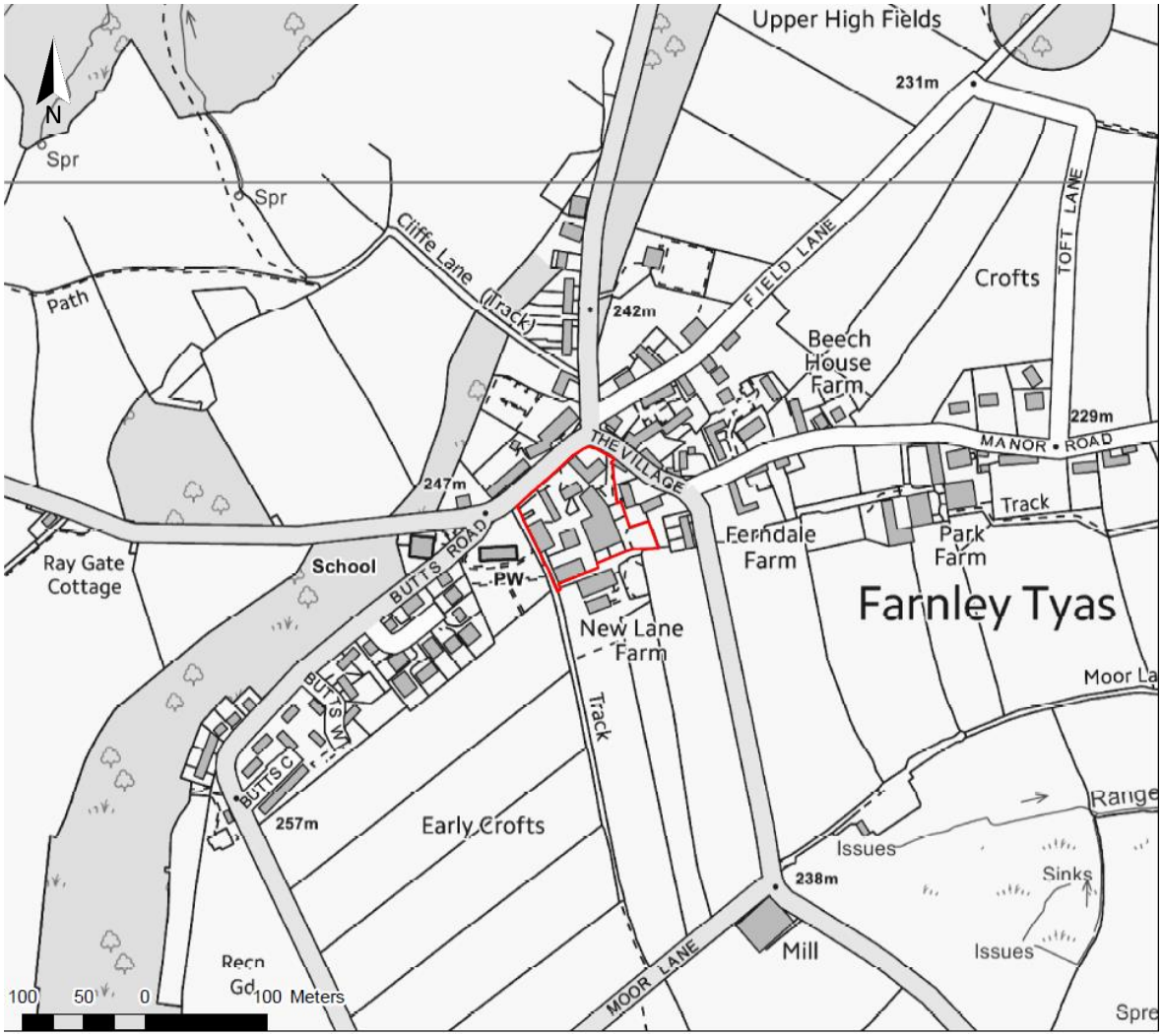
The Site

1.6. The Site is approximately 0.69 hectares (ha) in area, centred on Ordnance Survey Grid Reference SE 16493 12732.

1.7. The Site is located in the village's settlement core and comprises what was historically two separate farm complexes, now consolidated into one. The Site is bounded at the north and northeast by the principal roads through the village, Butts Road and The Village, to the south by modern farm buildings and open fields, to the south-east by residential buildings and a converted former farm, and to the south-west by the old route of Farnley Road (now a footpath) and the churchyard of the Church of St Lucius. The north-west section of the Site current comprises the tenant's vegetable garden.

[1] Historic England, March 2015. *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*
[2] English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*
[3] Chartered Institute for Archaeologists, December 2014. *Standard and Guidance: Historic Environment Desk-based Assessments*
[4] Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

Figure 1: Site Plan



Topography

1.8. The Site is approximately 820ft above sea level, located on the northern ridgeline of the rise upon which Farnley Tyas is situated. The land within the Site, and to its immediate south-south-east, slopes steeply up from the main road, but begins to plateau towards the southern section of the Site at the village edge[5].

Geology

1.9. The bedrock in this area is described as: Grenoside Sandstone - Sandstone. This sedimentary bedrock formed approximately 312 to 313 million years ago in the Carboniferous Period. The local environment was previously dominated by rivers. These rocks were formed from rivers depositing mainly sand and gravel detrital material in channels to form river terrace deposits, with

[5] http://en-gb.topographic-map.com/places/Farnley-Tyas-7173536/

fine silt and clay from overbank floods forming floodplain alluvium, and some bogs depositing peat; includes estuarine and coastal plain deposits mapped as alluvium.[6]

1.10. There are no superficial deposits recorded by the British Geological Survey for the area of Farnley Tyas, but the surface of the land is covered by a relatively deep layer of loamy topsoil.

[6] http://mapapps.bgs.ac.uk/geologyofbritain/home.html

2. Methodology

2.1. This assessment has included the following:

- Appraisal of relevant heritage assets noted on the West Yorkshire HER (WYHER);
- Consultation of relevant heritage information in local, regional and national archives, as appropriate;
- Consultation of online resources;
- Appraisal of Historic England data sets;
- Appraisal of designated heritage assets and areas, including conservation areas, local lists and archaeological alert area designations, in the immediate area;
- A walk-over survey of the Site and immediate area;
- Assessing the presence of known heritage likely to be affected by a potential development proposal;
- Assessing the potential for unknown heritage assets likely to be affected by a potential development proposal; and
- Assessment of identified views across and towards the Site.

2.2. The sources consulted include information in the West Yorkshire HER (WYHER), which consists of records of heritage assets. These relate to sites, find spots, historic buildings and heritage investigations in the area, as well as any known information relating to listed buildings and scheduled monuments. **Figure B in Appendix B depicts** HER records in the search area (1 km radius from the Site). **Appendix F** contains a full list of all HER records in the search area. The number references used in the text are those used by the WYHER.

2.3. The Site was visited on 19th July 2015. The aim of the visit and walkover was to identify any features of heritage merit, and assess the ground conditions. The weather was sunny and clear. The Site was accessible from public footpaths, roads and other rights of way. A photographic record of the visit was made. Some of the resultant images are reproduced in this report.

2.4. Information on known heritage assets, and an historical overview of the Site and its surroundings, is presented in Section 3 of this report.

2.5. Section 4 provides an analysis of the Site, including a description of nearby heritage assets where appropriate, and the Site's contribution, if any, to their setting.

2.6. Section 5 provides assessment of the significance of the Site addressing both archaeology and the setting of built heritage assets.

2.7. Section 6 concludes with a summary of this assessment, comments on the opportunities and heritage considerations of the Site, an indication of the potential for below ground archaeology within the Site, and suggestions for mitigation.

3. Historical Baseline and Analysis

3.1. The locations of designated and non-designated heritage assets are shown on the maps provided in Appendices B and C respectively.

Designated Heritage Assets

Scheduled Monuments

3.2. Scheduled Monuments are designated heritage assets protected by the Ancient Monuments and Archaeological Areas Act 1979. There are no Scheduled Monuments within 1km of the Site, with the nearest, Castle Hill (List Entry: 1009846) being located at Castle Hill, approximately 1.7km to the north-north west. This feature is not illustrated on any of the figures in this report due to its geographical distance from the Site.

Listed Buildings

3.3. Listed Buildings and their settings are protected by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are four listed buildings, all Grade II, within the Site boundary, including the No.65 and adjoining barn, 55 The Village, a separate barn, and the former dairy (List Entries: 1313314, 1392520, 1392518, and 1392517). There are 12 listed buildings in total within the 1km search area, all within the village of Farnley Tyas except Ivy Farmhouse, which is c.700m south-west of the village. All are tabulated below, and are shown on Figure B1:

List Entry	Name	Grade	In Site
1135372	44, MANOR ROAD	II	
1135373	NETHERTON FARMHOUSE	II	
1135389	IVY FARMHOUSE AND BARN	II	
1183900	BEECH FARMHOUSE	II	
1184072	51 AND 53, THE VILLAGE	II	
1313292	CHURCH OF ST LUCIUS	II	
1313314	**NUMBER 65 AND ADJOINING BARN**	II	X
1313323	32, MANOR ROAD	II	
1392517	**FORMER DAIRY**	II	X
1392518	**BARN AT YEW TREE FARM**	II	X
1392519	BARN AT 18 MANOR ROAD	II	
1392520	**55, THE VILLAGE**	II	X

3.4. The closest listed building outside the Site is 51-53 The Village (List Entry: 1184072), which is a residential property immediately adjacent to the Site boundary to the east. Also adjacent to the Site is the Church of St Lucius (Listed Entry: 1313292), which is located adjacent to the Site's south-west boundary. The list descriptions for these buildings can be found in Appendix F.

3.5. The Site is not considered to contribute to the setting of the other listed buildings recorded within 1km of the Site, and these are not considered further in this report.

Registered Parks and Gardens, Registered Battlefield and Protected Wrecks

3.6. There are no examples of this designated heritage asset type within the search area or its vicinity.

Farnley Tyas Conservation Area

3.7. Farnley Tyas Conservation Area is a designated heritage asset also protected by the 1990 Act. The area covers the majority of the historic core of the village, extending eastwards from this along Manor Road to its termination at Ash Croft. There is no Conservation Area Appraisal available. The boundary of the Conservation Area is annotated in Figure B1.

3.8. The majority of the Site is located within the conservation area, with a small section in the southern part of the Site lying outside. The Site's contribution to the setting, character and appearance of the Conservation Area is therefore considered below.

Non-Designated Built Heritage Assets

3.9. The only non-designated built heritage asset within the search area is the Site of Farnley Mill (14867), located on Farnley Road approximately 0.2km to the south-south-east of the Site. Historically this was the site of the village's brewery, before changing in the mid twentieth century to become a woollen mill. The site is currently occupied by a single storey pitched roof shed, used for furniture manufacturing. This is not considered to have any significant or historic relationship with the Site, and is not discussed further in this report.

Historical Overview

Palaeolithic and Mesolithic (500,000 to 4,000 BC)

3.10. The Palaeolithic or Old Stone Age is marked by the development of man and earlier hominids, and characterised in the archaeological record by evidence of hunting, gathering and the use of chipped flint tools. The period is divided into lower, middle and upper Palaeolithic.

3.11. During this period it is thought that the population of the area around Huddersfield were predominantly hunter gathers, camping amongst the forests that covered this location.[7]

3.12. There are no records which date from this period held by the WYHER.

Mesolithic (10,000 to 4,000 BC)

3.13. The Mesolithic, or Middle Stone Age is characterised by nomadic hunter gatherer groups, and the beginnings of food production. This period is divided into early and late Mesolithic. The settlement pattern of the region of Huddersfield remained similar to earlier periods during the Mesolithic.[8]

3.14. There are no records within the search area from this period held on the WYHER.

[7] Dunn, J.B (2006) An Investigation of Prehistoric Settlement Patterns in the Almondbury District of Huddersfield
[8] Ibid

Neolithic (4,000 to 2,350 BC)

3.15. The Neolithic, or New Stone Age marks the arrival of the first settled agrarian communities and monumental structures on the archaeological record. The Neolithic is divided into early, middle and late Neolithic.

3.16. During this period there was widespread travel and trade along the river valleys that connect the Yorkshire Wolds, Peak District, as well as the Mersey and Ribble to the north. Castle Hill, to the northwest of Farnley Tyas, became inhabited during this time.[9]

3.17. There are no records from this period found within the search area on the WYHER, although Castle Hill is approximately 1.5km to the northwest. A greenstone axe-head was discovered approximately 2km north-east of Farnley Tyas within one of the Slate Field enclosures worked by Beech Farm in the mid twentieth century[10], and the Young Archaeologists Club have, more recently, discovered artefacts in the vicinity of the estate which indicate complex patterns of trade in c.2100BC[11].

3.18. The potential for further evidence dating from this period to exist within the Site is considered to be Low.

Bronze Age (2,350 to 700 BC)

3.19. The Bronze Age marks the first use of copper mining, and extensive trade links are evidenced in the archaeological record. This period is divided into early, middle and later sub-periods. In the region of Farnley Tyas this period is defined by the beginning of larger settlements, particularly on Castle Hill, as the people of Britain settled into a sedentary, agricultural lifestyle. Towards the end of this period, Castle Hill had become a defended settlement enclosed by a bank and ditch[12]. It is likely that the area of Farnley Tyas itself at this time was either still forested, or was in use to support the agriculture of the nearby defended settlement.

3.20. There are no records for this period found on the WYHER within the search area. The potential for further evidence dating from this period to exist within the Site is considered to be Low.

Iron Age (700 BC to 42 AD)

3.21. The Iron Age is characterised by the first use of iron and earliest hillforts and oppida. Some interaction with Romans and others towards the end of the period is also evidenced in the archaeological record. This period is divided into early, middle and late Iron Age. Settlement evidence from this period indicates that the nearby Castle Hill developed from a small undefended village built on the remains of the Bronze Age fortification, to a large scale permanent settlement with substantial ramparts – the remains of which can be seen today under later accretions[13]. During the late Iron Age the settlement was destroyed by fire, and was subsequently abandoned for many centuries. It is not clear what effect this abandonment may have had on the area of Farnley Tyas itself, although if it represented an exodus of people due to conflict, the land may have also been abandoned during this period.

3.22. There are no records within the search area found on the WYHER. The potential for further evidence dating from this period to exist within the Site is considered to be Low.

[9] Dunn, J.B (2006) An Investigation of Prehistoric Settlement Patterns in the Almondbury District of Huddersfield
[10] Ibid,
[11] http://www.farnleyestates.co.uk/history
[12] Dunn, J.B (2006).
[13] Ibid

Roman (43 AD to 409 AD)

3.23. This is the first historical period, with written records, which saw a large part of Britain subject to Roman government and culture (also described as Romano-British). The period starts with the Roman invasion of 43 AD and ends with Emperor Honorius advising Britain to take up its own defence.

3.24. There has been no evidence for Roman activity discovered within the search area, and the nearby Castle Hill fortification was abandoned during this period[14]. The nearest known Roman fortification is that recorded at Slack, near Outlane[15]. The potential for further evidence dating from this period to exist within the Site is considered very Low.

Early Medieval (410 AD to 1,065 AD)

3.25. What has historically also been called the “Dark Ages”, the Early Medieval period lasts from the departure of the Roman legions, and breakdown of Roman rule (c.410), to the Norman Conquest (1066). This period saw the colonisation of much of Britain by Angles, Saxons, Vikings and others.

3.26. The settlement of Farnley developed during this period, also suggested by the fact that the first part of its name derives from Old English. The settlement is recorded to be in place by 1066, at which time its Lords were Godwin and Swein. It comprised 3 caracutes of land, meaning it had enough land to support three families with a plough. It was a very small settlement during this period, although nearby ‘Odersfelt’, or Huddersfield, had itself only 8 caracutes of land[16].

3.27. There are no records on the WYHER dating to this period. Considering, however, that the village is recorded to be occupied during this period, and undoubtedly contained farmsteads of some sort that were possibly in the same locations as today, it is therefore possible that the Site has some potential for previously unknown archaeological material dating from this period.

Medieval (1066 AD to 1539 AD)

3.28. Also known as the Middle Ages, the Medieval period lasts from the Norman Conquest through to the dissolution of Monasteries.

3.29. The Domesday Survey of 1086 includes Farnley Tyas, recording it as a medium sized settlement of in the Hundred of Agbrigg, and a value to the Lord of the Manor of £2 in 1066. Farnley had been gifted to Ilbert de Lacy, builder of Pontefract Castle, following the conquest, and it remained in the de Lacy family until the end of the twelfth century, when it passed to the de Nottons.

3.30. In 1236 the Farnley estate was inherited through marriage by Baldwin Teutonicus, whose name was later shortened to Tyas. “Farnley” derives from the old English for ‘ferny’ and ‘clearing’, with the suffix Tyas introduced to differentiate this particular settlement from other Farnleys in the West Yorkshire region and indicate the ownership by this particular family[17][18].

3.31. Throughout this period the land around Farnley Tyas, and indeed much of the rest of the land gifted to de Lacy estate, had proved itself useful for sheep farming and wool production, with a local market being founded in Almondbury by Edward I in 1294, receiving much of their produce.

[14] Dunn, J.B (2006) An Investigation of Prehistoric Settlement Patterns in the Almondbury District of Huddersfield
[15] http://www.farnleyestates.co.uk/history
[16] Sykes, John (2010) Identities: - Economic and Social Change in Post-War Huddersfield.
[17] Page, C (2015) A History of Farnley Tyas.
[18] http://kepn.nottingham.ac.uk/map/place/Yorkshire%20WR/Farnley%20Tyas

3.32. In 1378 the Manors of Woodsome and Farnley were granted to John Cay (thereafter known as Kaye), with the manor remaining in the Kaye family until the eighteenth century. During this time the majority of the villages' inhabitants would have been tenant farmers, with access to a communal open field.

3.33. Agriculture was, for a long period, the main occupation in the village, with yeoman subsistence farmers tenanted to the lord of the manor. They would have had a number of duties including ploughing for their lords; harvesting, storing, threshing and winnowing corn, mowing the hay, cutting firewood and an assortment of other tasks. Rent was paid in money to the lord, and a tithe paid to the church, whilst the manor itself provided a bureaucracy and local law enforcement agency underpinned by deference to the local lord[19].

3.34. During the Medieval period the farmland would have been arable land laid out in strips separated by a 'balk' (unploughed section of field). Evidence for this system remains very clearly in the landscape around Farnley Tyas, with High Field and Slate Field bisected by Field Lane located to the north-east of the village being the most prominent example and historically were the principal area of open fields for the village[20].

3.35. The open field system was to change during the sixteenth century, and in 1524 an injunction was given to the tenants of Farnley that they should build fences between their lands and between them and the Lord's lands. This is a reference to the early enclosures of the land which enabled each famer's lands to be grouped together more conveniently (although a fair system remained whereby each farm was allotted some good and some poor land, meaning the farms were often still somewhat scattered around rather than consolidated), and the development of new more efficient farming techniques[21]. These enclosures first took place in the sixteenth century, and changed the look of the land considerably, with some of the land giving way to pasture, influencing its modern appearance. Where previously it would have been relatively open, fences and thorn hedges were erected along the boundary of each strip, clearly demarcating the land farmed by each tenant.

3.36. Despite the clearly regular settlement and industrious agricultural activity being undertaken in the village during this period, there are no records on the WYHER for this period. Although no map is available for this time period, it is considered likely that at least part of the Site developed as an early farmstead during this period, although no structures remain from this time. The Site does sit in the centre of the settlement at the confluence of the main road junctions, and may therefore have been subject to a considerable level of activity. It is therefore considered likely that some archaeological material dating from this period may be present within the Site.

Post Medieval and Industrial (1540 AD to 1899 AD)

3.37. From the dissolution of monasteries, this period covers the Tudor, Elizabethan, Jacobean, Hanoverian and Victorian reigns, including the English Civil War, Empire, Industrial Revolution and the full emergence of the capitalist economy.

3.38. In 1563, the manorial court rolls record a new injunction, noting that all the tenants *"having doles* (parcel of land) *at Hyefield shall make those same doles sufficient with walls, viz every year one dole until the whole is finished"*.[22] Thus, the origin of the distinctive walls around Farnley Tyas can be traced to this injunction, following which they took on their current form. This injunction only

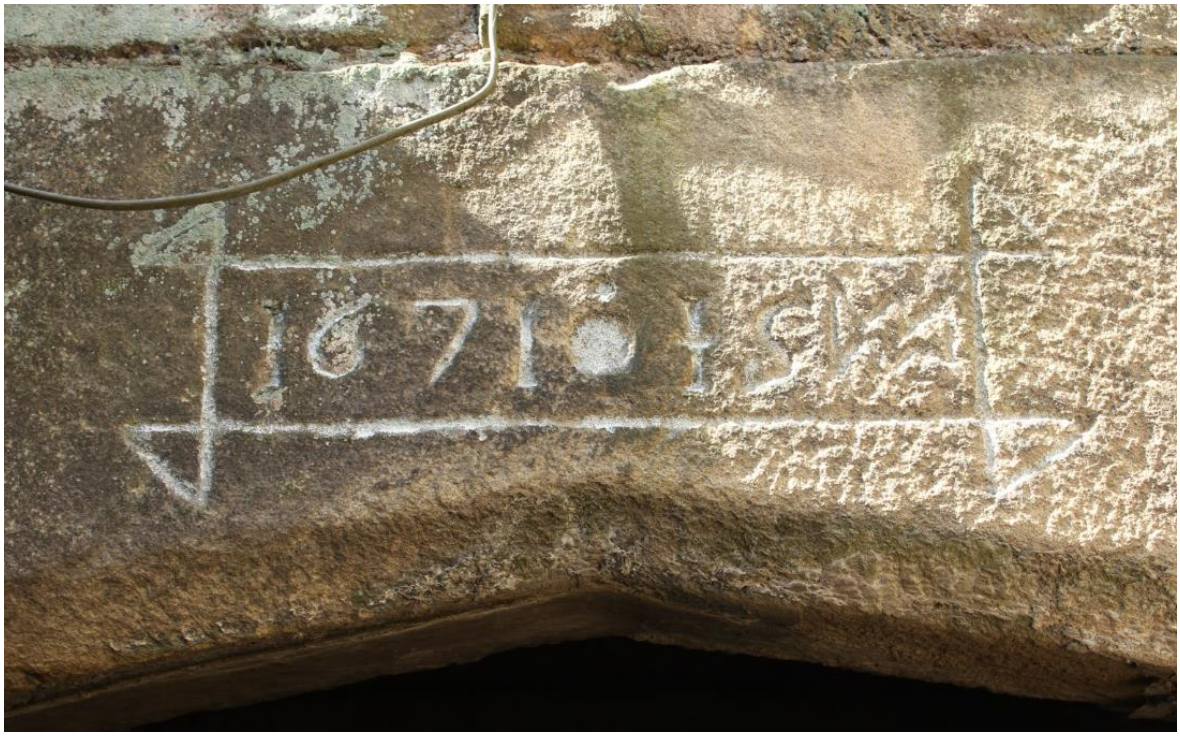
[19] Page, C (2015) A History of Farnley Tyas
[20] ibid
[21] ibid
[22] Redmond, G (1995) *The Walled Fields of Farnley.* Huddersfield Examiner.

covers High Field, on the north side of Field Lane, but it seems possible that others followed, given the proclivity for a considerable proportion of the fields around Farnley to be enclosed with walls of the same type.

3.39. In 1726, the last of the Kaye family, Sir Arthur, died heirless and the family's extensive estates were passed to the Earl of Dartmouth, whose son had married Kaye's daughter in 1722. The Dartmouth's would continue to own the estates until the second half of the twentieth century.

3.40. Although a considerably proportion of Farnley Tyas's population would still have been employed in agriculture during this period, it is likely that a number were also gainfully employed in other industries such as coal mining or stone quarrying, both of which were present in the Farnley Tyas area throughout this period. The majority of the surviving post-medieval structures remaining in the village are constructed using local stone[23]. The earliest known structure in the village is the former dairy within the eastern half of the Site, which dates from 1671 (Figure 2). A nearby farm cottage also has a date stone from the 1670s, whilst Park Farm has another dating from 1693. The dates correspond to a period of calm and prosperity across the kingdom following the upheavals of the Civil War and the Commonwealth, where local people would likely have had confidence and the money to invest in new buildings over the long term[24].

Figure 2: Date Stone at Yew Tree Farm (formerly part of Manor Farm)

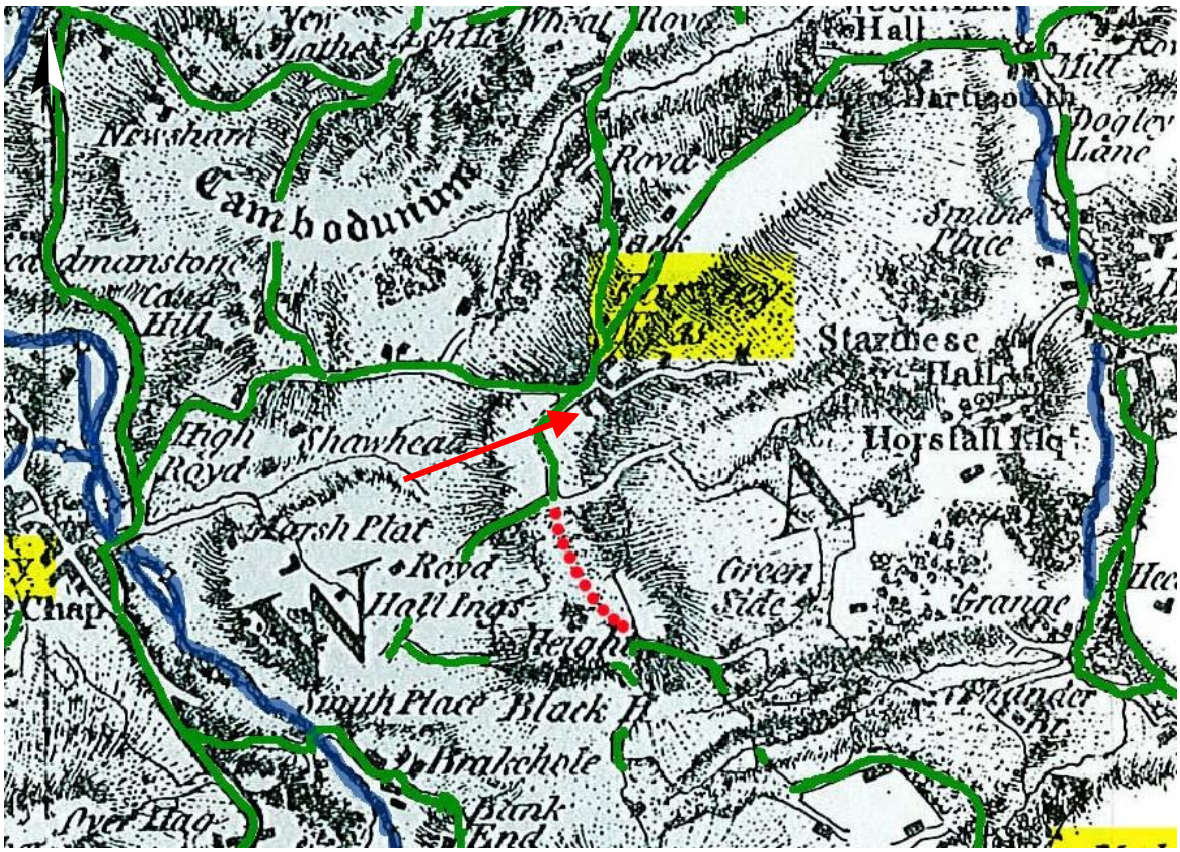


3.41. Thomas Jeffery's Map of the County of York, surveyed in 1772 (Figure 3), is the earliest map consulted that shows the village of Farnley Tyas. The Site is depicted as a roughly U shaped complex of structures that is open to the south, with a separate block towards the south of the Site. The map suggests that there were structures directly fronting the road to the north at this

[23] Page, C (2015) A History of Farnley Tyas
[24] Ibid

time, although considering the scale and detail of the map it is difficult to make an accurate interpretation.

Figure 3: Thomas Jefferys Map of the County of York, 1772



Source: Courtesy Farnley Estates

3.42. In 1804, the Third Earl of Dartmouth employed the services of Kent, Pearce and Kent (subsequently Thynne and Thynne) as agents for his estates. After embarking on a systematic restructuring of rent payments throughout the estate, the agents undertook a large scale survey, or Terrier, of the Dartmouth estates including those around Farnley. The resultant highly detailed map of the Farnley Estate (Figure 4), the earliest with such a high level of detail, depicts the village as it was in 1805. It shows the village as a long linear settlement interspersed with buildings on either side of the principal east-west road, and a cluster of buildings around the central junction area where the four main routes into and out of the village converge. It also shows the village prior to the construction of the Church of St Lucius, or the current Farnley Road which leads south.

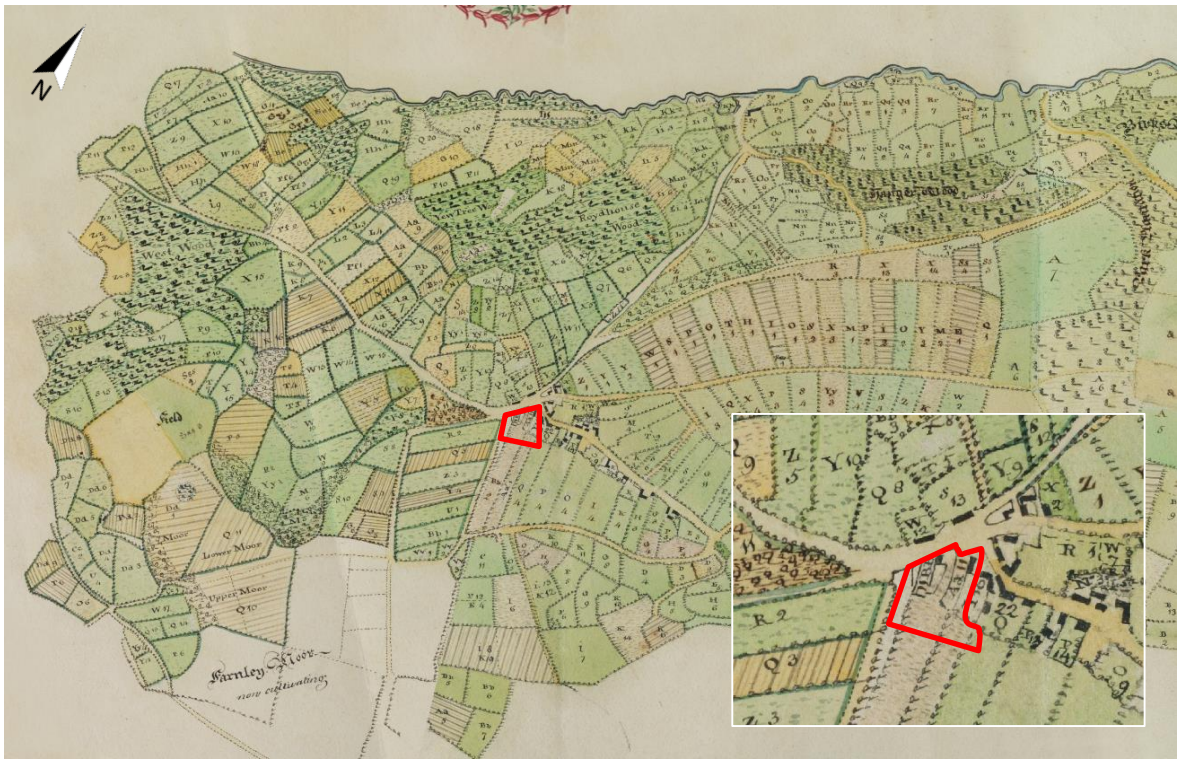
3.43. This map clearly demonstrates the way in which the small scale croft field farming had endured since the sixteenth century, with the records of land ownership and tenancy illustrating that even by 1805 small fields adjacent to one another around the Farnley Estate were often not farmed by the same person or associated with the same farm.[25]

3.44. The map shows the area of the Site as containing a number of structures, some of which undoubtedly correspond to existing structures such as part of the dairy, and the barn in the eastern part of the Site facing towards the junction. Another structure depicted may be the

[25] 1805 Terrier of the Dartmouth Estates

currently disused farmhouse in the western part of the Site, although the farm buildings associated with the western half of Yew Tree Farm appear not to have been constructed by this time. The southern section of the Site, currently occupied by modern sheds, is shown as open fields at this time.

Figure 4: 1805 Terrier Map and Site (approx. Site Boundary shown)



Source: Courtesy Farnley Estates

3.45. In 1801, when the third Earl inherited the estate, the population of Farnley Tyas had been 730. This rose steadily over the next twenty years to 900 in 1821. This was a large increase over a short space of time and likely responsible for a number of the existing early nineteenth century terraced houses which can be seen throughout the village. The increase is almost certainly related to the Industrial Revolution and the general increase in population that was brought about within the UK at this time. The change is evident in the 1821 census of Farnley Tyas, which indicates that of 157 families, only 36 were directly employed in agriculture whilst 113 were employed in manufacturing and textiles[26]. The textiles produced would be transported to Huddersfield, which had overtaken Almondbury as the principal textiles market in the vicinity.

3.46. Other industries were also present, including blacksmithing, cobblers, tailors, a wheelwright and two tanners. Two nineteenth century tanneries are recorded in the HER. One is recorded as being located to the north of Farnley Tyas, on the western side of Woodsome Road (6011). The second was located to the east of the core of Farnley Tyas, at the eastern end of Manor Road (6010). These both appear on the first edition of the Ordnance Survey (OS) map County Series, which was published in 1854.

3.47. The 1854 Ordnance Survey (OS) Map (Figure 5), also shows a number of other industries had grown up in the vicinity of the settlement, including the town's brewery to the south, and two

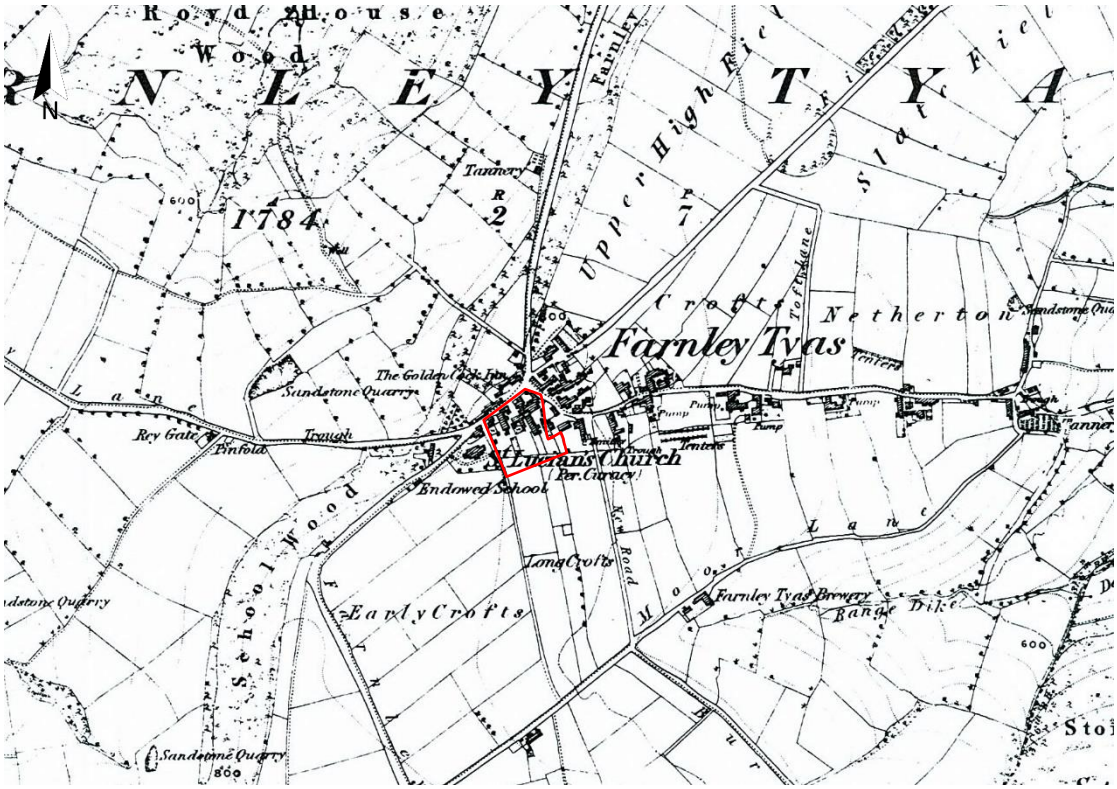
[26] Page, C (2015) Farnley Tyas: A History

sandstone quarries to the east and west. The map also indicates the construction of the 'New Road' (now Farnley Road), relegating the original road south from the village on the west side of the Site to the footpath that it remains today. The centre of the village was subject to a considerable amount of construction, with many more buildings evident in its historic core, and around the farmsteads of Yew Tree and Manor Farms, than were depicted on the 1805 survey and that are in the village today. This is a visible impact of population growth on the fabric of the settlement.

3.48. The 1854 OS depicts the Site as having changed considerably since the 1805 Terrier, with a number of new structures having been built, especially in the western section of the Site, in what was then just Yew Tree Farm (Manor Farm being a separate property). The new structures appear to include a large building orientated north-south, a building where the current tenant's vegetable garden is today located, and an enclosure in the centre of the southern section of the Site. There are also a number of closely packed structures in the centre of the Site, in the location of the dairy.

3.49. Also depicted on a map for the first time is the Church of St Lucius, located to the southwest of the Site. The church was constructed in 1838-40 at the expense of the Earl of Dartmouth and set within a rhomboid shaped churchyard enclosure.

Figure 5: Extract from 1st Edition Ordnance Survey Map, 1854



Source: Courtesy Farnley Estates

3.50. The 1851 census recorded that the population of the village had declined slightly from its heyday in the 1820s to a total of 843, of which 184 were involved in the textile industry and 127 were farmers.

3.51. Around this time, Farnley Tyas was the centre of an innovative scheme known as the 'Farnley Industrial Field', a scheme whereby the Dartmouth Estate set aside 40-50 acres of land as a separate farm to be tilled by the unemployed during an economic depression in the 1840s-50s. Funded by local ratepayers, this farm was lauded as a success when it made back the initial investment of £40, and saved the poorest in the village from having to take recourse to the poor rate and live in the workhouse[27].

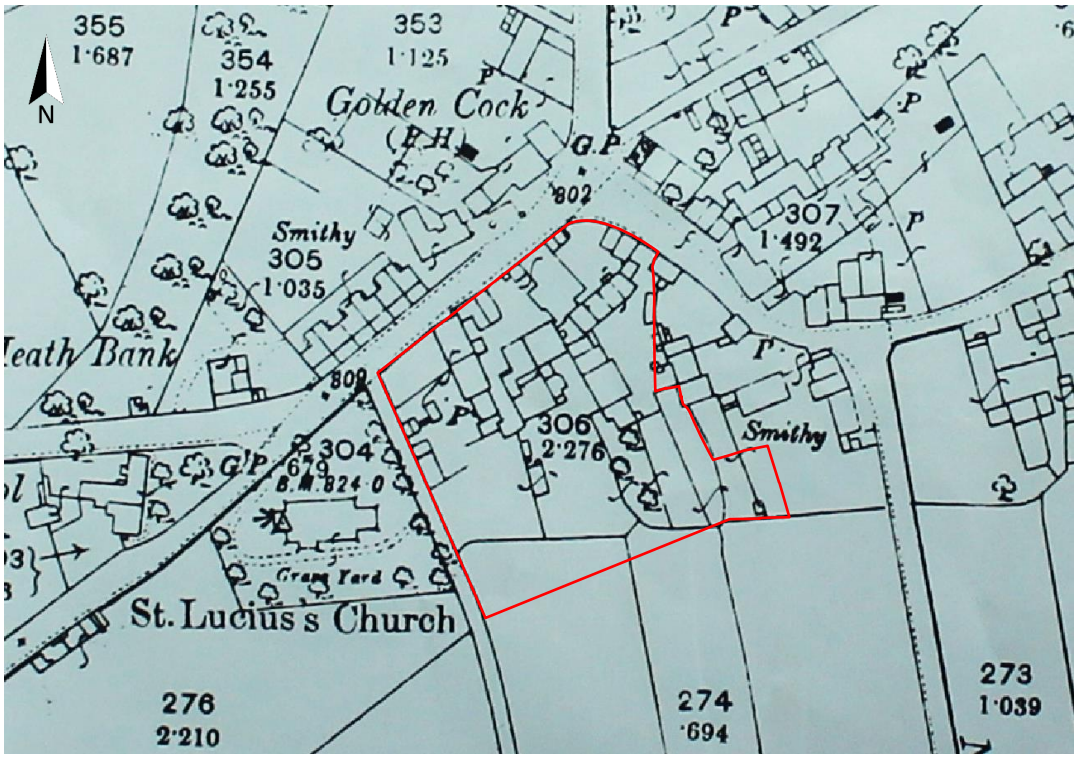
3.52. In 1870, John Marius Wilson described Farnley Tyas, in his 'Imperial Gazetteer of England and Wales', as "*a township-chapelry in Almondbury parish, W. R. Yorkshire; 1½ mile E by N of Berry-Brow r. station, and 4 SE by S of Huddersfield. It contains the hamlets of Farnley-Hey and Woodsome-Lees. Post town, Almondbury, under Huddersfield. Acres, 1, 623. Real property, £2, 307. Pop., 702. Houses, 151. Building stone and coal are worked. The living is a p. curacy in the diocese of Ripon. Value, £100. Patron, the Earl of Dartmouth. The church is good*."[28]

3.53. In the latter half of the nineteenth century the previously booming textile industry of the area had declined dramatically, with only one employer – Hermann Geissler & Son at Farnley Mill – still employing textile workers. By the end of the nineteenth century, the population of the village had fallen to 484, almost halving from its peak[29]. The economy of the village at this time depended largely on dairy farming, with produce sold in Huddersfield and other local markets[30].

3.54. The 1893 OS Map (Figure 6) shows the village essentially unchanged since 1854, although it depicts the Site in more detail than the previous edition. The map indicates that by the end of the century the structure in the area of existing vegetable garden had been removed, and that the existing central barn in Yew Tree Farm had been subdivided. The long structure in the north eastern part of the Site, roughly corresponding to the location of the modern combine harvester shed today, is also subdivided, and there are two smaller structures shown on its north-eastern corner, fronting the road. The two smaller structures are no longer extant, but a photo from the late nineteenth century (Figure 7) indicates that these were a two and three storey structure that appear to be domestic in form, with a central chimney. They may have been farm workers accommodation. Beyond theseis the photograph shows the northern elevation of the long north-south structure, which also appears to be the end elevation of a domestic building. It is likely that this was also a house for farm workers, or even the tenant farmer himself, with the area immediately west of this building (now the vegetable garden) being its domestic garden space. Also depicted are two small rectangular structures adjacent to the main barn of Manor Farm, in what was then known as 'Coronation Yard'.

[27] Page, C (2015) Farnley Tyas: A History
[28] http://www.visionofbritain.org.uk/place/931
[29] Mallindon, CH (1990) Farnley Tyas Then and Now
[30] Page, C (2015) Farnley Tyas: A History

Figure 6: 2nd Edition Ordnance Survey Map, 1893



Source: Kirklees Local Studies Library

Figure 7: View looking west through the village in the late nineteenth century



Source: Courtesy Farnley Estates

3.55. A late nineteenth century pump house is recorded on the WYHER as having been located at the eastern end of Manor road (9640), about 800m to the east of the Site. This was constructed to house a steam pump that provided the village with running water, but was demolished in 2007 to make way for residential development.

3.56. By the end of the nineteenth century, the principal industry in the village would again have been agriculture, with a much diminished population. However, there was still a vibrant community in the village as a photograph of the village's celebrations for Queen Victoria's Diamond Jubilee indicates (Figure 8).

3.57. Historic maps indicate that the Site was in use as a farmstead throughout this time period, with a mixture of structures including agricultural and domestic occupying space within the Site boundary. It is considered that there is a high potential for archaeological material to be found from this period within the Site.

Figure 8: Photo of Farnley Tyas Diamond Jubilee Celebrations, 1897



Source: Kirklees Local Studies Library

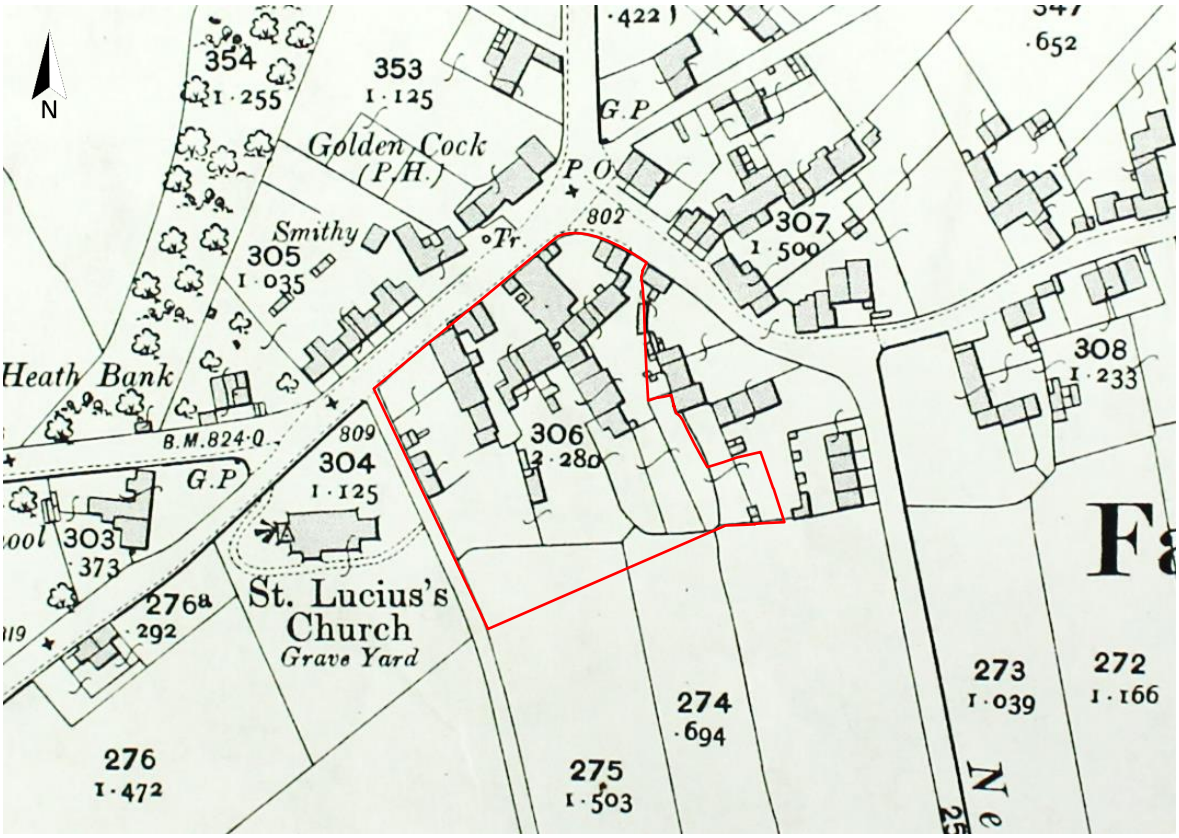
Twentieth Century / Modern (1900 AD onwards)

3.58. Often referred to as Modern, this period is characterised by heritage assets from a post-industrial age economy, including those related to WWI and WWII.

3.59. During the early twentieth century Farnley Tyas in general was subject to little change. The Site is depicted on the 1906 OS Map, (Figure 9). It indicates a concentration of structures in the centre of the Site. To the west of the Site, the churchyard had been extended to the south.

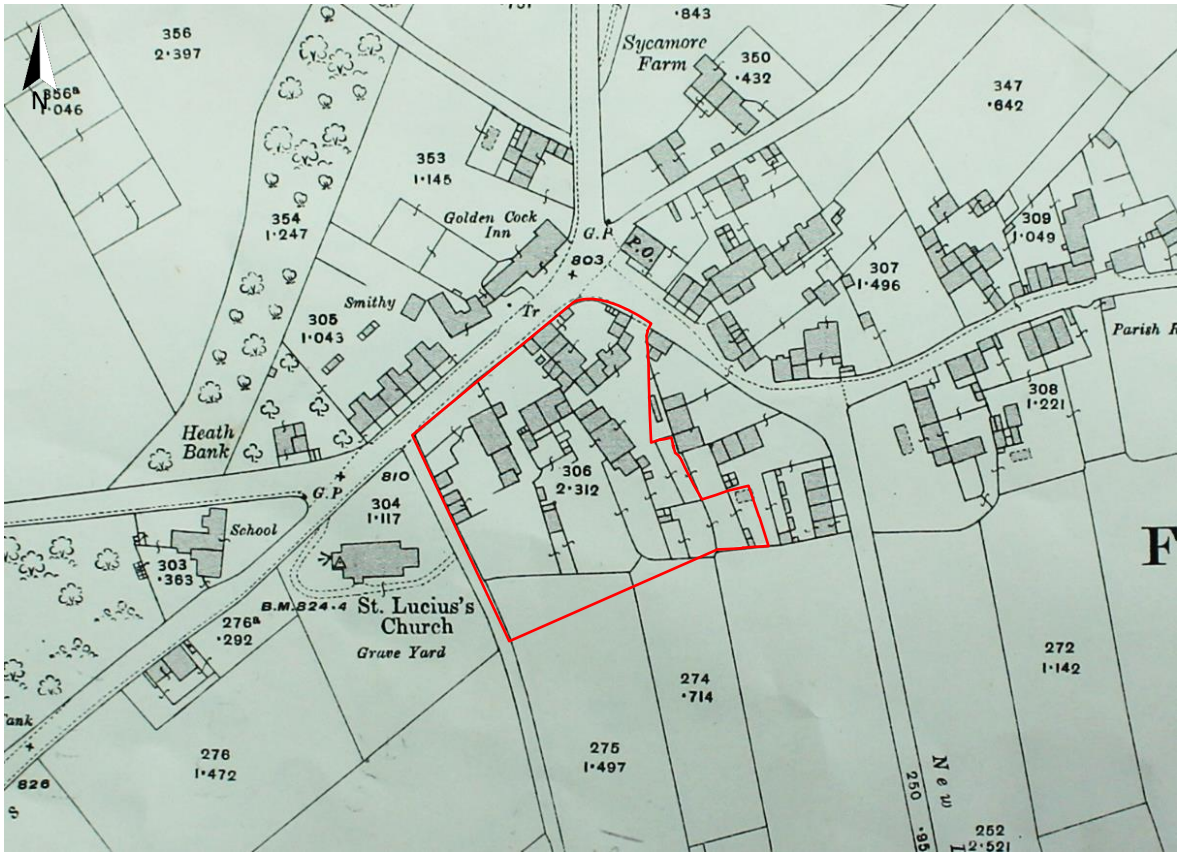
3.60. The 1916 OS Map (Figure 10), shows that within the Site a number of structures had been demolished, most notably those discussed above facing the main road, leaving Yew Tree Farm's yard much more open to the north than had previously been the case.

Figure 9: 3rd Edition Ordnance Survey Map, 1906



Source: Kirklees Local Studies Library

Figure 10: 4th Edition Ordnance Survey Map, 1916



Source: Kirklees Local Studies Library

3.61. The First and Second World Wars did not affect the built fabric of the village. There is a local War Memorial, in this case centrally located near the community's public fountain to the north of the Site. The crash of a Wellington Bomber is recorded to the north of the village in 1942.[31].

3.62. The 1963-4 OS Map[32] (not shown) suggests that the Site had changed little since before the Second World War.

3.63. In 1968, the Farnley Estate was put up for sale by the Dartmouth family in order to avoid death duties, and it was subsequently bought by present owners the Sykes family, who had previously been in the business of coal transportation. At this time Yew Tree Farm, which was consolidated with Manor Farm, was the fourth largest of the farms within the village. It was occupied by W & G Sykes, the current occupant's parents, who paid a rent of £323, 10 shillings at the time.

3.64. Since the 1970s, a large number of the properties formerly owned by the estate have been sold off, including the farms of the village, with the exception of Yew Tree Farm. The 1984-1992 OS Map (not shown) depicts the farm within the Site as having expanded to the south by this time, with several large new structures evident on the map[33]. In addition, the majority of the farms – which numbered over 30 in 1968, and 4 within the last ten years – except Yew Tree Farm within the village have also ceased to operate, with many converted to residential use, most recently

[31] Page, C (2015) Farnley Tyas: A History
[32] Available here: https://www.old-maps.co.uk/#/Map/416501/412749/12/100954
[33] Available here: https://www.old-maps.co.uk/#/Map/416476/412729/10/101322

Beech Farm. This has resulted in a change in the character of the village which was once of working rural activities.

3.65. During this period it is clear that the Site remained in a mixture of residential and agricultural use. It is considered, overall, that the potential for finding archaeological material dating from this period is very high.

4. Site Analysis

Site Context

4.1. The Site was visited on the 19th July 2016. The inspection sought to assess the current form and use of the Site. The visit also sought to identify any features of heritage significance within the Site, and its environs, as well as any indication for the potential of below ground archaeology. The weather was clear and dry.

Buildings within the Site

4.2. The Site comprises a mixture of historic and modern agricultural buildings, alongside current and former residential structures. Historically comprising two farms, Manor Farm and Yew Tree Farm, the two are now one operation (consolidated in the twentieth century[34]).

4.3. Within the northern part of the Site are a number of historic structures associated with the earlier configuration of the two farmsteads. These structures are typical for farmsteads of the post-medieval period, constructed of the local sandstone with relatively common, but nonetheless characteristic, architectural features.

4.4. The historic structures/structures containing historic elements within the Site are:

1. 55 The Village including lean-to on north side;
2. 63 The Village;
3. Large Corn drying barn (in north-east part of Site) including lean-to;
4. Former Dairy;
5. Small barn and attached No. 65 Butts Road;
6. Former farm house and extension on southern end;
7. Lower sections of combine-harvester shed walls;
8. Historic foundations of open-sided shed in west side of the Site; and exterior boundary walls facing into village core and along footpath.

4.5. Figure D in Appendix D shows historic structures and areas within the Site. The building numbers noted above can be cross-referenced to this Figure.

4.6. To the south, and rear, of the farm are a number of large modern farm buildings constructed during the second half of the twentieth century to serve the needs of the modernised and consolidated farm. The modern farm buildings in the southern part of the Site, including several cow-sheds and hay storage barns, are of no heritage interest.

Description of buildings

4.7. The earliest of the historic buildings on the Site is the listed former dairy, the north-west entrance to which is inscribed with the date 1671, and the southern elevation of which contains historic stone mullion windows, which are now blocked (Figures 11 & 12). Other historic structures appear to be either eighteenth or nineteenth century in date.

[34] Pers. Comm John Sykes, tenant.

Figure 11: Eastern entrance to former dairy, including C.16th shallow pointed arch.



Figure 12: Blocked mullioned window on West side of former dairy



4.8. The two larger historic barns (Figures 13 & 14) and are arranged around a pair of courtyards that face onto the main road of the village. The large corn drying barn is constructed of coursed sandstone and featuring a large arched cart entrance and triple oculi facing north-west (see Figure 13). This is located in the northern corner of the Site, adjacent to Butts Road and facing into the courtyard and outwards towards the junction. Its rear, west facing elevation has two lean-to extensions, also of sandstone with slate roofs (Figure 15).

4.9. To the immediate south-west of the large corn drying barn is 65 Butts Road (see Figure 13 and 16) which comprises part dwelling and part barn, probably converted at some point in the late nineteenth or early twentieth century with a number of later twentieth century alterations. The barn element features a large arched cart entrance, which faces north towards the entrance to the farmyard. Attached to the south-west corner of the barn is a stone-built lean-to extension containing early mullioned window openings, which were apparently used as a dairy into the mid-twentieth century, but now forms part of the domestic dwelling[35].

Figure 13: Eastern Yew Tree Farm Barn (former Manor Farm)



Figure 14: Western Yew Tree Farm Barn



[35] Pers comm. John Sykes, tenant farmer

Figure 15: Lean-to extensions to principal (former Manor Farm) barn



Figure 16: Rear of Yew Tree Farm Barn



4.10. No. 55 The Village, is of eighteenth or nineteenth century date, with several features of interest such as a small, arched window in its west facing elevation, an existing lean to on its north side, as well as the scars of former lean-to outbuildings and various blocked openings. Its unlisted, but attached, neighbour (No. 63 The Village) is probably slightly later in date and has been subject to a number of twentieth century alterations.

Figure 17: Small arched window on 55 The Village



Figure 18: 63 The Village



4.11. In the west of the Site is the currently unoccupied, unlisted, and semi-derelict former farm house for Yew Tree Farm (Figure 19). The building was not accessible for health and safety reasons, however it has an open sided shed attached on its north end and appears to be early nineteenth or late eighteenth century in date and may be the structure shown on the 1805 Terrier map. The house, which is three bays in width with a central front entrance, appears to retain historic sash windows and panelled wooden door. It is in poor overall condition, and is overgrown to the rear (west) side. The open sided shed on its north end is mostly a modern construction, although it

appears to have been built on the remains of an earlier structure, probably that which was depicted on the nineteenth century OS maps. Sheds to the south-west of the former farm house also contain historic material, although again have been substantially rebuilt during the twentieth century.

Figure 19: Former Yew Tree Farm farmhouse (derelict)



Figure 20: View of north end of open-sided shed, showing earlier structure beneath twentieth century building



4.12. North of the existing vegetable garden is an historic stone wall, with a blocked gateway (Figure 21). This was probably a 'rear' pedestrian entrance to the yard of one of the buildings formerly present on this part of the Site, and which are shown in the historic photographs in Section 3. The boundaries of the Site facing the road are all demarcated by a dry-stone wall of differing heights (Figure 22).

Figure 21: View of historic stone gateposts facing Butts Road



Figure 22: View of historic boundary wall along Butts Road



Setting of listed Yew Tree Farm complex

4.13. The listed structures within Yew Tree Farm and their associated outbuildings and other structures form a recognisable composition of an historical farmstead unit within the core of the village, with

the buildings themselves complementing each other in terms of form, materials, orientation and appearance. The immediate vicinity of the farm within the village is characterised by a mixture of eighteenth and nineteenth century domestic structures, as well as the Golden Cock Inn. This small scale, historical form of building contributes positively to the setting of the farm complex, being contemporary to many of the buildings within the Site. In this sense, the setting of the farm complex will have changed little over the last century, although parts of the western side of the farm are now more open due to the removal of the buildings formerly fronting the road, and the road itself has been formalised and segregated, with pedestrian pavements where previously the road would have been a single open space.

4.14. The farm is principally appreciated in its setting from within the village, where the buildings represent a focal point on the confluence of roads that meet next to the Golden Cock Inn. The farm complex forms a key part of the views along Butts Road heading south-west together with the church, which appears above the roofline of the buildings, and along The Village heading southeast. The principal historic barn of what was Manor Farm, on the eastern side of the complex, also forms a landmark building within the village.

Other designated heritage assets for consideration

Church of St Lucius

4.15. The Church of St Lucius, constructed in 1838-40, is a typical nineteenth century parish church, aligned east-west with a principal aisled nave, a chancel at the eastern end and a tower with an octagonal spire at its western end. The main entrance is located in a porch on the south side. It is constructed of the local sandstone in the gothic style. The church was provided with land including a churchyard. This churchyard was extended southwards later in the nineteenth century, visible in both grave date and the planting of the trees.

Figure 23: Church of St Lucius, West Tower

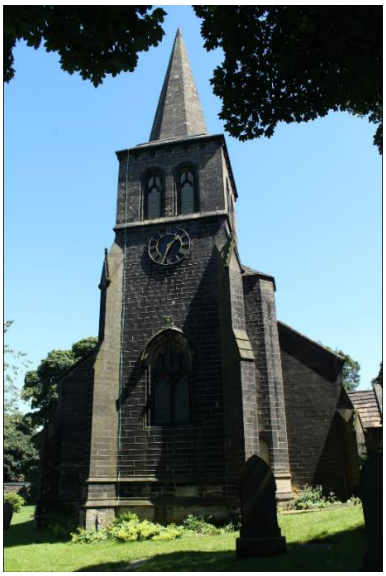


Figure 24: Church of St Lucius, Southern Elevation



Setting of Church of St Lucius

4.16. The church is located to the south of Butts Road, immediately south of the junction with Honley Road. The church is enclosed within its churchyard, which wraps around it to the east, south and west, and is thickly tree lined on all sides except that to the north. The former line of the earlier area of churchyard evident in the line of mature trees which crosses it from east to west, in alignment with the church. The boundary of the extended churchyard is also demarcated by mature trees. Around the church to the north and west are residential areas of Farnley Tyas, whilst to the east lies the footpath facing buildings and vegetable garden of Yew Tree Farm.

4.17. The topography of the village means that the church is situated up-hill from the line of the road, which creates a sense of visual dominance when the church is viewed from the north side. The churchyard is entered from here through an iron railing and gate. Expansive views to and from the church are obscured by the tree growth within and around the edge of the churchyard, limiting its full appreciation to an area immediately around the church. The boundary tree growth is a long standing feature of the churchyard as the 1854 map, which depicts tree planting around the edge of the space, albeit to a smaller boundary which did not extend as far south. The more mature of these trees date from the construction of the church, and are depicted on the 1854 OS Map. To the south, beyond the churchyard's tree lined boundary, are open fields.

Contribution of Site to Setting of Church of St Lucius

4.18. The Site forms part of the immediate rural built environment of the church, and partially pre-dates the church and its churchyard. The Site's principal contribution to the setting of the church is its visual relationship in views west along Butts Road, where the northern elevation of the principal barn helps to frame views of the church tower and spire as it becomes visible through the trees, to people travelling along the road. This appreciation and relationship has changed over time as the structures within the Site have either been altered or demolished, with the church being less visible historically due to the structures formerly located on the northern side of the Site, adjacent to Butts Road. The Site also provides a sense of enclosure within the churchyard due to the buildings, which abut the historic route of the footpath located to the east of the churchyard.

4.19. There is no functional historical or current relationship between the Site and the church.

Figure 25: View west along Butts Road, towards church and past Yew Tree Farm



Farnley Tyas Conservation Area

4.20. The Conservation Area is chiefly characterised by the long, relatively linear settlement pattern of Farnley Tyas, which historically would have comprised a number of agricultural complexes and associated farm houses arranged on either side of Manor Road and Butts Road, with a more nucleated core of more residential buildings arranged around the junction between Woodsome Road, The Village and Butts Road. The area is predominantly characterised by the almost ubiquitous use of the local grey/ buff sandstone, with which the vernacular historic buildings in the village are constructed.

4.21. In the centre there is a mixture of former agricultural buildings and later more formal residential buildings, including some with classical architectural detailing suggestive of the higher status of the original owner/builder. Since the consolidation and end of traditional farming within the village (only Yew Tree Farm remains in operation), as well as the cessation of other traditional industries, the character of the settlement is also morphing slowly towards a more residential character, with most of the historic farmsteads either converted to residential, or in the process of being so.

4.22. Towards the western end of the village along Butts Road, more modern development mostly dating from the late twentieth century, influences the more domestic character of the village in this location.

Contribution of Site to Character and Appearance of the Conservation Area

4.23. As the principal, central farmsteads of the village, Yew Tree Farm and Manor Farm (now combined) form a key part of the Conservation Area, contributing to its remaining rural, working agricultural character. This is predominantly influenced by the solid, stone-built form of the large post-medieval barns that sit centrally within the Site in the middle of their respective courtyards. Their characteristic architectural details and slate covered roofs inform the understanding of their function and relationship to the historical development of the Site and they appear in key views along Butts Road from the east and west, Woodsome Road looking south, and around the bend of The Village looking north-west. The farmsteads also contribute to the characteristic settlement pattern of the village, exemplifying the historic form of inner-village courtyard farmstead that defines the medieval pre-enclosure village configuration.

4.24. The modern farm buildings within the southern section of the Site, although of no intrinsic heritage significance, do contribute to the understanding of the continuing agricultural character of the village and the Conservation Area in views from Farnley Road, and the footpath, to the south of the Site.

Potential for Survival and Truncation of Below Ground Archaeology

4.25. There is a high potential for below ground archaeology within the Site from the Medieval period onwards, there having been a farmstead on the Site since at the very least 1671, and almost certainly earlier. This material is likely to relate to agricultural activities within the farmstead, as well as any surviving foundation material from the various structures which no longer exist within the Site

4.26. There is considered to be a low potential for archaeological material predating the Medieval period remaining within the site. Predominantly due to the continuous use of the Site since that period, including multiple phases of building and demolition, but also the general paucity of material discovered from prior to this period in archaeological investigations to date. Although this should be caveated with the point that there have been relatively few systematic investigations of the Farnley Tyas area in general.

Key Views

4.27. Although views only form part of what is understood to be the setting of a heritage asset, they provide a useful visual aid in assessing how a building or site is appreciated within that setting. Five key views (Figures 26-30) have been taken from the public realm surrounding the Site, facing towards and past the location of the Site within the Conservation Area. A map showing their location and orientation can be found in Appendix E.

- View 1: View looking north-east along Butts Road
- View 2: View looking south-west along Butts Road
- View 3: View looking south up Woodsome Road
- View 4: View towards Site from footpath to the south-west
- View 5: View towards Site from Farnley Road to the south-east

4.28. Photographs of each view can be found below.

Figure 26: View 1



4.29. In this view the pitched roofs of the large barn and its lean-to extensions are perhaps the most obvious historic features, and make a recognisably agricultural contribution to the view, but also important is the presence of the low dry-stone walling that characterises the frontages of nearly all the plots in centre of the village, and demarcates the edge of the Site. This view has changed considerably since the early twentieth century, when the buildings would have fronted the road much more closely than they do today.

Figure 27: View 2



4.30. In this view the northern gable end of the barn is particularly prominent, directing views along the road towards the church.

Figure 28: View 3



4.31. From this location on Woodsome Road the main barn of the Site is particularly prominent, and it forms a landmark feature at the junction in the centre of the village.

Figure 29: View 4



4.32. From this location on the footpath, the historic farmyard itself is not visible, and is obscured not only by the presence of the modern farm buildings but also the natural topography, with the brow of the hill located within the centre of the modern farmyard element. The farm buildings, whilst not of any intrinsic heritage interest, reflect the agricultural character of the village and make a neutral contribution to the conservation area's character and appearance.

Figure 30: View 5



4.33. Similar to the view from the footpath to the west, the view from Farnley Road towards the Site and the edge of the village is characterised by the presence of the modern farm buildings and, at the time of writing, stored hay bales. This contributes to the working agricultural appearance of the southern edge of the village as it is currently.

Summary

4.34. In summary, the images above illustrate that views towards and past the Site within the village are strongly influenced by the presence of the large north-south orientated listed barn, as well as the long dry-stone wall, which forms the Site boundary and demarcates the outer extent of the farmyards. The farmyards of Yew Tree and the former Manor farms contribute considerably to the understanding of the development of the settlement and form a core part of the settlement pattern, and the views along Butts Road enable an appreciation of that development. In particular, the main barn, set back from the road within its 'Coronation Yard', forms a landmark feature in views south along and up Woodsome Road as the junction is reached. Views towards the Site from the south do not enable an appreciation of the historic farmstead itself, or any of the listed structures within it.

4.35. Views looking west along Butts Road past the farm are influenced by the presence of the dominant gable end of the barn, which frames views along the road and towards the church. It is worth noting however, that this view has changed considerably due to the demolition of other structures which historically stood within the farmyard, and which would have enclosed the western side of the farmyard to a greater degree than it is today.

5. Assessment of Significance

Significance Criteria

5.1. The intrinsic significance unique to each heritage asset can be defined as the sum of tangible and intangible values which make it important to society. This may consider age, aesthetic and the fabric of an asset as well as intangible qualities such as associations with historic people or events.

5.2. To assess the heritage significance of the Site this report has drawn guidance from English Heritage[36] which recommends making assessments under the categories of: Evidential, Historical, Aesthetic and Communal Value.

5.3. The significance of the Site will be ascribed one of the following ratings:

- **High**: A feature, space or theme which is significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
- **Medium**: A feature, space or theme which is significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
- **Low**: A feature, space or theme which is of local or regional significance.
- **Neutral**: A feature, space or theme which has no cultural significance but is also not considered intrusive to heritage value.
- **Intrusive**: A feature, space or theme which detracts from heritage value.

Significance of Site

Evidential Value: Medium

5.4. *"Evidential value derives from the potential of a place to yield evidence about past human activity."*[37]

5.5. The Site has been in relatively high intensity agricultural use since at least 1671, and probably before this time. It is therefore considered that there is a high potential for archaeological material from the Medieval, Post-Medieval and Modern periods. There have been few archaeological investigations in the near vicinity of the Site, but those that there have been have uncovered no evidence to date for any Roman or Pre-historic era activity in the Site or its environs, and the potential for finds predating the medieval period is considered to be very low.

5.6. Its evidential value in terms of the significance of potential below ground heritage assets is considered to be Medium, with likely a regional level of significance, offering considerable potential to aid and improve our understanding of early Medieval and Post-Medieval farm structures, their layout and working practices in this area of Yorkshire.

[36] English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*
[37] English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

Historical Value: Low

5.7. *"Historic value derives from the ways in which past people, events and aspects of life can be connected through a place to the present."*[38]

5.8. The Site's historical value is related principally to its existence as part of the post-medieval settlement of Farnley Tyas, as well as through its historical connection to the former Dartmouth estate. Overall, the site is considered to be of Low, local-regional, historical value.

Aesthetic Value: Medium

5.9. *"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place."*[39]

5.10. The Site forms a key part of the historic core of Farnley Tyas to its south, with its stone-built agricultural buildings forming a distinctive part of the village's character and aesthetic, which has remained partially unchanged for generations and is part of a wider regional character. The buildings themselves are of a distinctive local character, their natural (and local) stone construction bedding them into their surrounding built and local natural environment. Overall, the historic parts of the Site are considered to be of medium, regional aesthetic value.

5.11. The modern farm buildings are not considered to be of any intrinsic aesthetic value, although do form part of the rural character of the village and its conservation area.

Communal Value: Low

5.12. *"Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"*[40]

5.13. The Site is likely to hold a low, local level of communal value for local people, particularly those either currently or formerly employed in agriculture who associate it with their experience of the historic village core, its agricultural past and present, and the working of its immediate surrounding farmland. It may also feature in the collective experience of those who visit the village, enhancing their understanding of the village's historical development and former agricultural economy, which has now diminished.

[38] English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*
[39] English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*
[40] English Heritage, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

6. Conclusions

Built Heritage Considerations

6.1. The Site offers considerable opportunity for future residential redevelopment, but there are also a number of sensitivities which should considered. Inclusion of these considerations in early scheme development and with sympathetic design, could contribute towards a successful development that conserves the heritage assets within and around the Site in a manner appropriate to their significance.

6.2. There are a number of existing and well executed farm conversions within the village of Farnley Tyas, including most recently Beech Farm, and these developments set a precedent for the potential form in which any residential development of the Site could take at Yew Tree Farm. Any potential conversion should, however, take account of the historic structures, particularly those that are statutorily designated, and should aim to preserve any particular architectural or aesthetic details or compositions which contribute to the Site's current heritage value and that of the conservation area.

Buildings to be considered for retention

6.3. The following structures, including lean-to extensions and ancillary features, are considered to be important to the Site's heritage value, and should be considered for retention and sustainable reuse:

1. No. 55 The Village (Grade II listed);
2. No. 63 The Village;
3. Large Corn drying barn (in north-east part of Site) (Grade II listed);
4. Former Dairy (Grade II listed);
5. Small barn and attached No. 65 Butts Road (Grade II Listed);
6. Former farm house in western part of Site;

6.4. The following structures are considered to be of some heritage value, but due to their truncated form and lesser overall significance, should only be considered for retention if viable. If not viable, appropriate reuse of their materials should be considered within the site, and any replacement should take into account of the character, design and setting including views along the footpath and the main road.

7. Lower sections of combine-harvester shed walls;
8. Historic foundations of open-sided shed in west side of the Site; and exterior boundary walls facing into village core and along footpath.

6.5. These structures are highlighted on Figure D in Appendix D.

Spaces of Heritage Sensitivity

Within the Site are open spaces and areas which are considered to contribute to the Site's heritage significance and that of the conservation area. These should be considered for retention and incorporation as part of the redevelopment of the Site

- North-east farm courtyard, facing The Village/ Butts Road/ Woodsome Road junction; and
- South-west farm courtyard, facing Butts Road and providing access to rear/south of Site.

6.6. These spaces are highlighted on Figure D1 in Appendix D.

New Development Opportunities and Precedent

6.7. The key opportunity area for the Site is the land to the south of the Site currently occupied by the modern farm buildings, which are considered to be of no heritage interest. There is an opportunity for a high quality and well-designed new residential area in this location, potentially enhancing the southern boundary of the village, subject to appropriately designed landscaping.

6.8. New buildings should take into account existing building forms within the village, and should ideally be no more than 2 or 2+1 storeys in height. Design should also consider the existing materiality of the surrounding built environment and new buildings should respond to that context. The historic core of the farmyard, and its open spaces, should inform the development.

6.9. There is an opportunity to conserve and repair the existing dilapidated historic buildings and provide them with a sustainable new use consistent with their long term conservation. There is also an opportunity to conserve and enhance the existing boundary wall of the Site where it faces Butts Road and The Village, where repairing damaged fabric would represent a heritage benefit to the Site, as well as the wider Conservation Area.

Precedent for Structures in Historic Spaces

6.10. There are opportunities to reintroduce new structures within the areas where historic maps and/ or photographs provide evidence of a former structure, to reinstate mass in areas of the Site. The buildings which historically fronted Butts Road on the north side of the Yew Tree Farm courtyard could provide a useful precedent for new, appropriately designed structures in this location.

6.11. Where there is evidence of smaller lean-to buildings against existing barns this offers opportunities for new structures in these locations offering potential garage or storage spaces. An example of this could be a new structure against the north-east side of the main barn in 'Coronation Yard', where there is cartographic and physical evidence of a structure formerly in this location.

Key Views

6.12. A proposed development will need to consider the potential impact on key views of, and past, the Site, as well preserving the contribution these views make to the setting of the farmyard, and the Farnley Tyas Conservation Area. In particular, the view east and west along Butts Road which incorporates the Site and the nearby church should be taken into consideration.

6.13. Although there may be an opportunity for new buildings fronting Butts Road, as noted above in the place of historic structures identified on OS maps and in historic photographs.

6.14. Views across open land towards the Site from the south will also need to be considered.

6.15. The Key Views are illustrated on Figure E1 in Appendix E.

Potential for Survival of Below Ground Archaeology within the Site

6.16. As discussed above, this assessment suggests that there is a high potential for below ground archaeology within the Site from the Medieval period onwards. There has been a farmstead on the Site since at the very least 1671, and almost certainly earlier. This material is likely to relate to agricultural activities within the farmstead, as well as any surviving foundation material from the various phases of structures which no longer exist within the Site. The material is considered likely to be of Medium evidential value, offering considerable potential to aid and improve our understanding of early Medieval and Post-Medieval farm structures, their layout and working practices in this area of Yorkshire.

6.17. Assessment has suggested that there is low potential for archaeological material predating the Medieval period remaining within the site.

Mitigation

6.18. The information above provides a baseline, pertaining to the existing building stock, which can inform an outline masterplan for the Site. Prior to detailed design for alteration of individual existing historic structures it is recommended detailed built heritage assessments are undertaken to understand what sensitivities, in terms of fabric, need to be considered and mitigated through sympathetic design.

6.19. Initial assessment has found there is high potential for below ground archaeology within the Site, but that if found, archaeological material would likely be of Medium, regional evidential value and significance.

6.20. An impact assessment, tailored to a design proposal, will need to be undertaken as well as consultation with the local planning authority in order to ascertain what appropriate mitigation might be appropriate for this Site in terms of below ground archaeology.

6.21. Initial assessment suggests that further investigation, perhaps in the form of an evaluation would inform future mitigation.

6.22. A programme of archaeological building recording should also be considered potentially appropriate, prior to the conversion of the last operational historic farm complex within the village. This could be undertaken in advance to inform detailed design for changes to existing buildings within the Site.

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APPENDICES

A. Legislation and Planning Policy

National Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990[41]

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and listed buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

In addition, Section 72 of the Act emphasises the value of conservation areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

"With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

Ancient Monuments and Archaeological Areas Act 1979[42]

Heritage assets designated under the Ancient Monuments and Archaeological Areas Act (1979) are considered to be of national importance. Any works causing damage to heritage assets designated as scheduled monuments are a criminal offence under the Act. Consent to carry out prescribed works in scheduled monuments can be granted by the Secretary of State. Consents, where given, are usually subject to conditions. The Act operates wholly outside of the planning system, although most regional and local planning policies for the historic environment make some reference to scheduled monuments.

National Planning Policy

National Planning Policy Framework (NPPF)[43]

Section 12 of the NPPF, *Conserving and enhancing the historic environment* provides Government policy on planning and the historic environment. Section 12 of the NPPF states, in paragraph 128, that a planning applicant is required *"to describe the significance of any heritage assets affected, including any contribution made by their setting".*

As a minimum, the NPPF requires that the relevant historic environment record will be consulted and any heritage assets likely to be affected by the proposal will have their significance assessed using appropriate expertise. Where an application site may have an effect on heritage assets, an appropriate desk assessment should be provided to inform the planning authority's decision-making and, where appropriate, field evaluation will be undertaken to further inform planning decisions.

Section 12, paragraph 132, of the NPPF adds that *"heritage assets are irreplaceable, any harm or loss should require clear and convincing justification"* and Section 12, paragraphs 133 and 134

[41] Planning (Listed Buildings and Conservation Areas) Act 1990
[42] Ancient Monuments and Archaeological Areas Act 1979
[43] Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

state that any harm caused by the proposal to heritage assets should be weighed against the public good of the proposal, including securing the optimum viable use of the asset(s).

Local Planning Policy

Kirklees Unitary Development Plan 1999, revised 2007 (Saved Policies)

This includes the following which pertain to heritage:

BE5 - proposals for new development within conservation areas, including extensions or changes of use to existing buildings, should respect the architectural qualities of surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area.

BE6 - development on infill sites will not normally be permitted when it would adversely affect the character or appearance of a conservation area.

The remaining policies are not saved, and the UDP defers to national planning policy.

Draft Local Plan – Strategy and Policies (2015)

The draft local plan was put out for consultation in November 2015, with consultation ending in February 2016. This document, although not yet in force, will have some weight in planning decisions, and furthermore this document is designed to inform its finalised publication. It contains the following policy relevant to the Historic Environment, although this is not currently compliant with the requirements of the NPPF:

Policy DLP 36 - Historic environment

Proposals should normally retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved considering in particular the need to:

a) ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;

b) ensure that proposals within Conservation Areas conserve those elements which have been identified as contributing to their significance in the relevant Conservation Area Appraisals;

c) secure a sustainable future for heritage assets associated with the local textile industry, historic farm buildings and places of worship;

d) identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflicts unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance; and

e) accommodate innovative design where this does not prejudice the significance of heritage assets;

f) preserve the setting of Castle Hill and proposals which detrimentally impact on the setting of Castle Hill will not be permitted.

Relevant National, Regional and Local Research Agendas

Petts, D & Gerrard, C (2006) Shared Visions: North-East Regional Research Framework for the Historic Environment.

http://www.durham.gov.uk/article/2013/NE-Research-Framework-for-the-Historic-Environment

National Guidance

Following the publication of the NPPF, Historic England (formerly English Heritage) Planning Policy Statement 5 (PPS5) - Planning for the Historic Environment and the Guidance which accompanied it were deleted. The online NPPF Planning Practice Guidance (PPG)[44] on Conserving and Enhancing the Historic Environment was issued by the Department for Communities and Local Government in March 2014 as a web-based resource.

Historic England are in the process of reviewing their current guidance with the intent that various Good Practice Advice Notes and Historic Environment Advice notes supersede PPS5, the Planning Practice Guide and related elements of Historic England's guidance. Good Practice Advice notes have been published on:

- The Historic Environment in Local Plans (GPA 1)[45];
- Decision-taking in the Historic Environment (GPA 2)[46]; and
- The Setting of Heritage Assets (GPA 3)[47].

A number of other guidance documents are currently in draft and open for consultation.

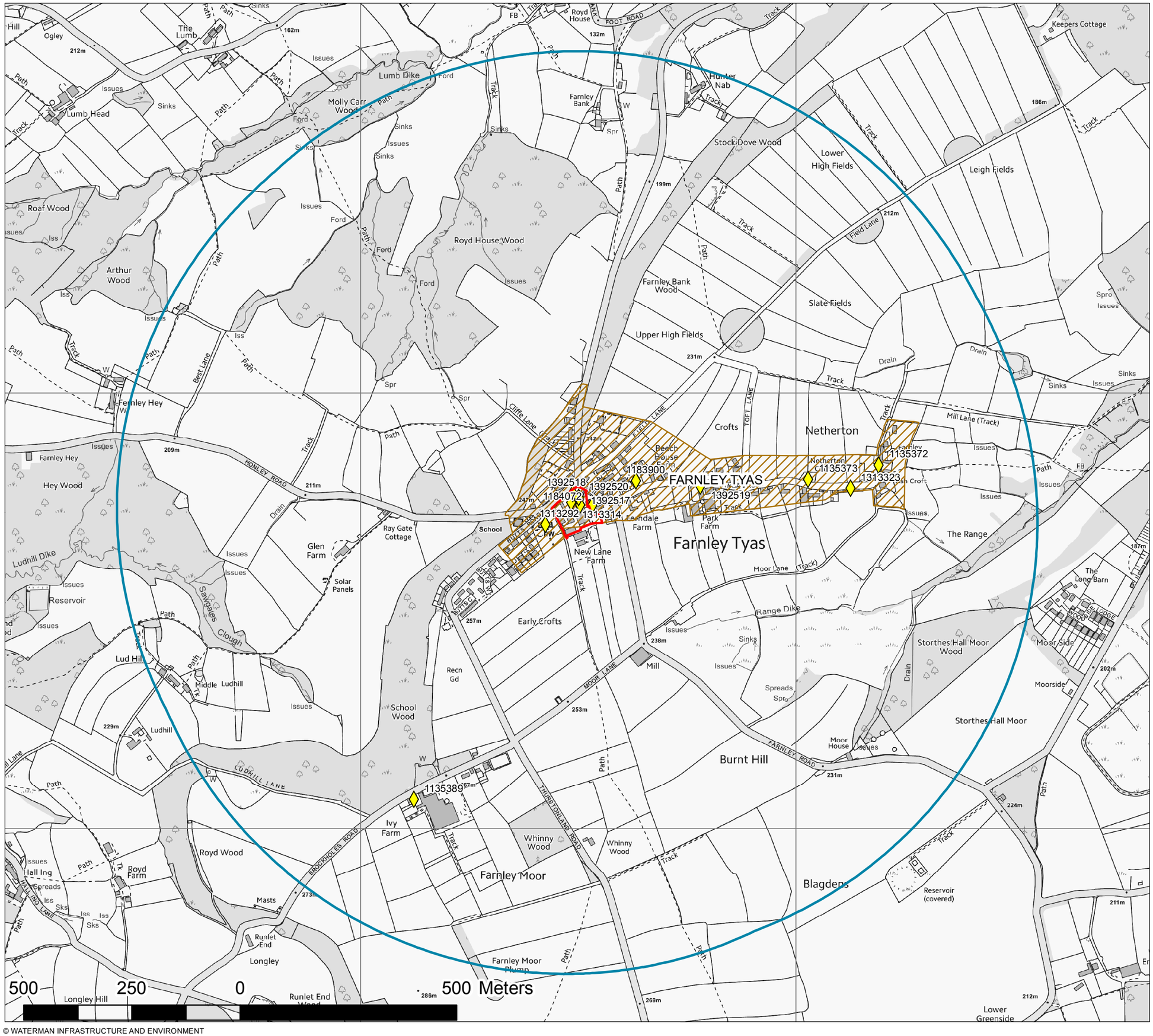
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[46] Historic England, March 2015. *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking*

[47] Historic England, March 2015. *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*

B. Designated Heritage Assets



Site Boundary - Yew Tree Farm

Yew Tree Farm 1km Buffer

Listed Buildings

Conservation Area

N

Project Details	WIE11825-101 Farnley Tyas, Yew Tree Farm
Figure Title	Figure B1: Designated Heritage Assets
Figure Ref	WIE11825-101_GR_HR _B1
Date	July 2016
File	Y:\Projects\WIE11825\101\8_Reports\Graphics\Issued Figures\PDF Folder

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Site Boundary - Yew Tree Farm

Listed Buildings

N

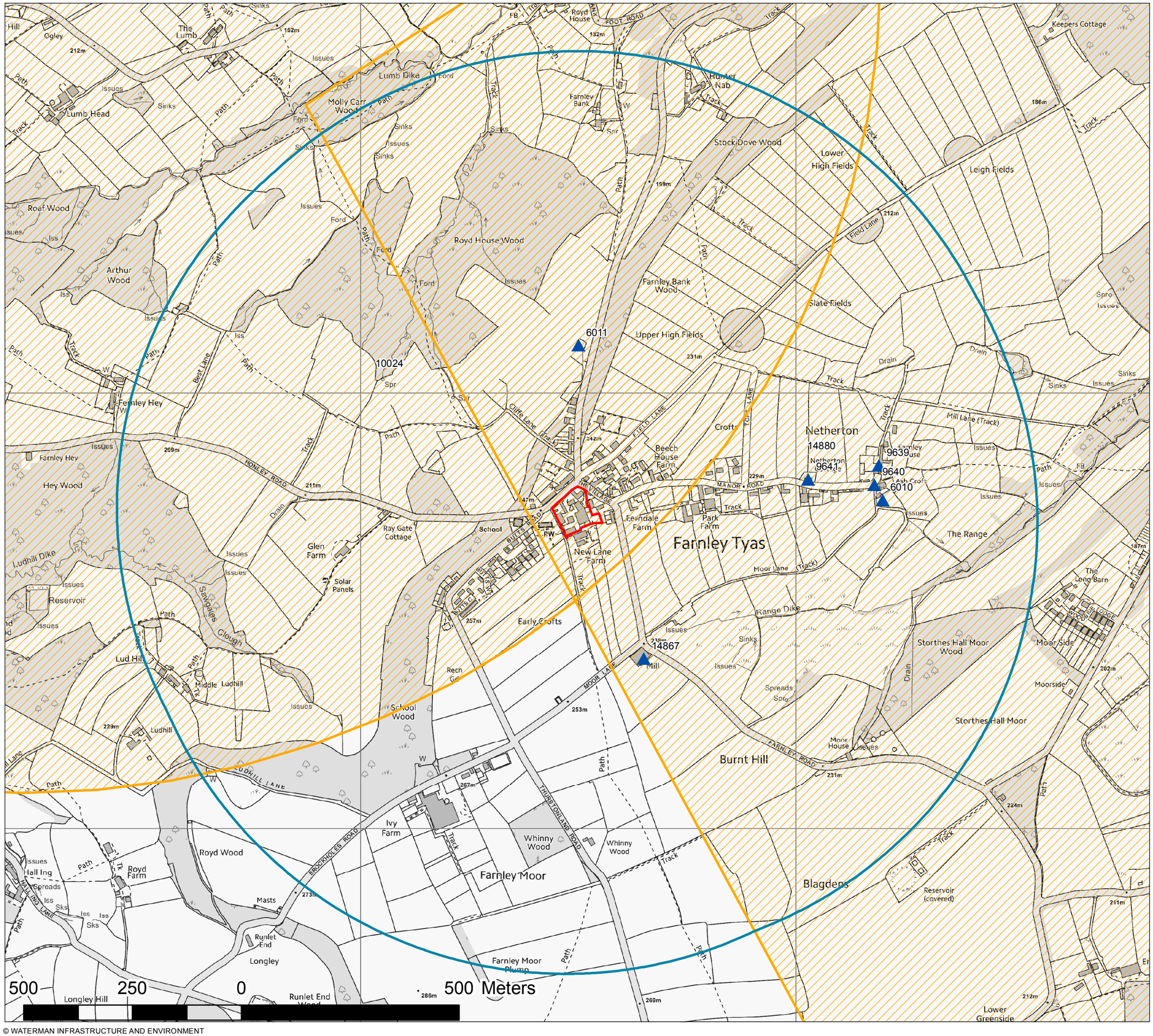
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Figure Title	Figure B2: Designated Heritage Assets
Figure Ref	WIE11825-101_GR_HR _B2
Date	July 2016
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C. Historic Environment Records



Site Boundary - Yew Tree Farm

Yew Tree Farm 1km Buffer

HER Records

Desk Based Assessment Area

N

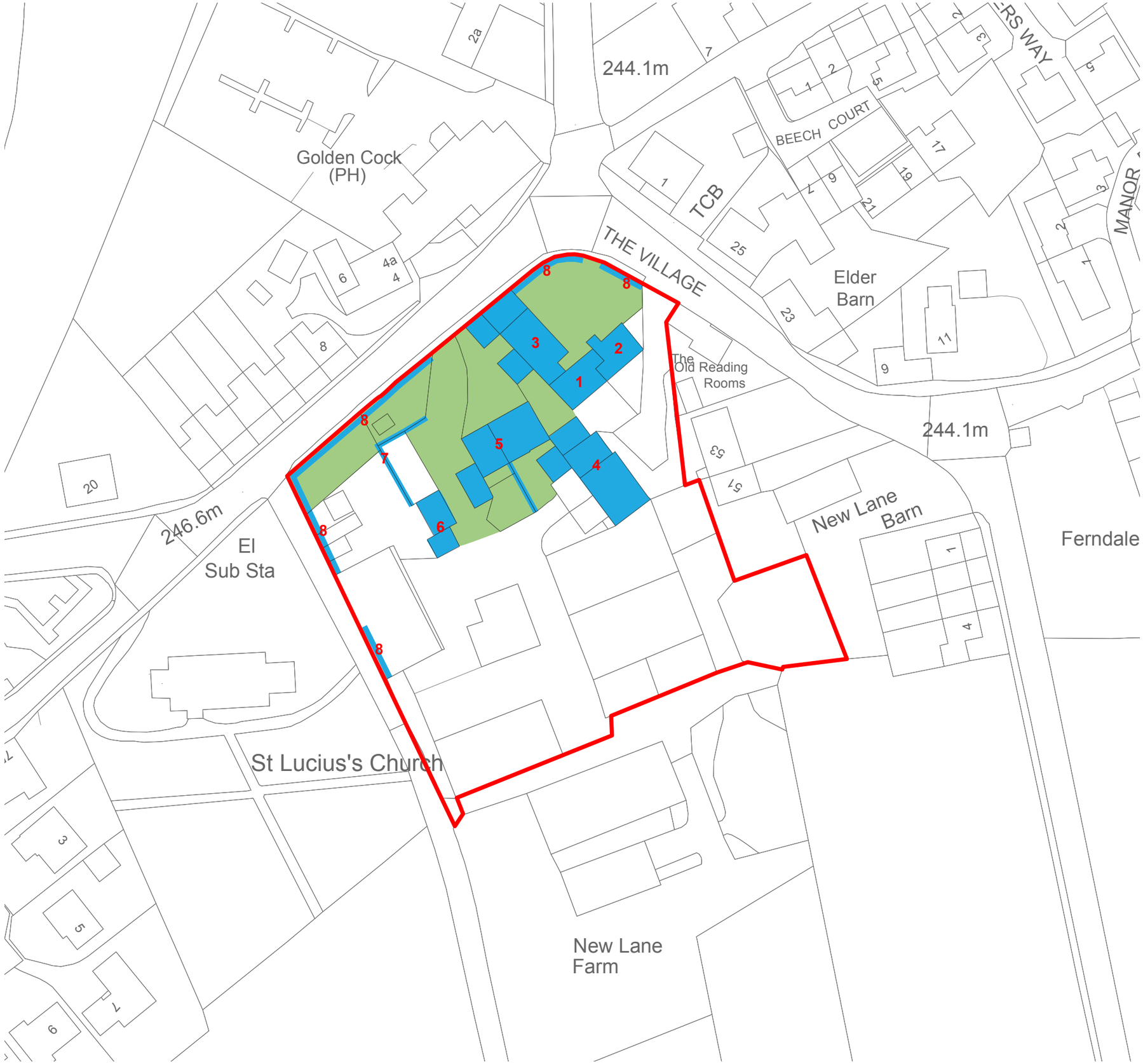
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Figure Ref	WIE11825-101_GR_HR _C
Date	July 2016
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D. Structures of Heritage Sensitivity



Site Boundary - Yew Tree Farm

Structure of Heritage Significance

Area of Heritage Sensitivity

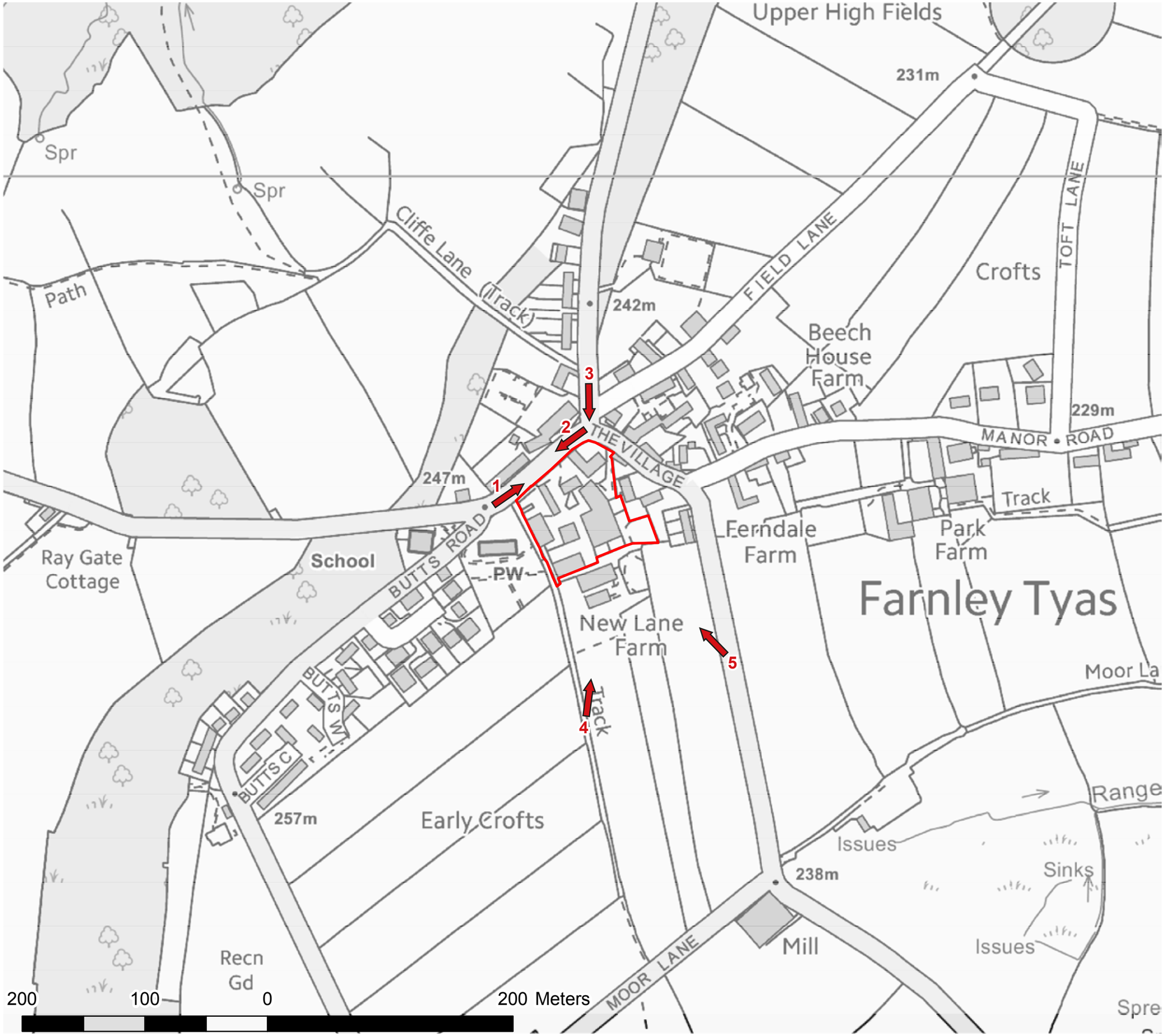
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Project Details	WIE11825-101 Farnley Tyas, Yew Tree Farm
Figure Title	Figure D: Heritage Sensitivities
Figure Ref	WIE11825-101_GR_HR _D
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E. Significant Views



Site Boundary - Yew Tree Farm

Significant View

Project Details	WIE11825-101 Farnley Tyas, Yew Tree Farm
Figure Title	Figure E: Significant Views
Figure Ref	WIE11825-101_GR_HR _E
Date	July 2016
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F. Historic Environment Records – Gazetteer

Conservation Areas

Farnley Tyas Conservation Area

Listed Buildings

List Entry	Name	Grade
1135372	44, MANOR ROAD	II
1135373	NETHERTON FARMHOUSE	II
1135389	IVY FARMHOUSE AND BARN	II
1183900	BEECH FARMHOUSE	II
1184072	51 AND 53, THE VILLAGE	II
1313292	CHURCH OF ST LUCIUS	II
1313314	NUMBER 65 AND ADJOINING BARN	II
1313323	32, MANOR ROAD	II
1392517	FORMER DAIRY	II
1392518	BARN AT YEW TREE FARM	II
1392519	BARN AT 18 MANOR ROAD	II
1392520	55, THE VILLAGE	II

HER Monuments

PRN	Name
9639	44 Manor Road
9640	Former Pump House, Manor Road
9641	Netherton Farmhouse
6010	Tannery east of Farnley Tyas
6011	Tannery north of Farnley Tyas
14867	Farnley Mill Farnley Road

G. List Descriptions

H. Glossary (National Planning Policy Framework)[48]

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

[48] Department for Communities and Local Government, March 2012. *National Planning Policy Framework*

UK and Ireland Office Locations

