



Our Ref: MJT/JMT/APP37-21

08 December 2021

Kirklees MDC.,  
Planning Services,  
PO Box B93,  
Civic Centre III,  
Huddersfield,  
HD1 2JR.

Dear Sir / Madam,

**RE: DETAILED APPLICATION FOR 6NO DWELLINGS FOLLOWING DEMOLITION OF EXISTING COMMERCIAL STABLES AND EQUESTRIAN AND CARAVAN STORAGE BUILDINGS – MOORHOUSE FARM, MOORHOUSE LANE, BIRKENSHAW, BRADFORD, BD11 2AY – MR AND MRS LIGHT**

Please find attached the above-mentioned application which has Planning Portal reference PP-10079472. I confirm that the requisite planning fee has been paid via the Planning Portal.

The application is supported by the following information:-

- (i) Full plans and details – Fox Architecture and Design;
- (ii) Planning Support Statement – Townsend Planning Consultants;
- (iii) Bat Report – Middleton Bell Ecological Consultants;
- (iv) Mining Report – ARP Associates;
- (v) Drainage Report – EWE Associates;
- (vi) Highways Report – Paragon Highways;
- (vii) Statement of Significance – Townsend Planning Consultants; and
- (viii) Design and Access Statement – Townsend Planning Consultants.

In support of the application and to provide a summary of the background information to the submission, I would comment as follows:-

**PO Box 788, Wakefield, WF1 9UX**  
**Tel. 01924 366733 Email: [mail@townsendplanning.co.uk](mailto:mail@townsendplanning.co.uk)**

- (i) The proposal which forms the subject of this application for planning permission relates to an existing large scale commercial equestrian centre known as Moorhouse Farm which extends to 50 acres or thereabouts. The site has a longstanding and historic use as a commercial equestrian enterprise including livery. The equestrian use was established in 1985 and has been greatly expanded since that time. There are currently 34 stables let out for DIY livery. The use of the site for caravan storage also dates back to 1985 and the former cattle shed at the site has been utilised for caravan storage since 2005 with up to 30 caravans stored at any one time. The site, therefore, has lawful and longstanding use for both equestrian and caravan storage purposes.
- (ii) Owing to a change in circumstances, the owners no longer seek to retain the business. This proposal therefore seeks a comprehensive redevelopment of the site, including the demolition of the existing buildings as shown on the submitted plans and the redevelopment of the site for 6no dwellings.
- (iii) In drafting up the scheme, care has been taken to ensure a sympathetic proposal is put forward and it will be noted that the proposed dwellings are no larger than the buildings to be replaced. The development is contained within the footprint of the buildings and associated hardstanding/working areas and does not extend to the open/green area of the site.

In design terms, the details of the scheme show a small cluster of buildings detailed and laid out in a form suitable for this rural location. Care has been taken that the buildings will appear as a typical cluster of buildings in the countryside and strictly avoiding any detailing, form and layout of urban/suburban housing development.

- (iv) It is acknowledged that the highway network in the area is constrained. However, there will be significant benefit in terms of the reduction in traffic movements currently associated with the site and its use. A detailed scheme showing improvements is provided, together with a detailed highway statement demonstrating that the use of the site as proposed will significantly reduce highway movements associated with the site.
- (v) It is acknowledged that the site is situated close to a Grade II Listed Building – the Manor House. A Statement of Significance is provided with this application which demonstrates that the proposal will not give rise to harm to the setting of the Listed Building.
- (vi) It is considered the proposal falls to be judged on the basis of para 145(g) of the National Planning Policy Framework relating to the partial or whole redevelopment of brownfield sites in the Green Belt, which is referred to in detail in the submitted Planning Support Statement. It is considered that the proposal wholly conforms with Green Belt policy. The advice sets out that the redevelopment of brownfield sites is not inappropriate development subject to a

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test of openness. It will be noted that the proposed buildings are smaller in footprint, height and volume than the existing buildings and the proposal does not impact harmfully upon the openness of the Green Belt. Any proposed garden areas are contained within the area of the existing buildings and hardstand areas.

It is considered that planning permission should be forthcoming. Nevertheless, the applicants remain willing to discuss all aspects of the proposal with the Council. Should you require any further information or wish to discuss the matter, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to drafting up your recommendation for determination.

Yours faithfully,

**Michael Townsend BA (Hons) MRTPI**  
Chartered Town Planner

Encs