



PLANNING STATEMENT

**PROPOSED RESIDENTIAL DEVELOPMENT
(THREE UNITS)**

AT

**749 NEW HEY ROAD
OUTLANE
HUDDERSFIELD
HD3 3YL**

AUGUST 2022

Introduction

This Planning Statement has been prepared to support a planning application for proposed residential development (three units) at 749, New Hey Road, Outlane.

This Statement should be read in conjunction with all other information submitted to support the application, in particular the Design and Access Statement and the Heritage Statement.

Summary of the proposed development

The site is located to the south of New Hey Road and to the north of the M62 motorway, with the former Golf House Hotel and St. Mary Magdalene's Church to the west.

The area is predominantly residential but there are a number of commercial and employment uses in Outlane, along with services and facilities in the village and access to public transport.

The existing buildings on the site are the former farmhouse and adjacent listed barn, both built in stone with stone slate roofs, a lean-to barn to the south of the listed barn, plus a separate large pole barn and attached shed. These are described in more detail in the Heritage Assessment.

The scheme provides for a demolition of the lean-to barn and its replacement to form an extension to the listed barn. The farmhouse and the listed barn (and extension) will form two dwellings, with a third new build dwelling on the open land to the east of the farmhouse /barn. A fourth dwelling will be provided by the re-use of the pole barn to the south of the site.

The accompanying Design and Access Statement states -

"The proposed site layout has been designed as a bespoke residential development following the theme of a series of modern farm-like buildings around a farmyard/courtyard so as to be inspired by its former use.

This both creates an appropriate layout for a small modern residential development and is respectful to the heritage asset as explained in the Heritage Assessment.

3no. new dwellings are proposed on the site plus the former farmhouse which is also retained as a separate dwelling”.

The southern part of the site (containing the pole barn and attached shed) is located in the green belt in the development plan, whilst the northern part of the site (containing the dwelling, the attached listed barn, the lean-to barn, and the open curtilage area to the east) is without notation in the development plan.

Vehicular access for the proposed dwellings would be via the existing access on New Hey Road, with adequate turning for cars, refuse and emergency vehicles being provided by means of an appropriately constructed new hard-surfaced area within the central area of the site, as necessary.

Planning context

National planning policy is provided by the National Planning Policy Framework (NPPF) 2021.

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) 2019, and the Planning Practice Guidance Suite (PPGS), together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 - Achieving sustainable development - The purpose of the planning system is to contribute to the achievement of sustainable development... achieving sustainable development means that the planning system has three overarching objectives, which are interdependent. These are economic, social and environmental objectives, as identified in paragraph 8 of the NPPF.

- Chapter 4 - Decision-making - This highlights the importance of early engagement (pre- application discussions) as this has the potential to improve the efficiency and effectiveness of the planning system for all parties (paragraph 39 of the NPPF). It highlights the importance of submitting the right information with any subsequent planning application, particularly where formal assessments are required (paragraph 43 of the NPPF).

- Chapter 12 - Achieving well-designed places - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. A list of what planning policies and decision should ensure is set out at paragraph 127 of the NPPF.

- Chapter 13 – Protecting Green Belt land - The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

- Chapter 14 - Meeting the challenge of climate change, flooding and coastal change - the planning system should support the transition to a low carbon future.

- Chapter 15 – Conserving and enhancing the natural environment - Planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

Other relevant national guidance and documents include -

MHCLG: National Design Guide (2021)

DCLG: Technical housing standards – nationally described space standard (2015)

Local planning policy is provided primarily by the Kirklees Local Plan (LP).

The primary relevant policies within the LP are held to include -

LP1 - Presumption in favour of sustainable development

LP2 - Place shaping

LP21 - Highway safety and access

LP22 - Parking

LP24 - Design

LP35 - Historic environment

The following are relevant Supplementary Planning Documents or other guidance documents -

Highways Design Guide SPD

West Yorkshire Low Emissions Strategy and Air Quality and Emissions
Technical Planning Guidance (2016)
Waste Management Design Guide for New Developments (2020)
Housebuilders Design Guide SPD.

Development appraisal

Whilst the proposed development of the site must be seen as a whole, it is considered that the primary material planning considerations in assessing the proposed scheme relate to the following issues –

1. The principle of development in the green belt
2. Any potential impact on designated heritage assets

1. Principle of development in the green belt

In the context of Section 13 of the NPPF, it is conceded that part of the proposed development represents “inappropriate development” for the purposes of para 147.

However, it is considered that the proposed dwelling on the green belt part of the site meets the exception at para 150 d) of the NPPF. This para states that a local authority should regard the construction of new buildings as inappropriate in the Green Belt with a small number of exceptions. The relevant exception in this case is held to be -

150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

.....

d) the re-use of buildings provided that the buildings are of permanent and substantial construction;

.....

A Structural Survey has been submitted to support the application which demonstrates that the pole barn building is structurally sound and capable of conversion to a dwelling in terms of implementing reasonable works. The proposed scheme of redevelopment reduces the bulk, scale,

and mass of the original building to provide for a smaller building with the remainder of the footprint of the original building being utilised for outdoor amenity space (which can be conditioned to retain openness). Openness of the green belt would therefore be at least preserved if not enhanced.

In terms of a design rationale, the location of the proposed dwelling would also form an important part of the overall scheme context in terms of the regeneration of the whole site into a small bespoke residential development, whilst adding high quality new dwellings to the local housing stock and, at the same time, renovating and improving the long term sustainability of the listed building (the former barn adjacent and attached to the former farmhouse, no. 749 New Hey Road).

Therefore, not only should the re-use of the pole barn be seen as an exception to green belt policy given that it is of permanent and substantial construction but the overall site design and context of the improvement in the setting of the listed building (see below) is also a critical consideration when assessing the principle of development. As such, it is considered that the principle of development and the high quality design of both the overall site layout and the individual building (including the increase in terms of the openness of the green belt) leads to a conclusion that this element of the proposed scheme is acceptable (subject to any necessary and reasonable conditions).

2. Potential impact on designated heritage assets

With respect to any potential harm to designated heritage assets that may be caused as a result of the proposed development, Section 15: “Conserving and enhancing the natural environment” is relevant here.

Paragraph 194 of the NPPF states -

194. 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. The level of

detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 199 states -

199. 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 continues -

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.....

Paragraph 202 states -

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In terms of design, Local Plan policy LP35 states that development proposals must preserve or enhance the significance of designated heritage assets, maintain local distinctiveness whilst allowing innovative design where it would not harm heritage assets.

A detailed Heritage Statement has been provided to support the application and this states that the significant elements of the listed barn are external and should be retained as part of any proposals. Internally, there are a few elements of architectural significance. The overall site is typical of a redundant former working farm of this period and appears

suitable for re-use, comprising buildings set around a farmyard inspired by traditional farm buildings and typical organic farmyard layouts.

Whilst the farmhouse and the pole barn may also be considered to be listed by virtue of attachment and curtilage, the farmhouse will not be affected and the pole barn will clearly be improved visually, which will have a positive impact on the overall appearance of the site and particularly on the setting of the listed building. Development to the east of the listed building on the open curtilage area will similarly have a less than substantial impact on the significance of the heritage asset in terms of the overall scheme context and by virtue of the distance away from the listed building.

Therefore, given the information above, the improvements to the curtilage pole barn have been clearly and convincingly justified as per para 200 of the NPPF. Furthermore, it is considered that the overall scheme and works to buildings and site redevelopment will lead to less than substantial harm to the significance of the heritage asset and will enhance the significance of the asset by providing a viable and sustainable future for the asset as per para 202 of the NPPF and parts 3a) and 3c) of local plan policy LP35.

Conclusion

To conclude, it is considered that the proposed development will have a very limited impact on the purposes of including land within the green belt in terms of openness and with a reduction in the bulk, scale and mass of buildings within the green belt area of the site, there will be, in fact, an increase in openness.

Development of the listed building and development within its curtilage is considered cause less than substantial harm to the significance of the listed building and the benefits of a well-designed and high quality bespoke residential development this location will secure a sustainable future for the site.