

## **DESIGN AND ACCESS AND HERITAGE STATEMENT – STABLE AT WESTROYD FARM, WHITE LEY BANK, FULSTONE, HD9 7DL.**

### **Site Description**

This planning application seeks approval for the construction of a stable block on land situated at Westroyd Farm, White Ley Bank, Fulstone, HD9 7DL, the land is designated within the Conservation Area and Green Belt. The proposal aims to provide appropriate and sustainable facilities for equestrian use while preserving the special character of the surrounding environment and the integrity of the Green Belt.

The application relates to a field at Westroyd Farm off White Ley Bank in Fulstone. The site is allocated as Green Belt land on the Kirklees Local Plan and is within the Fulstone Conservation Area. The land however, is not within the curtilage of the Listed Building and thus does not require Listed Building Consent. The location of the proposal has been shaped by the LPA during the paid pre-application process. A pre-application site meeting was conducted in summer 2024 with Teresa Harlow where the location, means of access, size and the design was agreed.

The site benefits from tall mature hedging that lines White Ley Bank which will shield the proposal. On the opposite side of the road in close proximity there are an array of agricultural outbuildings including a relatively new agricultural barn that was approved by Kirklees Council. Unlike many equestrian buildings in the Green Belt that are in the open the micro siting of this proposal which was chosen by the LPA hides the facility from many angles. The openness of the Green Belt will not be affected.

### **Requirement**

The applicant's family has five children all of which are horse riders. Beatrice Hosker is a member of Rockwood Harriers and is actively involved with national horse riding events. The applicants family are currently utilising livery for their horses at significant cost. The proposal will allow private use equestrian usage on site in line with the NPPF.

### **Pre-Application**

The application has been shaped by paid pre-application with Kirklees Council prior to the submission of this application. The location and scale and massing of the proposal were discussed on site and the design reflects exactly the advice of the LPA.

### **Description of Proposal**

The application seeks planning permission for the erection of a stable block. The stable block would be of a rectangular footprint. Westroyd Farm suffers from extreme weather conditions including high winds. The orientation and the doors have been specifically designed to shield the building and the horses from this wind.

Policy Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless

material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is located on land allocated as Green Belt on the Kirklees Local Plan.

Kirklees Local Plan:

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 21 – Highways and access
- LP 22 – Parking
- LP 24 – Design
- LP 30 – Biodiversity and geodiversity
- LP 33 – Trees
- LP 35 – Historic environment
- LP 51 – Protection and improvement of local air quality
- LP 52 – Protection and improvement of environmental quality
- LP 53 – Contaminated and unstable land
- LP 56 – Facilities for outdoor sport, outdoor recreation and cemeteries

### **National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 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
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- 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

### **Design Considerations:**

The design of the stable block has been carefully considered to ensure it responds sensitively to the surrounding context, respecting both the Conservation Area and Green Belt designations. Key design principles include:

- **Materials and Aesthetic:** The stable block will be constructed using traditional materials, including timber cladding and a standard roof, to complement the existing rural and historic architectural style of the area. The use of these materials helps to reduce the visual impact of the development and maintain the character of the Conservation Area.
- **Scale and Form:** The stable block will be of a modest scale, ensuring that it is subservient to the main dwelling and other existing structures on the site. Its form has

been designed to blend into the landscape, avoiding excessive bulk or height that might detract from the rural character of the area.

- **Landscaping and Screening:** Native planting, including hedgerows and trees, will be introduced around the perimeter of the stable block to provide screening from nearby public viewpoints and minimize the impact on the surrounding countryside.

### **Impact on Heritage Assets:**

The development has been designed to preserve the character and significance of nearby heritage assets, including listed buildings and historic structures in the area. The location and scale of the stable block have been chosen to minimize any adverse effects on the setting of these assets, ensuring that their significance is not harmed.

### **Assessment**

Principle of development and visual amenity:

The site is located within the Green Belt on the KLP and, therefore, the impact of the development on the Green Belt must be assessed. The proposal is also located within the Fulstone Conservation Area and this must be assessed.

The proposed stable building in line with the NPPF is considered to represent a recreational use. The proposal shall, therefore, be considered with regards to paragraph 142 - 160 of the NPPF. Paragraph 154 (b) of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. One of the exceptions to this is the provision of appropriate facilities Paragraph 154 (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

The NPPF is supported by Policy LP56 in the KLP which also supports outdoor sport and outdoor recreation facilities, so long as the openness of the Green Belt is preserved and there is no conflict with the purposes of including land within it. In this case, proposals should ensure that:

- a. the scale of the facility is no more than what is reasonably required for the proper functioning of the enterprise or the use of the land for which it is associated.
- b. The facility is unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas.
- c. in the case of all-weather riding arenas or other facilities for the exercising of horses, the degree of engineering operation required and the resultant re-grading of land, including any earth mounding and retaining structures, does not result in incongruous or discordant landform out of character with its setting that cannot be mitigated through the use of appropriate hard and soft landscape techniques.

The size and overall scale of the proposed stable building is considered to be acceptable. The design and use of materials for the stable block, which would be horizontal timber cladding with a corrugated roof finish, are considered to be appropriate for the nature of the development. The applicant has five daughters who are all keen horse riders with one being competitive in the Yorkshire region. Currently the applicant houses their horses in paid livery which is expensive.

The proposed regrading of the site is considered acceptable and is not considered to have a detrimental impact on the character of the local landscape.

The stable block, due to its location, would be screened, and it is also noted that there is mature hedging and trees along the eastern boundary which would further reduce views of the development.

The stable building would be of a rectangular footprint, finished in timber boarding with a dual-pitched roof, which is not an uncommon design.

The application site is located within the Fulstone Conservation Area. The Council's Conservation and Design officer has been informally consulted at the pre-application stage and no objection has been raised. The applicant's dwelling, Westroyd Farm is grade II listed. However, when considering the distance retained, it is considered that the proposal would not impact on its setting in this case. It is important to consider that the agricultural barn that was given consent which is opposite Westroyd Farm is located closer than this proposal.

### **Compliance with Planning Policy:**

- 1. Green Belt Policies:** The site is located within the Green Belt, where there is a strong presumption against new development. However, the proposal complies with the National Planning Policy Framework (NPPF), particularly with regard to the provision of facilities for outdoor recreation (NPPF, Paragraph 154). The stable block will be an essential agricultural and equestrian structure, with no detrimental impact on the openness of the Green Belt. The design and siting of the development have been carefully considered to ensure it does not result in a harmful encroachment into the countryside or conflict with the purposes of the Green Belt.
- 2. Conservation Area Policies:** The site is within a designated Conservation Area, and any development must preserve or enhance its character or appearance. The proposal has been designed with careful regard for the traditional character of the area. The use of appropriate materials, the scale of the structure, and the landscaping proposals ensure that the development does not harm the Conservation Area's visual quality, historical context, or scenic views. There are an array of similar buildings within the Fulstone Conservation Area.
- 3. Local Planning Policy:** The application complies with the local development plan policies, which seek to protect the rural character of the area while enabling appropriate rural development, including equestrian facilities. The proposal is consistent with policies relating to agricultural development, the preservation of the natural environment, and the sustainable use of rural land.

When taking the above into consideration, the impact on visual amenity, the Green Belt and the adjacent conservation area is considered to be acceptable, in accordance with Policies LP24, LP35 and LP56 of the KLP and the aims of Chapters 12, 13 and 16 of the NPPF.

Impact on residential amenity:

With regards to residential amenity, Policy LP24 of the KLP advises that proposals should ensure that a high standard of amenity is achieved for neighbouring occupiers. In this case, the nearest residential property is Westroyd Farm, which is located approximately 50m to the east of the site. It is therefore considered that the proposal would not have an impact on this property by way of overbearing or overshadowing, nor would there be significant disturbance from noise.

The supporting statement sets out that the stables would be used for private use only. The applicant has no issues with a condition being imposed preventing the stables from being used for commercial purposes in the interest of the amenity of the neighbouring properties.

#### **Impact on highway safety:**

The stable would utilise the existing entrance to Westroyd Farm as advocated by the LPA at the pre-application stage. Access is taken off White Ley Bank as such, the scheme would not represent additional harm in terms of highway safety complying with Policies LP21 and LP22 of the KLP as well as Key Design Principles 15 and 16 of the House Extensions and Alterations SPD.

#### **Other matters:**

##### Trees

There are no protected trees affected by this proposal.

##### Biodiversity & Carbon Budget

Consideration has been given to the impact of the proposed development on bats and bat roosts. No demolition is proposed as part of the development, which is for the erection of a stable block. As such, the impact on bats and bat roosts is considered to be acceptable.

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

In this case, due to the nature of the proposal, it is considered unreasonable to require the applicant to put forward any specific resilience measures.

Nonetheless, it has been noted that the stable block would be constructed from timber boarding which is considered environmentally friendly. For this reason, the proposed development is considered to comply with Policy LP51 of the KLP and Chapter 14 of the NPPF.

**Conclusion:**

The proposed stable block is a carefully considered development that responds to the challenges of being located in a Green Belt and Conservation Area. It complies with relevant National and Local policies and has been designed to minimize its impact on the environment, preserve the character of the area, and support sustainable rural activities. The development will not harm the openness of the Green Belt or the visual integrity of the Conservation Area, and it will contribute positively to the rural economy and local heritage.

We respectfully request that planning permission be granted for this proposal.