PROPOSED EXTENSION OF CAR PARK FOR STAFF AT

THORNCLIFFE FARM SHOP, WESTFIELD LANE, EMLEY MOOR, HD8 9SQ

PLANNING STATEMENT

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1.0 Background

1.1 This statement supports a full planning application by Thorncliffe Farm Shop ("the Applicant") to extend the existing car park for staff parking ("the Application") at Thorncliffe Farm Shop, Westfield Lane, Emley Moor, HD8 9SQ ("the Site").

1.2 Thorncliffe Farm Shop is a family run business owned that has been in operation for over 25 years. The success of the farm shop led to a café being opened on the premises approximately 10 years ago. The owner's son is a qualified butcher; all the beef, lamb and pork is supplied by local farmers and butchered on site.

1.3 The farm shop and café are extremely popular and well-run, with over 1,500 people visiting the site per week. The business employs approximately 50 part-time and full-time local staff.

1.4 The increasing success of the business means that at busy periods and weekends, the car park is now often full and over-flowing. Cars have started to park on Westfield Lane during busy times which then makes turning out of the car park exit dangerous. This Application is to extend the car park to allow staff to park in their own designated car park furthest from the shop and café, leaving sufficient space in the main car park for customers.

2.0 The Proposal

2.1 The proposed car park extension measures 538sqm and is approximately 24m x 15.6m. The site is currently a level area of permanent pasture. 9" of topsoil will be scraped off, then filled with 6" of limestone MOT Type 1, then covered with 3" of road planings to match the main car park, which will be rolled in, leaving a semi-permeable surface.

2.2 The west and north boundary of the extension will be a new timber post and four rail fence to match existing fences around the fields. The south boundary will remain drystone wall. The east boundary will be open to the main car park.

2.3 Opening hours of the farm shop are Mon-Fri 8.30am – 6pm, Sat 8.30am – 4pm, Sun 10am -4pm. Staff arrive between 6-8.30am and leave up to 6pm on weekdays, 4pm on weekends.

2.4 Visibility on to Jagger Lane and Westfield Lane is very good. There is a separate entrance and exit on to Westfield Lane, which is the main entrance used by visitors. The three entrances are between 5 and 6m wide. The speed limit on both roads is 40mph. Visibility on to Jagger Lane is 365m to the west and 240m to the east. Visibility on to Westfield Lane is to the junction with Jagger Lane in an easterly direction and 152m west.

3.0 Development Plan and Policies

3.1 The National Planning Policy Framework ("NPPF") sets out the Government's objectives for the planning system and is a material consideration that must be taken into account in all planning applications. Underlying the NPPF is a presumption in favour of sustainable development; that is development which promotes economic development, social inclusion and environmental protection.

3.2 The site is located in open countryside in the Green Belt and must be assessed accordingly.

3.3 Development in the Green Belt is considered inappropriate and should not be approved except in very special circumstances, such as where harm to the Green Belt is clearly outweighed by other considerations.

3.4 The proposal supports a well-established rural family-run business, which employs a large number of local people. There is a well-established need for the business, which has grown over the years to meet demand. The existing car park is no longer sufficient to meet demand and the overflow of visiting cars on to the road is starting to cause a highway hazard. By extending the existing car park along the edge of the road, along the drystone wall boundary, in the same dark-coloured neutral materials, there will be a minor effect on the openness of the Green Belt

3.5 Part 4 of the NPPF states that one of the objectives of the policies in that chapter are to enable development which will support the rural economy and rural communities. Policy S5 states that only certain forms of development should be approved outside settlements; development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary. requires Local Planning Authorities ("LPA's") to support a prosperous rural economy by supporting all types of business and enterprise in rural areas, and promoting the development and diversification of agricultural rural businesses. It encourages sustainable rural tourism and leisure developments that benefit business in rural areas, communities and visitors and which respect the character of the area.

3.6 Policy E4 states that the sustainable growth of businesses in rural areas should be supported through facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services. It goes on to state that development proposals to meet business needs in rural areas should take opportunities to use sites that are physically well-related to existing development and that the siting and design of development should be appropriate having regard to the character of its surroundings.

3.7 Planning decisions across Kirklees are guided by the adopted Local Plan, the Vision for which states that supporting the rural economy will be encouraged.

3.8 Paragraph 7.1 on Employment strategy states that the Local Plan will assist in the creation of new jobs by supporting local services in rural areas.

3.9 Policy LP10 states that the economic performance of the rural economy will be improved by supporting the needs of small and medium sized enterprises, increasing local employment opportunities and supporting and increasing tourism related development. Paragraph 7.31 confirms that the rural economy plans an important role in the wider economy of Kirklees, and that is important to continue to support and encourage the sustainable growth of these industries to maintain and enhance the opportunities for locally supplied employment. Paragraph 7.33 goes on to say that in Green Belt locations, while national guidance states that the countryside should be protected for its own sake this should not mean that businesses within it cannot thrive.

Carefully designed and sited development to support existing businesses can maintain the economy, provide local jobs and help to support communities.

4.0 Conclusion

4.1 Thorncliffe Farm Shop brings significant economic, social and employment benefits to the local area. The additional car parking area will help the business to continue to function in a safe manner while meeting demand. This statement has set out how the proposal complies with relevant national and local planning policies.