

FARNLEY ESTATES

LAND AT YEW TREE FARM, FARNLEY TYAS

**KIRKLEES LOCAL PLAN EXAMINATION
MATTERS, ISSUES AND QUESTIONS
MATTER 45: H518**

FEBRUARY 2018

Peacock & Smith Limited
Suite 9C
Joseph's Well
Hanover Walk
Leeds
LS3 1AB
T: 0113 2431919
F: 0113 2422198
E: planning@peacockandsmith.co.uk
www.peacockandsmith.co.uk

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RECOMMENDATIONS

1. INTRODUCTION

- 1.01 These representations to the examination of the Kirklees Local Plan are submitted on behalf of the site's owners, Farnley Estates (FE).
- 1.02 These representations support the Council's housing allocation of 0.72ha of land known as Yew Tree Farm in the village of Farnley Tyas. The site is allocated in the draft Local Plan for housing with an indicative capacity of 16 new dwellings (see **Appendix 1** for plan of allocation).
- 1.03 These representations also request that the site allocation be extended south by 0.23 ha to include the existing barns in the Green Belt, in order to round off the development and to create a clear and improved development edge to the village and to its Conservation Area. This would also provide a potential new access off Farnley Road. This is shown on plan in **Appendix 2**.
- 1.04 In addition, FE has submitted to the Local Plan process 1.95 ha of land to the south of Butts Road as a potential housing development site (rejected site H252) to be accessed from Thurstonland Road), which would create 25-38 new dwellings as a modest linear extension to the village and an improved southern boundary to the village with new public open space. This is shown on plan in **Appendix 3**.
- 1.05 These representations provide a response to the Inspector's Matters, Issues and Questions (MIQs) to support the Stage 4 hearing sessions due to commence on Tuesday 20th February 2018.

2. MATTER 45 – KIRKBURTON WARD HOUSING ALLOCATIONS

Site H518 – Yew Tree Farm, The Village, Farnley Tyas

General Issues

- a) Is the site suitable for the proposed use? In the case of housing allocations, does the Plan provide clear guidance on requirements and constraints, and seek appropriate mitigation measures?

- 2.01 The Local Plan identifies a need to allocate land for 21,324 new homes, to be distributed across Kirklees in accordance with a Spatial Development Strategy, as set out at para. 6.1, which states (inter alia) that:

“Where appraisal of existing settlements indicates that there is a greater level of services/facilities, this has been given preference when considering development options, but a strategy which indicates the existing capacity of each settlement would not be capable of delivering the identified objectively assessed needs for the district in full. To do this the Council has considered a place based approach alongside considering the role and function of settlements to provide the flexibility needed to reflect the unique character of Kirklees.”

- 2.02 The Spatial Development Strategy also states that:

“It is important to note that the distribution jobs and homes in the Plan is guided by these place shaping principles and the strategy has not set distinct targets for sub-areas, settlements or wards.”; and

“The Strategy has also considered the role and function of the Green Belt, the topography of the District, existing and planned levels of infrastructure, local need for development and recognition of open spaces in urban areas.”

- 2.03 The Council has published a Technical Paper on its approach to a Spatial Development Strategy. The Paper identifies four sub-areas within the District, including the Kirklees Rural sub-area, where there are 32 settlements and each settlement is given an ‘accessibility score’, in terms of its access to employment, education, healthcare and shopping facilities.

- 2.04 The village of Farnley Tyas scores well in this assessment, as one of the more accessible (and therefore sustainable) settlements in the Kirklees Rural sub-area, as shown below:

Table 1: Settlement Appraisal by Kirklees Council

Settlement	Accessibility Score	Rank
Denby Dale	22.5	1
Clayton West/Scisset	22	2
Kirkburton/Highburton	22	3

Lower Cumberworth	22	4
Skelmanthorpe	22	5
Outlane	20.5	6
Honley/Brockholes	20	7
Linthwaite	19.75	8
Upper Cumberworth	19	9
Slaithwaite	18.75	10
Emley	18	11
Thongsbridge	17.75	12
New Mill	17.5	13
Shepley	17.5	14
Holmfirth	17	15
Wellhouse	17	16
Meltham	16.75	17
Farnley Tyas	15.25	18
Flockton	15	19
Marsden	15	20
Thurstonland	15	21
Shelley	14.75	22
Grange Moor	14	23
Scapegoat Hill	13.5	24
Stocksmoor	12.5	25
Netherthong	11.25	26
Scholes	10.5	27
Hepworth	10	28
Upperthong	10	29
Holmbridge	9.75	30
Upper Denby	9.75	31
Hade Edge	8	32

Source: Appendix C of the Kirklees Technical Paper on Spatial Development Strategy and Settlement Appraisal November 2016

- 2.05 In particular, the village of Farnley Tyas supports a primary school, a public house, a church, a bowling club and a recreation field/play area. The village is also served by two regular bus services:

Bus 341: Huddersfield – Almondbury – Farnley Tyas – Stocksmoor Railway Station (every 90 min Mon to Sat daytime)

Bus 911: Meltham – Honley – Farnley Tyas – Thurstonland – Honley – Meltham (every 60 mins Mon to Sat daytimes)

(Source: WY Metro timetables, December 2016)

- 2.06 It is therefore considered that Farnley Tyas is a sustainable location for an appropriate level of housing development.
- 2.07 However, the Local Plan only allocates 23 new dwellings to the village, which is one of the lowest figures in the Kirklees Rural sub-area, as shown below.

Table 2: Allocations by Settlement in Kirklees Rural Sub-Area

Settlement	Housing Allocations (No. of Dwellings)	Rank
Clayton West/Scisset	402	1
Skelmanthorpe	402	2
Linthwaite	354	3
Honley/Brockholes	343	4
Meltham	327	5
Denby Dale	268	6
Holmfirth	216	7
Scholes	188	8
Thongsbridge	173	9
Flockton	158	10
Kirkburton/Highburton	138	11
Shepley	119	12
Marsden	102	13
Slaithwaite	100	14
Netherthong	96	15
Hade Edge	66	16
Grange Moor	64	17
Hepworth	60	18
Emley	44	19
Holmbridge	42	20
Stocks Moor	42	21
Thurstonsland	42	22
Outlane	29	23
Upperthong	27	24
Farnley Tyas	23	25
Lower Cumberworth	0	26
New Mill	0	27

MATTER 45: SITE H518

Land at Yew Tree Farm, The Village, Farnley Tyas

Scapegoat Hill	0	28
Shelley	0	29
Upper Cumberworth	0	30
Upper Denby	0	31
Wellhouse	0	32

Source: Table 7 of the Kirklees Technical Paper on Spatial Development Strategy and Settlement Appraisal November 2016

- 2.08 The proposed allocations for Farnley Tyas comprise two farm redevelopment sites within the village boundary (Park Farm – H120 and Yew Tree Farm – H518), but do not allow for any physical expansion of the village. It is considered that given the relatively high accessibility score attributed to Farnley Tyas and the need for the village to secure a sustainable future, the village should be considered for additional housing development (including the provision of affordable housing) and that the rejected sites represent an appropriate location for new housing.
- 2.09 In respect of Site H518, an Historic Environment Appraisal was prepared by Waterman Limited in September 2016 to assess the significance of Yew Tree Farm and its contribution to the Conservation Area. This assessment (submitted to the Council in September 2016) concluded that *'the site offers considerable opportunity for future residential development, but there are also a number of sensitivities which should be considered.'* The report concluded that a number of buildings, structures and spaces should be retained for conversion and these are shown on plan in **Appendix 4** and are all clustered in the north of the site. The report noted that *'the key opportunity area ... is the land to the south currently occupied by modern farm buildings, which are considered to be of no heritage interest.'* and that *'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'*. The report also noted that *'a proposed development will need to consider the potential impact on key views of, and past the site, as well as preserving the contribution these views make to the setting of the farmyard and to the Conservation Area.'* All of these matters would be addressed at application stage. Farnley Estates has experience in successfully delivering similar developments within the Farnley Tyas Conservation Area at Beech Farm (now completed) and at Park Farm (under construction).

2.10 In respect of access, it is considered that the existing vehicular access onto public highway at Butts Road could be widened to provide sufficient visibility splays without the need for any third party land. If the site were to be extended southwards by 0.23 ha, a new access could be created off Farnley Road.

b) Is the indicative site capacity appropriate, taking account of constraints and the provision of necessary infrastructure?

2.10 The indicative site capacity of 16 new dwellings is considered to be appropriate, given the various heritage and access constraints.

2.11 If H518 were to be extended southwards by 0.23 ha to include the existing barns, this would increase the site's capacity by up to an additional 8 dwellings.

2.12 If rejected site H252 were to be allocated for development, this would create between 25-38 additional dwellings and new public open space for the village. This would be accessed from Thurstonland Road.

c) Is the site available and deliverable in the timescales envisaged?

2.13 The allocated site (and rejected site) are in single ownership and available for development within the timescales envisaged by the Council.

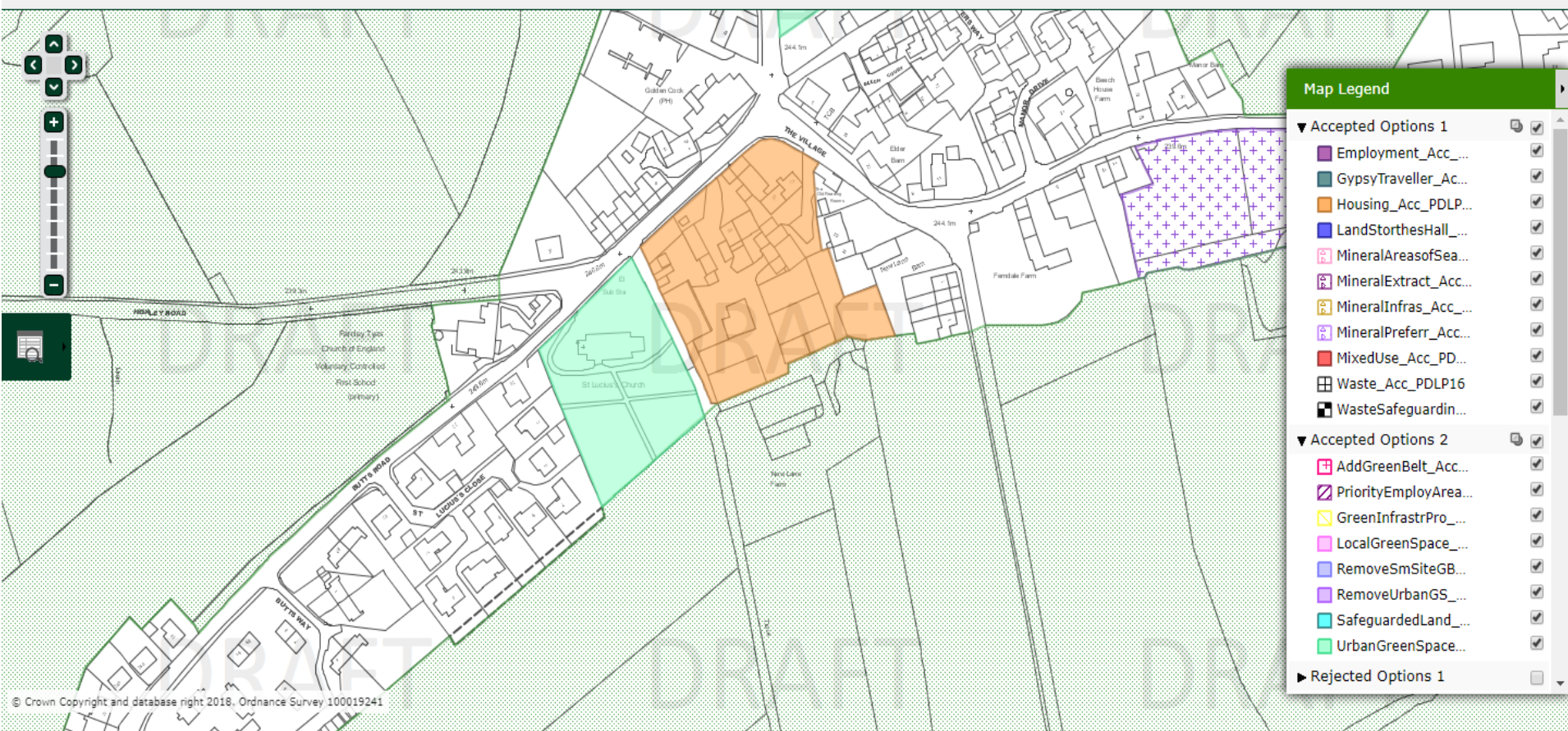
d) For sites currently in the Green Belt – what effect would the proposed boundary change and allocation have on the Green Belt and the purposes of including land within it? Are there exceptional circumstances that justify altering the Green Belt?

2.14 The extent of the allocation in the submission draft Local Plan is entirely within the development boundary of Farnley Tyas and does not extend into the Green Belt. However, there is an opportunity to enhance the southern boundary of the village by extending the allocation by 0.23 ha into the area of modern barns and make this the edge of the village, in order to create a clear and permanent boundary. This would enhance the southern boundary of the village and help to meet the area's housing needs in a sustainable location, which are considered to be very special circumstances. This would also allow for a new access from Farnley Road.

2.15 In doing so, there would be no conflict with the five purposes of Green Belt policy, which are:

- *To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and special character of historic towns; and*
- *To assist in regeneration, by encouraging the recycling of derelict and other urban land.*

**APPENDIX 1:
DRAFT ALLOCATION**



APPENDIX 2:
FARNLEY MASTERPLAN INC. PROPOSED ACCESS

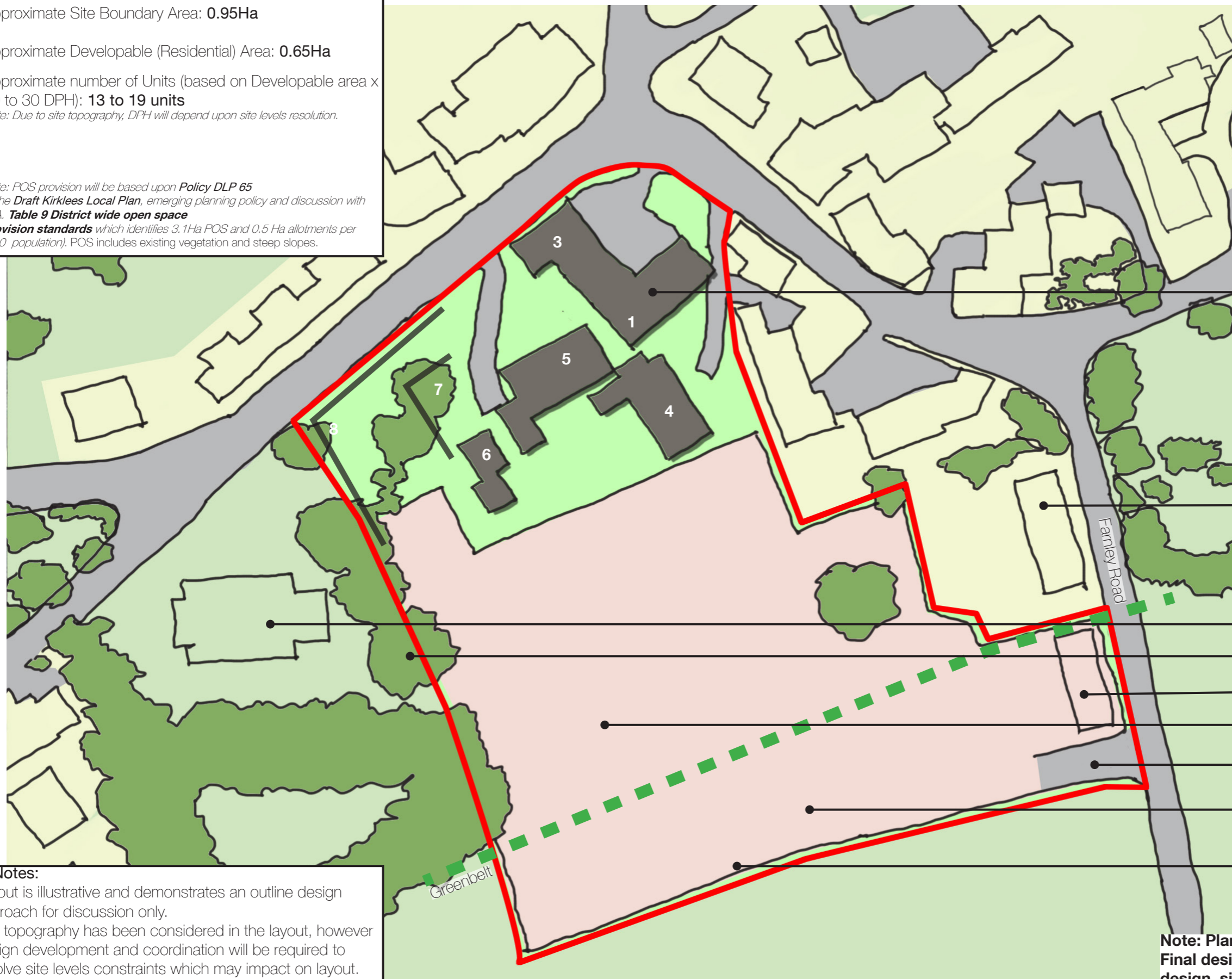
FARNLEY MASTERPLAN POTENTIAL DEVELOPMENT SITES

Site 24 - Farnley Tyas

Site Areas:

- Approximate Site Boundary Area: **0.95Ha**
- Approximate Developable (Residential) Area: **0.65Ha**
- Approximate number of Units (based on Developable area x 20 to 30 DPH): **13 to 19 units**
Note: Due to site topography, DPH will depend upon site levels resolution.

Note: POS provision will be based upon Policy DLP 65 of the Draft Kirklees Local Plan, emerging planning policy and discussion with LPA. Table 9 District wide open space provision standards which identifies 3.1Ha POS and 0.5 Ha allotments per 1000 population). POS includes existing vegetation and steep slopes.



- Existing Listed Buildings to be Renovated
- Existing Property
- St Lucius Church and Churchyard
- Link to existing PROW
- Typical linear village frontage along road
- Area for Newbuild
- Vehicular Access via bellmouth on Farnley Road.
- Agricultural Typology
- Existing field boundary stone walls retained where possible

Plan Notes:

1. Layout is illustrative and demonstrates an outline design approach for discussion only.
2. Site topography has been considered in the layout, however design development and coordination will be required to resolve site levels constraints which may impact on layout.
3. Highways layouts are illustrative only.
4. Due to existing topography of the site and surrounding area site accessibility will require further discussion and resolution.

Note: Plan is illustrative only. Final design and layout subject to detail design, site surveys and coordination with other consultants and LPA.



Potential Development Site 24 Indicative Masterplan

APPENDIX 3:
FARNLEY MASTERPLAN – ANALYSIS
AND INDICATIVE LAYOUT

FARNLEY MASTERPLAN POTENTIAL DEVELOPMENT SITES

Site 19 - Land to the south west of Farnley Tyas, Farnley Tyas

Site Area: 3.3Ha

Existing Site Description:

The site consists of two open agricultural fields bounded by dry stone walls, gently sloping from the western boundary at Thurstonland Road, to a track and public right of way (PROW) of the Holme Valley Circular Walk on the eastern site boundary. Residential properties lie to the northern boundary at Butts Close, Butts Way and St Lucius's Close, along with St Lucius Church and surrounding mature vegetation. The site sits on the edge of the open countryside to the east and south, with a recreation ground and children's play area surrounded by mature woodland to the west.

Planning Context:

The site is located within Green Belt, however, it is being actively promoted by Farnley Estates to be allocated as an "Accepted-Site Option" in the Kirklees Council Draft Local Plan - November 2015.

There is a group TPO within the grounds of St Lucius' Church outside the northern boundary of the site. St Lucius' Church grounds are proposed to be allocated as "Urban Green Space" in the Kirklees Council Draft Local Plan - November 2015.

The site is located to the west of the Holme Valley Corridor Green Infrastructure Network, as identified within the Draft Local Plan. Part of the site abuts the Farnley Tyas Conservation Area boundary, as identified within the Draft Local Plan.

Landscape Character Area:

The site is located within National Character Area (NCA) 37: Yorkshire Southern Pennine Fringe and the Kirklees District Landscape Character Assessment: E6: Fenay Beck Valley Rural Fringes. A site visit was also undertaken to carry out a localised character assessment.

The landscape character of the site and its surrounding area can be summarised as:

- gently undulating plateau
- broadleaved woodlands with occasional mixed woodlands
- land cover patterns are small scale with varied vegetation cover
- small grassland pastures are enclosed by gritstone walls as well as some hedgerow boundaries
- dense network of minor roads and narrow winding lanes
- mostly a settled and rural landscape



Site photograph looking to the north-east from Thurstonland Road at southern corner of Site 19

Existing landscape features and assets:

Topography: Gentle slope west to east

Vegetation Cover: Generally open, with mature vegetation along both western and northern field boundary and within grounds of St Lucius' Church

Public Rights of Way: Local right of way runs along eastern site boundary

Ecological Features: Boundary Vegetation

Water features and Flood Zones: None

Visual Analysis:

A site visit was undertaken to carry out a visual appraisal of key views into and out of the site. Key views include expansive views to the south and east across open countryside due to elevated position. Emley Moor mast is a prominent feature within the distant views.

Aims for Landscape and Masterplan Strategy:

The key feature of the proposals will to:

- respond to the site and its context; and
- develop a robust landscape structure and framework that delivers a multi-functional green infrastructure within which development can take place.

The aim of the green infrastructure will be to:

- Enhance the setting of the Holme Valley Circular Walk PROW and St Lucius' Church
- Provide space for recreational and amenity use;
- Provide wildlife habitats to enhance the local ecological value;
- Creating a network of engaging green spaces;
- Connecting the development with the surrounding landscape;
- Integrating the development proposals into the local landscape and incorporate existing landscape features.



Landscape Analysis Plan. NTS

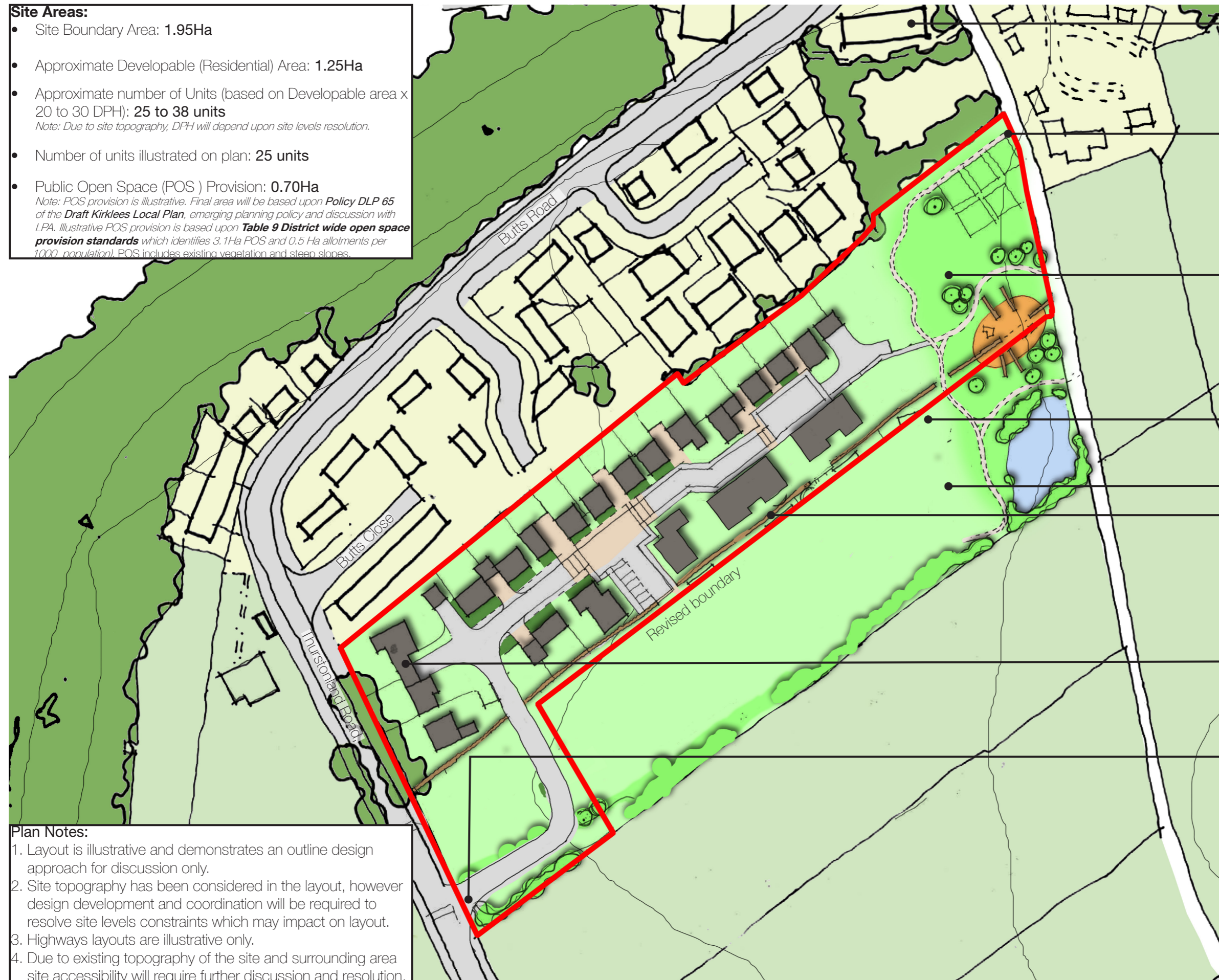


Landscape Opportunities and Structure Plan. NTS

FARNLEY MASTERPLAN POTENTIAL DEVELOPMENT SITES
Site 19 - Land to the south west of Farnley Tyas, Farnley Tyas

Site Areas:

- Site Boundary Area: 1.95Ha
- Approximate Developable (Residential) Area: 1.25Ha
- Approximate number of Units (based on Developable area x 20 to 30 DPH): **25 to 38 units**
Note: Due to site topography, DPH will depend upon site levels resolution.
- Number of units illustrated on plan: **25 units**
- Public Open Space (POS) Provision: **0.70Ha**
Note: POS provision is illustrative. Final area will be based upon Policy DLP 65 of the Draft Kirklees Local Plan, emerging planning policy and discussion with LPA. Illustrative POS provision is based upon Table 9 District wide open space provision standards which identifies 3.1Ha POS and 0.5 Ha allotments per 1000 population. POS includes existing vegetation and steep slopes.



- St Lucius Church and Churchyard
- Pedestrian links to PROW
- POS along PROW to create an appropriate green setting for Holme Valley Circular Walk and allowing views to church from the wider countryside. Potential to incorporate pedestrian links, play area, allotments and SuDs features to create multifunctional Green Infrastructure.
- Housing Development: with housing fronting onto greenspace (secure by design principles).
- Existing field boundary stone wall retained where possible providing unifying element running through development.
- Typical linear village frontage along road
- Vehicular Access via bellmouth on Thurstonland Road.

Plan Notes:

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4. Due to existing topography of the site and surrounding area site accessibility will require further discussion and resolution.

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APPENDIX 4:
**HISTORIC ENVIRONMENT APPRAISAL – HISTORIC
BUILDINGS FOR RETENTION RECOMMENDATIONS**



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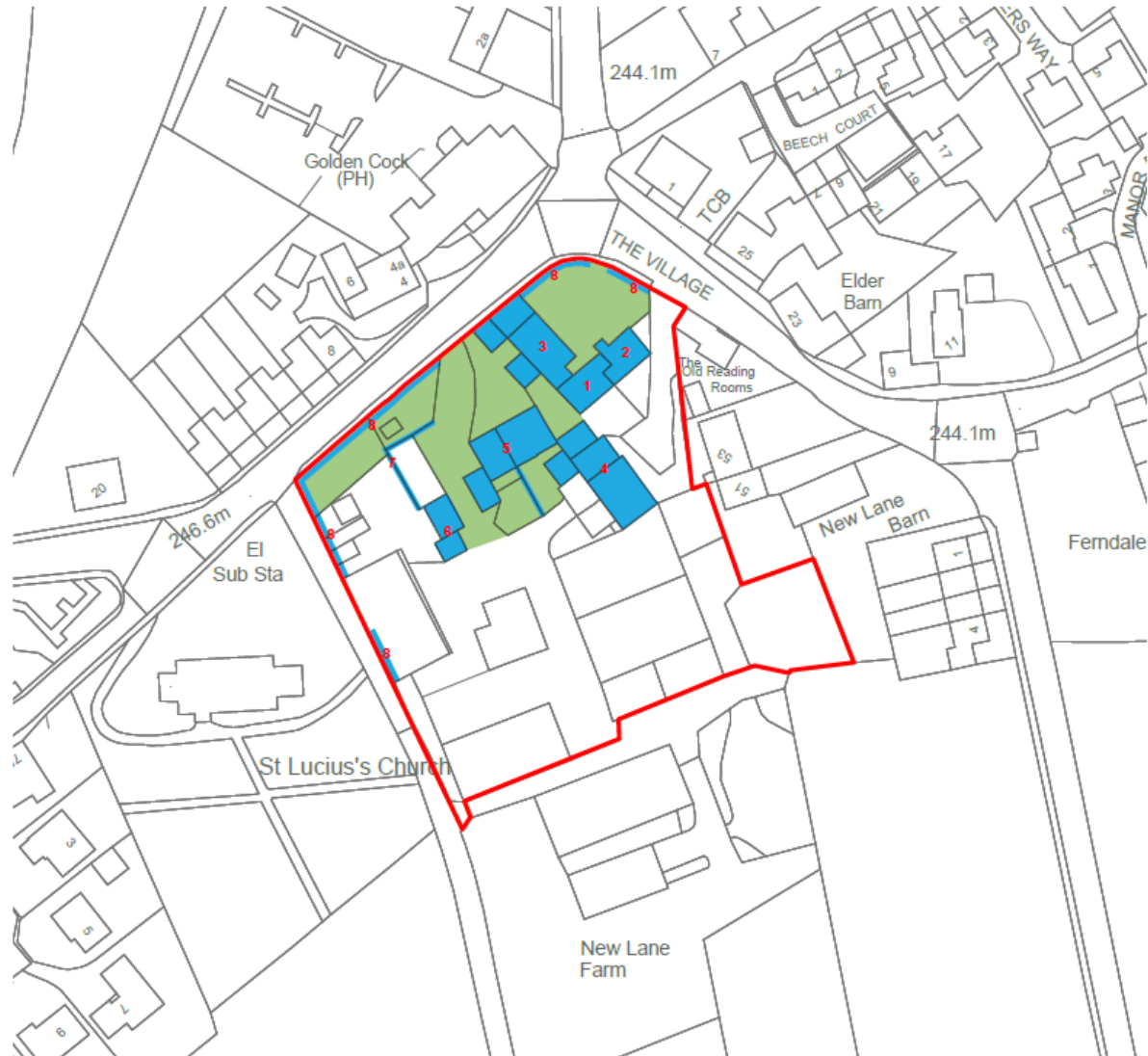
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