



A different view

Planning & Heritage Statement

# Land at Grundy Farm, Carleton-In-Craven

Mrs Nancy Ellison & R N Wooler & Co. Ltd

October 2023

**Project Title**

Residential Development on land at Grundy Farm

**Applicant Name**

Mrs Nancy Ellison & R N Wooler & Co. Ltd

**Date**

October 2023

**Client Lead**

Liz Walker, MRTPI  
Associate Director – Planning

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# 1. Introduction

- 1.1: This planning statement is submitted on behalf of Mrs Nancy Ellison in partnership with R N Wooler & Co. Ltd to support a full planning application for the erection of four dwellings on land at Grundy Farm, Carleton.
- 1.2: This application follows detailed discussion with North Yorkshire County Council (Craven), Hinchliffe Heritage (NYCC Heritage Advisor) and Historic England, following a previous refusal of planning permission on site (ref: 2018/19559/FUL).
- 1.3: RN Wooler & Co. Ltd, an established and well-respected local business with a long experience of delivering well-designed new housing in the local area.
- 1.4: Section two of this statement contains a description of the application site and provides details of the site's planning history..
- 1.5: Section three provides details of the proposed development.
- 1.6: Section four of this statement provides an assessment of the development plan.
- 1.7: Section five incorporates an assessment of relevant policies of the National Planning Policy Framework and national planning guidance.
- 1.8: Section six includes an assessment on Heritage impact.
- 1.9: Section seven includes an assessment of the sustainability of the proposed development.
- 1.10: Section eight includes information on the benefits arising from the development process.
- 1.11: Section nine includes conclusions to the statement.
- 1.12: A number of specialist consultants have been employed by the applicant to ensure that a carefully designed scheme has been put forward. Therefore, this statement should be read in conjunction with the following documents:
  - Plans Package (John Wharton Architect Designers)
  - Design and Access Statement (John Wharton Architect Designers)
  - Sustainable Construction Statement (John Wharton Architect Designers)
  - Ecological Assessment and BNG Calculations (Envirotech)
- 1.13: As the application is not a major development, no drainage statement is required.

## 2. The applicant and application site

- 2.1: The site is located at the heart of the village of Carleton-in-Craven at the corner of Park Lane and Main Street. The site comprises a field (OS Field 3858) to the rear (south) of Grundy Farm bounded on the west by a linear length of properties fronting onto Park Lane (including the site) and in the north bounding the rear curtilages of Grundy Farm and Street Houses on Main Street/West Road. Substantial dry-stone walling runs along part of the eastern boundary of the field which is proposed to be partly developed.
- 2.2: Access to the site shall be taken directly off Main Street and shall take the form of a new access point between Grundy Farm and Street Houses. The existing access adjacent to Park Lane will be closed off as part of the proposed development.
- 2.3: Grundy Farm House at the northern edge of the site is a Grade II listed building and the very northern edge of the site is within the designated Conservation Area although the majority of the site is outside this designation. The site is adjacent to the boundary of the Carleton Conservation Area.



Figure 1: Aerial image of Grundy Farm site. Source: Google Earth

- 2.4: There are a variety of land uses within close proximity of the site, with residential dwellings located to the north along Main Street/West Road and to the east along Park Lane.

- 2.5: The village of Carleton is well served with a range of services available including a primary school, post office and public house that are located within walking distance of the site. Carleton is very well connected, being located within 2.5km (1.55 miles) of the centre of Skipton which has a wide range of services and amenities that can be accessed by public transport, including Skipton Railway Station allowing for wider connections to Leeds and beyond.
- 2.6: There are no physical or legal constraints which would preclude the development of the site which is in a single ownership.
- 2.7: The applicant controls the whole site and can confirm it is available and deliverable as a housing site for the immediate commencement of development, subject to successful planning permission being obtained.

### Planning History

- 2.8: To the rear of Grundy Farmhouse there is already an approved and implemented (started) scheme (see below for approved site plan) for two new build dwellings (both at the rear, with one backing onto OS Field 3858) and conversion of the barn to two dwellings. An extract of the approved site plan is shown at Figure 2.

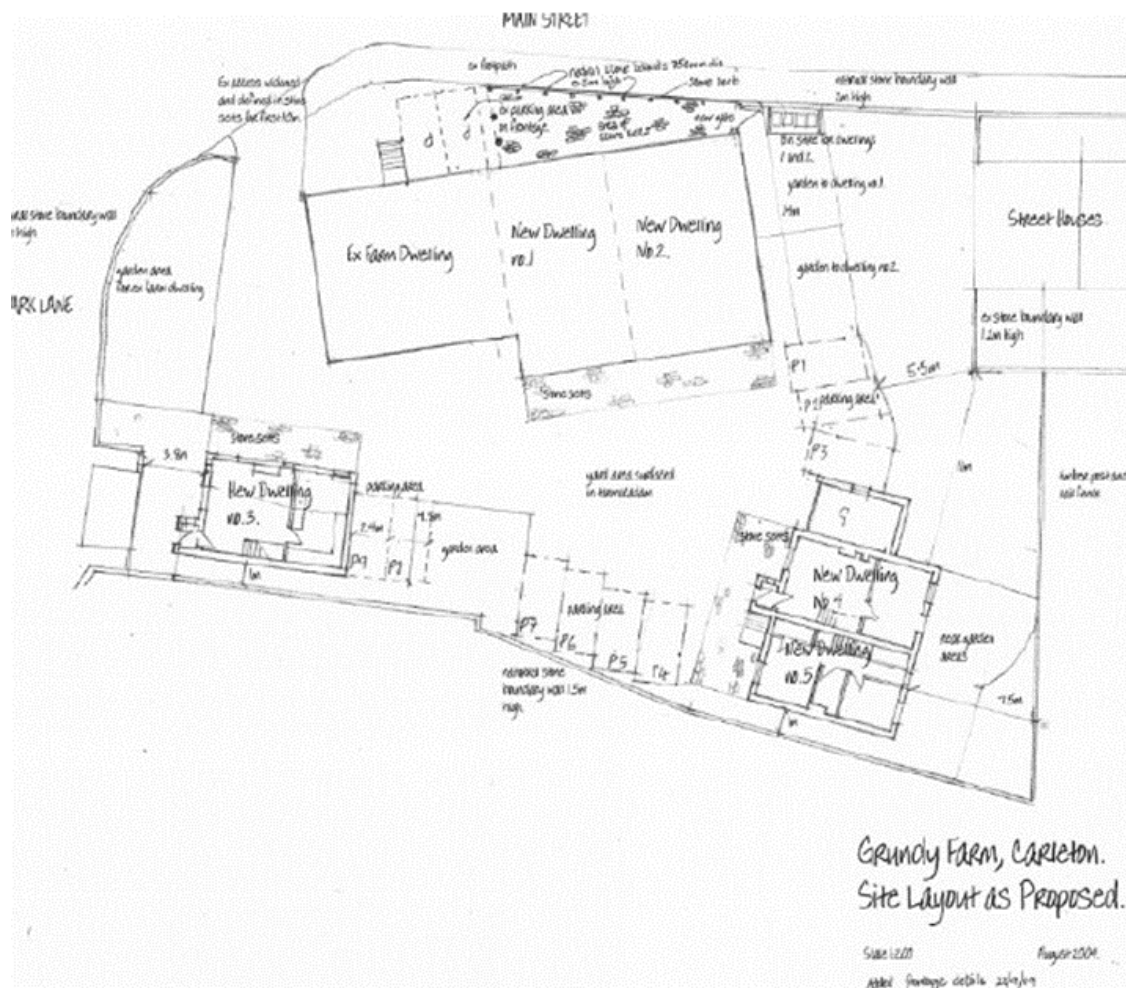


Figure 2: Approved Site Layout Plan (17/2009/9980)

- 2.9: It should be noted that during discussions with the council's conservation advisor concern was expressed about proposals to place houses in close proximity to the

rear of the listed farmhouse and barn as consented and also to remove a single storey outbuilding to the rear of the farmhouse.

2.10: It should be noted that those elements were all approved under the above application.

2.11: Since this application as approved the site has been subject to two further applications: 17/2017/17886 (withdrawn) and 2018/19559/FUL.



Figure 3: Site plans on withdrawn outline application (above left) and site plan on this full planning application (above right).

2.12: The withdrawn application sought outline permission for the construction of 21 dwellings and highway access that included land identified as making a strong contribution to the area in the Conservation Area Appraisal 2016. However, following concerns expressed by Historic England, the Council's Conservation and Listed Building Consultant and Highways the applicant withdrew the original proposal and revised the application to reduce the number of dwellings from 21 to 6 dwellings and to address highway concerns.

2.13: The refused application sought permission for the construction of five two storey detached dwellings and one single storey dwelling with off street parking and associated works to facilitate the proposal. Despite an officer recommendation or approval this application was refused at Planning Committee for the following reasons:

1. *The proposal which includes the partial demolition of a boundary wall to the Grade II listed building (Grundy Farm) and the construction of six detached*

*dwellings with associated infrastructure would have an adverse impact on the setting and significance of this heritage asset and would neither preserve or enhance the character and appearance of the conservation area. The proposal is therefore considered to contrary to the requirements of Section 16 of the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.*

- 2. The proposed development would result in harmful encroachment and urbanisation in the countryside which would diminish its openness, character and quality in conflict with the requirements of saved policies ENV1 and ENV2 Craven District (Outside the Yorkshire Dales National Park) Local Plan which seeks to protect the countryside from sporadic development and paragraphs 127 and 170 of the National Planning Policy Framework which also seek to protect the intrinsic character of the open countryside.*
- 3. It has not been satisfactory demonstrated that the visibility splays specified can be achieved due to the current situation of cars parking on the public highway. In particular, to highway safety, as vehicles exit the site without sufficient visibility could be at risk of collision. The proposal is therefore considered contrary to Saved Policies ENV2 & T2 of the Craven District (outside the Yorkshire Dales National Park) Local Plan and the requirements of Section nine of the National Planning Policy Framework.*

2.14: The proposed development, subject to this application follows detailed discussion with North Yorkshire County Council (Craven), Hinchliffe Heritage (NYCC Heritage Advisor) and Historic England, in response to the previously refused application as referenced in the following section.

2.15: It should also be noted that consents have been granted on land surrounding the application site. These are confirmed below together with the approved plans for Grundy Farm.



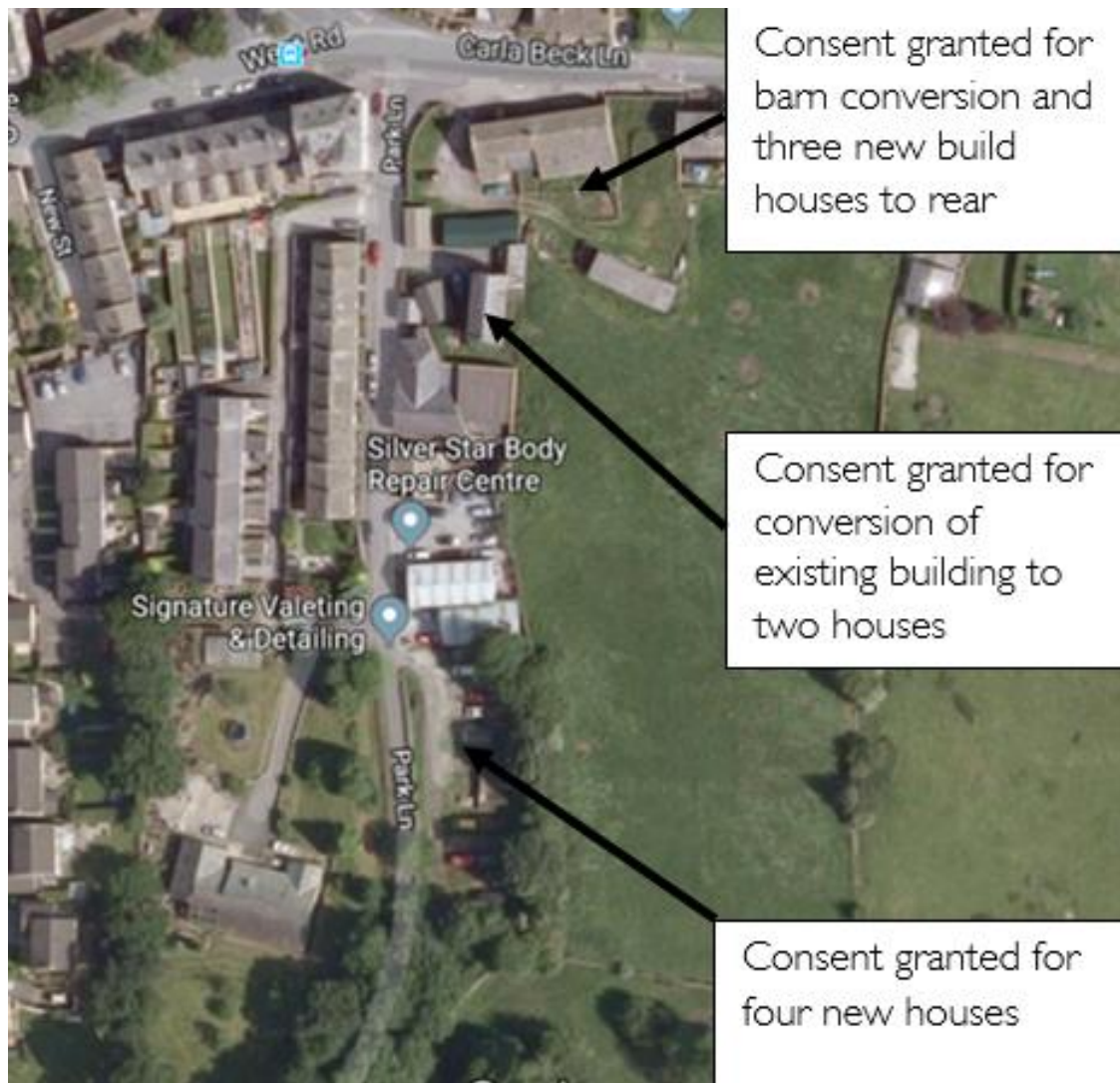


Figure 4: Image showing consents granted on and adjacent to Grundy Farm site

2.16: The proposals have been designed in order that they relate well to these approvals in heritage and landscape terms.

### 3. The application

- 3.1: The development proposed as part of this application is to erect four dwellings to the rear of Grundy Farm. To facilitate this an existing field barn will be demolished.
- 3.2: It is the intention of the applicant to produce a high-quality scheme which will contribute towards the supply of housing within the district.
- 3.3: As shown on the accompanying drawings and Design and Access Statement the development proposes a 'low density' layout of up of four dwellings with access taken from the existing access off Carla Beck Lane to the north.

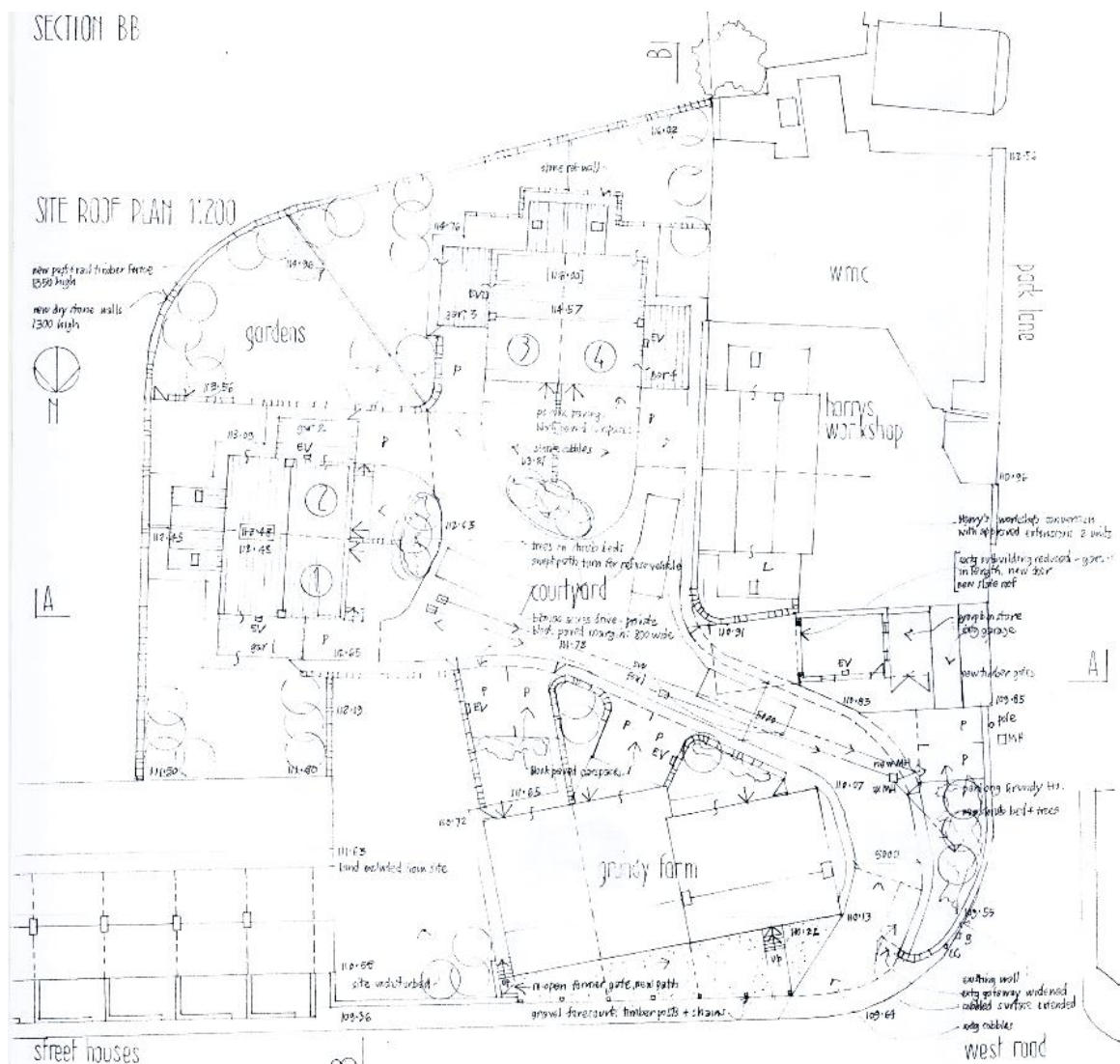


Figure 5: Proposed site plan

- 3.4: the proposals article stroked two similar pairs of two storey 3-bedroom houses with attached garages in a layout which includes Grundy House and Barn and Harry's Workshop to form a courtyard group. There are gaps between the buildings to retain long distance views through the site.
- 3.5: The new houses are of simple flat front form with lean two garages on each house Gable, pad single story rear extensions.

- 3.6: Glazing patterns are in the local tradition and pattern, referencing Grundy House. There are no overlooking nor overshadowing issues.
- 3.7: Walling materials will be local stone on the blue slate roofs.
- 3.8: The outbuilding to the South of Grundy house will be shortened and reroofed to become the garage to Grundy House. To the West of the outbuilding and existing gap will be gated to form a group bin store.
- 3.9: Each house will have a rear and/or side garden.
- 3.10: Both blocks of new houses will overlook a common access for court with various ground surfaces.
- 3.11: The existing highway access will be further widened to serve a new private driveway around Grundy West side into the courtyard, which will accommodate a refuse vehicle turn space.
- 3.12: Houses 1 and 2 will have level access at their front doors. A short, stepped approach is required to serve Houses 3 and 4.
- 3.13: Each House is designed to meet Part 'M' Building Regulations.
- 3.14: Following pre-application discussion with the council Heritage Consultant, the scheme has been reduced from 5-dwellings down to 4. The 5<sup>th</sup> dwelling was to be located in the gap between Grundy Farm House and Street Houses. On review it was considered that a dwelling in this location would impact upon the character and appearance of the conservation area; views out from the conservation area and the listed buildings opposite and; on the setting of the listed Grundy Farmhouse and barn. For this reason, the 5<sup>th</sup> dwelling has been removed from the scheme as proposed as part of this application.
- 3.15: On the advice of the Heritage Consultant, the remaining 4 dwellings have been re-positioned to create a more orthogonal courtyard form of development, whilst helping to maintain views from the junction of Park Lane and West Road to open landscape to the southeast.
- 3.16: Landscape enhancements are proposed and add favourable weight to the planning balance. This will include the retention of existing trees and shrubs and additional planting at the boundaries and throughout the site.
- 3.17: The proposed development will bring about a number of social, economic and environmental benefits and this should be afforded significant weight in the determination of the application.

## 4. The development plan

4.1: The adopted development plan is Craven Local Plan 2012-2032 (adopted November 2019). The Local Plan policies relevant to the determination of the proposed development are:

- SD1 – The Presumption in Favour of Sustainable Development
- SD2 – Meeting the Challenge of Climate Change
- SP1 – Meeting Housing Need
- SP3 – Housing Mix and Density
- SP4 – Spatial Strategy and Housing Growth
- SP5 – Strategy for Skipton
- ENV1 – Countryside and Landscape
- ENV3 – Good Design
- ENV4 – Biodiversity
- ENV5 – Green Infrastructure
- ENV6 – Flood Risk
- ENV7 – Land and Air Quality
- INF4 – Parking Provision
- INF6 – Education Provision

### Principle of development

- 4.2: **Policy SD1** sets out the Council's presumption in favour of sustainable development and confirms that the Council will take a positive and proactive approach to the consideration of development proposals that reflects the presumption in favour of sustainable development that is contained in the NPPF. **Policy SD2** supports the move to a low carbon future, taking into account factors such as flood risk, water supply and changes to biodiversity and landscape.
- 4.3: **Policy SP1** identifies the annual housing requirement figure for Craven District of 230 net additional dwellings per annum. According to the Five-Year Housing Land Supply Methodology and Report (1 April 2022 to 31 March 2027) the Council is able to demonstrate a deliverable 5.7-year supply of housing land.
- 4.4: Whilst Craven District Council is able to demonstrate a five-year supply of housing land, the target of 230 dwelling per annum is expressed as a minimum target and there remains the requirement at paragraph 60 of the NPPF 'to support the Government's objective of significantly boosting the supply of homes...'. The development proposals will contribute towards the delivery of new homes in Craven District and the Government's objective to boost the supply of homes.
- 4.5: **Policy SP3** requires new housing developments to provide a suitable mix and density of new homes to address local housing needs. The Strategic Housing Market Assessment (SHMA), dated 2017, identifies a need for 2, 3, and 4 bed dwellings and in particular identifies a shortage of family housing in the Craven District. The proposed dwellings will be a mix of 2x 3-bed and 2x 4-bed semi-detached, family homes and will therefore meet the needs identified in the SHMA.
- 4.6: **Policy SP4** identifies Carleton as a Tier 4a settlement (Village with Basic Services) to which limited growth is directed to sustain their vitality and function.

- 4.7: Bullet point H of Policy SP4 confirms that the Council will support the release of non-allocated sites for housing that are in the main built-up area of Tier 1 to 4 settlements, such as Carleton.
- 4.8: The Local Plan definition of 'main built up area' includes, *'the settlement's closely grouped and visually well related buildings and any associated spaces between these buildings'*. Having regard to the relationship of the application site with Carleton, it is considered to be partially 'in' the built-up area of the settlement as defined in the Local Plan.

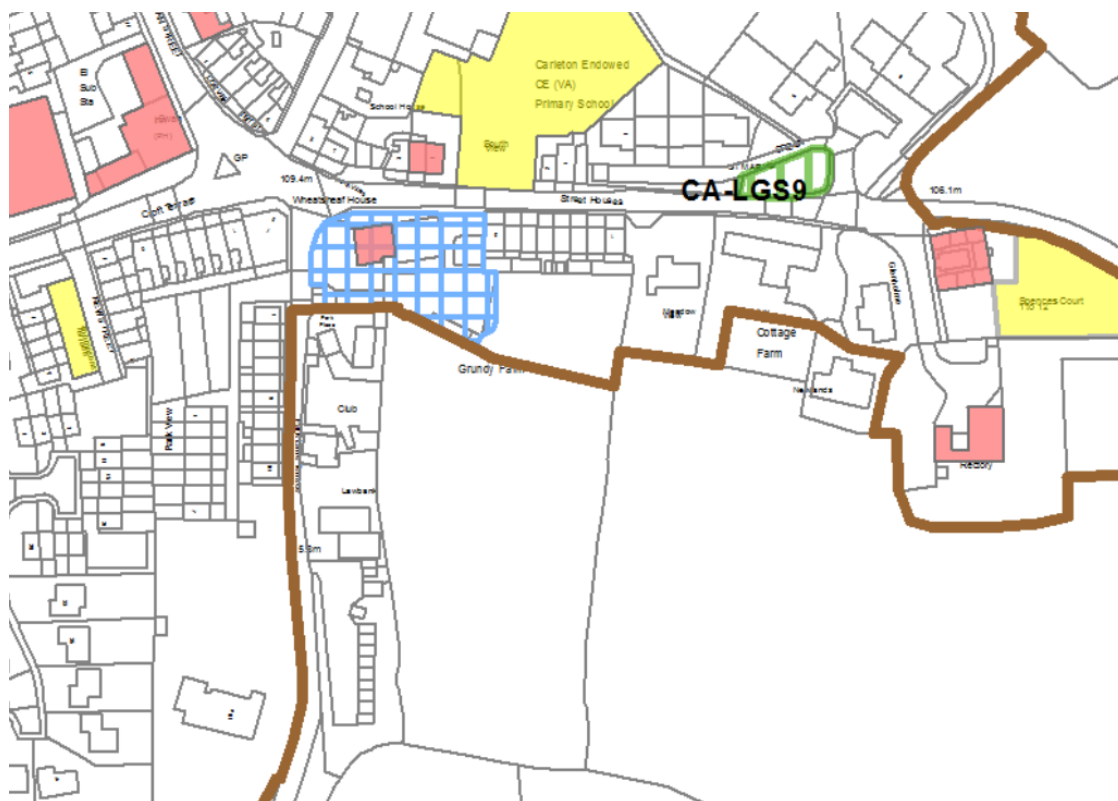


Figure 6: Local Plan Proposals Map extract – the extant consent at Grundy Farm is hatched in blue.

- 4.9: Bullet point I a) of Policy SP4 confirms that the Council will support the release of non-allocated sites for housing that adjoin the main built up area of Tier 4 settlements where it can be demonstrated that the planned growth in the spatial strategy for the settlement will not be delivered during the plan period.
- 4.10: Carleton is due to provide 1.2% of the 230 net dwelling pa as required by the Local Plan. This equates to the delivery of 55 net dwellings over the plan period. As the local plan does not allocate any land for residential development within or adjoining Carleton it expected that development must come forward on any windfall sites as they come forward.
- 4.11: Paragraphs 4.49 to 4.51 of the Craven local plan explain that the performance of settlements in meeting their planned levels of housing growth will be assessed and published in a live online document. This information will assist in the monitoring, management and delivery of sustainable growth in the Craven local plan area, and will help to ensure that the plan's housing requirement is met. In particular, the

information will assist in the implementation of the adopted Craven local plan Policy SP4: Spatial strategy and housing growth, criterion I a).

4.12: The most recent calculations<sup>1</sup> as of 1<sup>st</sup> July 2023 show that Carleton has a negative balance of minus 5 dwellings and that ‘this should be considered in planning decisions’. Based on the most up to date data, it is considered that the development of land at Grundy Farm can be considered acceptable under criterion I a) provided that they:

- i. are consistent with the role and function of the settlement in the spatial strategy;
- ii. are proportionate to the size of the settlement;
- iii. are complementary to the settlement’s form, character and appearance;
- iv. would conserve the character and appearance of the countryside;
- v. would avoid contributing towards the coalescence of settlements; and
- vi. accord with all other relevant local plan policies or neighbourhood plan policies.

4.13: The scale of development is considered to be proportionate to the settlement of Carleton and assist in the village’s contribution to the small-scale housing development as set out in the spatial strategy.

4.14: The proposed designs would reflect their context by referencing the character and feel of the historic buildings within the Conservation Area in addition to the Listed Buildings, by using materials that complement rather than contrast with the surroundings. It can be concluded that the traditional form and materials of the proposals will make a positive contribution to the setting of the village.

4.15: Taking the above into account, it is considered that the proposed development accords with Policy SP4 (I) and is acceptable subject to accordance with all other relevant Local Plan policies.

### Other Policy Considerations

4.16: **Policy ENV3** seeks to encourage Good Design as it will help to ensure that growth in Craven results in positive change, which benefits the local economy, environment and quality of life, including health and wellbeing. In particular criterion b states that ‘designs should respect the form of existing and surrounding buildings including density, scale, height, massing and use of high-quality materials which should be locally sourced wherever possible’. The proposed layout responds to the existing and approved development which adjoins the site to the north and west. The proposed dwellings will be built using local Yorkshire stone and blue slate, in keeping with the approved development to the south.

4.17: **Policy ENV4** states that wherever possible, development will make a positive contribution towards achieving a net gain in biodiversity. The proposed development will provide for new tree, hedgerow and other planting which will significantly increase the biodiversity value of the site which is currently a grass field. Each house will be equipped with two wild bird nest boxes to front and rear eaves. A total of 45

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<sup>1</sup> <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/craven-planning-policy/craven-spatial-planning/evidence-and-monitoring/settlement-growth-monitoring>

no new trees are proposed to be planted around the site, of six varieties. The retention of some 500m<sup>2</sup> of land as permeable garden space will enhance wildlife habitats and green space.

- 4.18: Similarly, the development could be delivered without impacting negatively on existing green infrastructure assets and the proposed landscape planting will result in improved habitat connectivity across the site in accordance with the requirements of **Policy ENV5**.
- 4.19: **Policy ENV6** identifies a requirement for development to take place in areas of low flood risk. The application site is located wholly in Flood Zone 1 and will provide adequate foul and surface water disposal.
- 4.20: **Policy ENV7** aims to safeguard and improve land and air quality. The application site is not classified as best or most versatile agricultural land. Additionally, the proposed development will not result in a significant amount of traffic and will be sustainably located, with residents have good access to sustainable transport options.
- 4.21: **Policy INF4** seeks to minimise congestion, encourage sustainable transport modes and reduce conflict between road users by ensuring proper provision and management of parking for cars and other vehicles. As shown on the proposed layout, there is sufficient space within the site to accommodate the requisite need for parking for cars and other vehicles and for delivery vehicles to enter and leave the site in forward gear. The development will also include the provision of electric vehicle charging points.

## 5. National planning policy guidance

- 5.1: The National Planning Policy Framework (2021) sets out national planning policy guidance for England. National Planning Practice Guidance provides further information on how policies should be interpreted.
- 5.2: National policy and guidance are a material consideration in any planning decision.
- 5.3: Relevant sections of the Framework are appraised below in specific sub-sections:

### Presumption in Favour of Sustainable Development

- 5.4: The presumption in favour of sustainable development, incorporated at Paragraph 11 of the Framework, states that where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, consent should be granted for sustainable development proposals unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

- 5.5: Paragraph 11 of the NPPF is the main planning policy reference relating to the determination of this planning application.
- 5.6: The site is located within a short and conformable walking and cycling distance from the village centre. There is also a regular bus service which is within close proximity of the site, thus a range of travel options exist for the future occupants of the dwellings. The site is accessible to the vast range of services and amenities which exist in nearby Skipton
- 5.7: The proposed development will provide a sustainable form of development, thus meeting the provisions of paragraph 11 of the NPPF.

### Housing Development

- 5.8: Section 5 of the NPPF identify the need to provide a wide choice of high-quality homes. The Framework seeks to 'significantly boost' the delivery of housing (Paragraph 60).
- 5.9: Paragraph 69 states that small and medium sized sites, such as that promoted in this application, can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

### Good Design

- 5.10: Paragraph 126 of the NPPF states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve' and that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.
- 5.11: The proposal seeks the erection of four dwellings in a courtyard layout following pre application discussions with the council. The design of the dwellings our traditional in keeping with the immediate setting and we'll use local stone with blue slate roofs.
- 5.12: The inclusion of additional landscaping both within the site and along the site boundaries will provide a softened buffer considered to be suitable to the landscape



setting whilst maintaining and enhancing the ecological value of the site. The development will reinforce local distinctiveness by using materials typical of the housing found within Carleton. The site is suitably located to allow for access to the existing services within Carleton either on foot or utilising existing public transport routes.

#### The Historic Environment

5.13: The policies of the NPPF relating to heritage are appraised in the section below.

#### The Natural Environment

5.14: Paragraph 174 provides general guidance on how the natural environment should be conserved and enhanced and states that the planning system should contribute to and enhance the natural environment by having regard to six identified requirements.

5.15: The site is not within any nationally or locally designated areas. The development of the land will result in ecological and habitat enhancements through the introduction of tree and hedgerow planting both within the site and around the site boundaries that otherwise will not be possible if the site remained redundant and will result in bio-diversity net gain within the development site.

#### Promoting Sustainable Transport

5.16: The Framework outlines the important role policies play in facilitating sustainable development and the need for Local Plans to support developments which use sustainable transport modes and minimise journey lengths for employment, shopping, school and leisure activities.

5.17: As discussed, the site is well located with respect to local facilities and services, and access to sustainable transport options. It is therefore considered highly accessible with regards to its setting.

5.18: Given the small-scale nature of the development, no significant adverse transport impacts will arise from the development of five new dwellings at this site. The proposed development, therefore, complies with the NPPF as highlighted above.

## 6. Appraisal of heritage issues

### National Planning Policy Framework

- 6.1: National planning policy for cultural heritage is provided within the National Planning Policy Framework (NPPF) published in February 2019.
- 6.2: Any proposals for consent relating to heritage assets are subject to the policies of the NPPF. This sets out the Government's planning policies for England and how these are to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.
- 6.3: Paragraph 10 of the revised NPPF confirms that 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (Paragraph 11)'.

### Significance of the Heritage Asset

- 6.4: The NPPF requires that an understanding of a heritage asset's significance must form the basis of determining applications.
- 6.5: Paragraphs 189 and 190 state:
189. 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 assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.** As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, Local Planning Authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. (emphasis added)
190. Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 6.6: When determining applications relating to any heritage asset, NPPF Paragraph 192 requires that local authorities take account of:
- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- c) The desirability of new development making a positive contribution to local character and distinctiveness.

6.7: Regarding the significance of heritage assets and the acceptability of change to them Paragraphs 193 and 194 now state:

193. 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. (emphasis added)

194. 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. Substantial harm to or loss of a) Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II\* listed buildings, Grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

6.8: Paragraph 196 states that:

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.

## LOCAL PLANNING POLICIES

### Adopted Local Plan Policies

6.9: ENV2 – Heritage – this policy seeks to support proposals that would preserve or enhance the character or appearance of a Conservation Area, especially those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.

## HERITAGE ASSETS

6.10: Grundy Farmhouse itself has considerable significance as a historic building that contributes to the form and character of the Conservation Area; this is reflected in its status as a Grade II Listed Building. The farmhouse and its complex of buildings have historic value, in reflecting the rural origins of the village. The farm has aesthetic value and occupies a prominent location in the immediate streetscape.

6.11: The boundary walls associated with Grundy Farm date to at least the 19th century, and contribute to the immediate setting of the Listed Building, and to the historic character of this part of the Conservation Area.

6.12: The northern part of the proposed development site lies within the boundary of the Carleton-in-Craven Conservation Area (see Figure 2). The proposed development site forms part of the wider agricultural setting of Grundy Farm, which itself forms part of the historic layout of the rural village, visible from the main roads.

6.13: The remainder of the development site is considered to contribute to the setting of the Conservation Area. A draft Conservation Area Appraisal (CAA) was prepared on behalf of Craven District Council in 2016 by Alan Baxter Ltd. In general terms the report states that the land to the south of Carleton makes a strong contribution to the setting and appearance of the Conservation Area. Regarding the proposed application site, the CAA states that:

land to the southeast of the Grade II Listed Grundy Farm helps contextualise the farm and reinforces the relationship between the historic core and its agricultural setting...the strip of land adjoining the rear of the properties on Park Lane is compromised by this relationship and consequently makes only some contribution to the character and appearance of the Conservation Area.

6.14: The former area, to the immediate southeast of Grundy Farm lies within the Conservation Area boundary. The land to the rear of properties on Park Lane lies outside the boundary and is subject to some debate as to its significance; Alan Baxter Ltd did not concur with an assessment of only some contribution to the Conservation Area, and have proposed that it be included in the Conservation Area.

## ASSESSMENT OF SIGNIFICANCE

6.15: Annex 2 of the National Planning Policy Framework (NPPF) defines 'significance' as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'. It further defines a 'heritage asset' as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)'.

6.16: The importance of identifying the significance of a site is highlighted in the NPPF as this is essential in informing future change to heritage assets. The aim of heritage conservation is to sensitively manage change to ensure that significance is protected, and also revealed, reinforced and enhanced, at every possible opportunity.

## ASSESSMENT OF THE EFFECT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE OF THE ASSET

6.17: Update assessment based on final plans with reference to:

- Partial demolition of barn (previously approved to be fully demolished, remains to be slate roof as opposed to current profile roof),
- Use of existing access (no impact upon listed wall to east of Grundy Farm)
- Response to pre-app discussions (courtyard design)
- Orientation of units 1&2 ensure view SE between barn and Park terrace to landscape beyond.

6.18: As referenced above, the site benefits from an extant planning permission (ref: 17/2009/9980) that approved a scheme for two new build dwellings (both at the rear, with one backing onto OS Field 3858) and conversion of the barn to two dwellings. This decision approved the demolition of the outbuilding to the rear of Grundy Farm in full.

- 6.19: The proposal subject to this application seeks only the part demolition of this outbuilding, to facilitate access to the site. The only other access to the site would be through via the gap between Grundy Farmhouse and Street House, removing a wall of heritage value. The part demolition/retention of the outbuilding is considered to be the best option for the site and would avoid the full demolition of this building, which has previously been approved by the council.
- 6.20: The retained part of the building will include the introduction of a slate roof, as opposed to the existing profile roof, and the gable wall will be built using existing stone from the building. The part retention of this building is seen to be of benefit to the site and wider conservation area.
- 6.21: The design of the scheme has responded to pre-application advice provided by the council Heritage Officer. An original scheme has been reduced from 5-dwellings down to 4. The 5th dwelling was to be located in the gap between Grundy Farm House and Street Houses. On review it was considered that a dwelling in this location would impact upon the character and appearance of the conservation area; views out from the conservation area and the listed buildings opposite and; on the setting of the listed Grundy Farmhouse and barn. For this reason, the 5th dwelling has been removed from the scheme as proposed as part of this application.
- 6.22: On the advice of the Heritage Consultant, the remaining 4 dwellings are to the rear of Grundy Farm and have been re-positioned to create a more orthogonal courtyard form of development, whilst helping to maintain views from the junction of Park Lane and West Road to open landscape to the southeast.
- 6.23: It is acknowledged that inappropriate design and materials could detract from the traditional style of many of the buildings in the village and the Grundy Farm buildings. The proposal would address this issue by the use of design details and materials to reflect local vernacular buildings. The traditional materials employed in the village include gritstone rubble or ashlar walling, with slate roofing.
- 6.24: It is considered that proposed development site has little visual connection with the majority of the Conservation Area, but the development would affect the setting of buildings in the immediate vicinity, i.e. Grade II Listed Grundy Farm. Proposals would see the new development situated largely behind the existing buildings; it will therefore not cause substantial harm to the ability to appreciate the architectural or historic value of the buildings, or the experience of the historic core of the village.
- 6.25: These design changes are considered to be a betterment to the heritage setting than which has previously been approved on site.

## **PUBLIC BENEFIT AND CONCLUSIONS**

- 6.26: The proposal will generate tangible social and economic benefits (referenced in the following section) that will enhance the future vitality of this building with a residential use that will benefit the wider locality.
- 6.27: It is considered that the proposal would result in “less than substantial” harm, as well as having some heritage benefits by improving the appearance of the site. The harm should therefore be weighed against the public benefits which include: the heritage benefits of part retaining the outbuilding previously approved to be demolished; retaining the sites boundary walls; public benefits of generating employment in traditional construction skills for the new houses and dry-stone walls and any other

public benefits, such as the providing of a net increase of four dwellings in a village where there is an identified need.

6.28: The proposed development is considered to accord with the National Planning Policy Framework and the policy guidance provided in the Local Plan.

## 7. Benefits

8.1: The proposed development will bring with it a number of benefits in environmental, social and economic terms, as outlined below.

### Social role

- Delivery of four new dwelling within Carleton can accordance with Local Plan Policy SP4 at a time where there is an identified deficit, helping the settlement contribute to small scale housing development as set out in the spatial strategy.
- The proposal will deliver a housing development of four semi-detached family homes that will provide greater choice for residents in Carleton and introduce new householders into the village, who will support local services.
- Such a mix will provide greater choice to residence in the village of Carleton and for those wanting to return or move into the area add meet the housing needs as identified and the SHMA.

### Environmental Benefits

- A high-quality development to enhance the vernacular character of the local landscape.
- The design of the proposed dwellings will enhance the visual amenity of the landscape setting and raise the level of architecture within the district.
- The dwellings have been designed to a high environmental standard and will incorporate a number of sustainable energy sources and can result in an exemplar development for the district.
- The proposed development will incorporate a range of ecological and landscape enhancements to this edge of settlement site.
- The proposal includes the following ecological measures and enhancements:
  - Existing boundary trees and hedgerows will be retained, enhanced and managed.
  - New planting is proposed to enhance and augment tree areas on the site boundary.
  - New private residential gardens including new trees and hedgerows.
  - Introduction of bird boxes across the site.

### Economic Role

- Economic multiplier benefits arising from the construction process. A study by the CBI<sup>2</sup> confirms that: “Analysis by Oxford Economics shows that every £1 spent on UK construction creates £2.92 of value to the whole economy.” Based on that

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<sup>2</sup> Fine Margins – Delivering financial sustainability in UK construction; CBI (2020)

multiplier, the economic benefits created will likely be in excess of £1m. Much of this benefit will be realised locally in construction and supply chain businesses.

- Job creation during the construction period.

8.2: The above demonstrates how the proposed development would bring about a number of economic, social and environmental benefits which are to be weighed heavily in the planning balance.



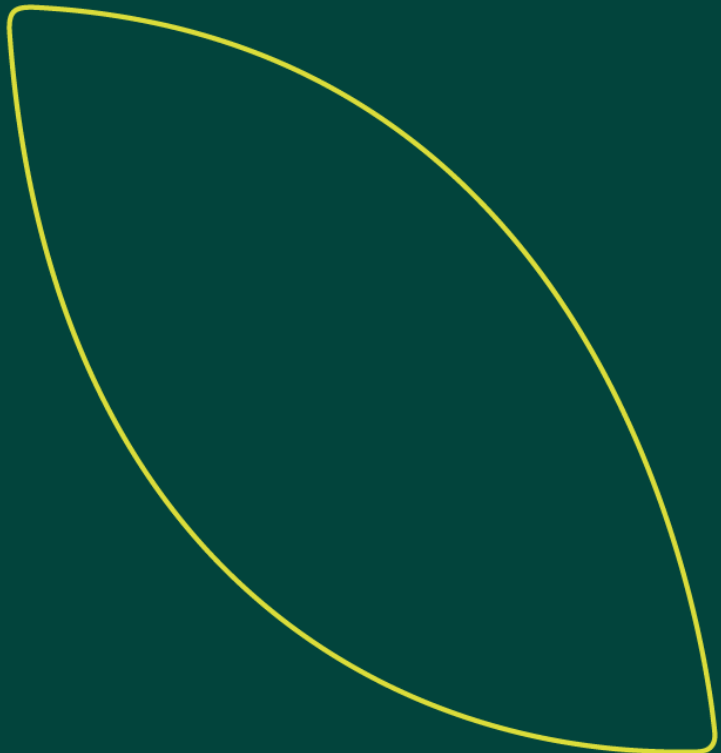
## 8. Conclusion

- 9.1: This planning application seeks to achieve planning permission, for the erection of four dwellings on land at Grundy Farm, Carleton in Craven.
- 9.2: This application follows detailed discussion with North Yorkshire County Council (Craven), Hinchliffe Heritage (NYCC Heritage Advisor) and Historic England, following a previous refusal of planning permission on site (ref: 2018/19559/FUL).
- 9.3: RN Wooler & Co. Ltd, an established and well-respected local business with a long experience of delivering well-designed new housing in the local area.
- 9.4: The applicants are keen to deliver high quality development which reflects and contributes to the character of its setting.
- 9.5: This statement demonstrates how the proposed development will bring about a number of economic, social and environmental benefits to Skipton and the wider district, which are to be weighed heavily in the planning balance and will accord with the development plan for the district, the Craven Local Plan, and the NPPF.
- 9.6: The scheme will make a small but notable contribution to widening the housing stock that is available in Carleton and will provide family-sized dwellings to meet local needs. The provision of such homes will help to address identified demographic challenges within the town by providing accommodation options for people of working age and their families.
- 9.7: We therefore respectfully request that this outline application is approved.

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