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Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

PLANNING STATEMENT

ROUND HILL FARM, NEW ROAD CRAGG VALE

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1. INTRODUCTION

- 1.1 This statement is submitted in support of a planning application for the demolition of an existing dwelling and its replacement with a new dwelling on land at Round Hill Farm, New Road, Cragg Vale.
- 1.2 The purpose of this statement is to provide an evaluation of the site and surroundings, together with a review of local and national planning policies before presenting a case in support of the application.

2. THE SITE AND SURROUNDINGS

- 2.1 The site is a farmhouse and barn converted into one dwelling in the 1980's. It is a relatively isolated property to the south of Cragg Vale and accessed from a track leading from New Road. The land rises from New Road to the site with the dwelling sat towards the back of the residential curtilage on level land, with a detached garage and stable block also situated towards the back of the land.

3. THE APPLICATION

- 3.1 The application proposes the demolition of the existing dwelling and the construction of a new dwelling which would be positioned marginally further back into the site.
- 3.2 Materials will be natural stone and slates. Existing access and parking arrangements will be unaffected.

4. PLANNING POLICY FRAMEWORK

Local Policy

- 4.1 The statutory development plan consists of Calderdale's Local Plan which was adopted in March 2023.
- 4.2 The site is allocated as Green Belt and Special Landscape Area.
- 4.3 Policy BT1 requires new development to provide a high quality, inclusive design and demonstrate a holistic approach to design quality, respecting the character and appearance of existing buildings and surroundings, and incorporating sustainable design and construction principles.
- 4.4 Policy BT4 relates to highway issues, stating that the design and layout of highways and accesses should ensure the safe and free flow of traffic (including provision for cyclists) in the interest of highway safety.
- 4.5 Policy GB1 sets out the exceptions to inappropriate development in the green belt which include the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.
- 4.6 Policy GN4 requires development within Special Landscape Areas to be carefully designed to ensure they are in keeping with their location in terms of density, height, massing, scale, form, siting and materials.

National Policy

- 4.7 National planning policy advice is contained within the latest version of the National Planning Policy Framework (NPPF) which was issued in December 2023.
- 4.8 Paragraph 7 advises that the purpose of the planning system is to contribute to the achievement of sustainable development, with the objective of sustainable development being to meet the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.9 Paragraph 8 refers to the three dimensions to sustainable development - economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

- an environmental role– contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 4.10 Paragraph 135 advises that good design is a key aspect of sustainable development, creating better places in which to live and work and helping to make development acceptable to communities.
- 4.11 Paragraph 142 states that *"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"*.
- 4.12 Paragraph 143 states that there are five purposes for including land in the Green Belt, these being;
- i. To check the unrestricted sprawl of large built up areas;*
 - ii. To prevent neighbouring towns from merging into one another;*
 - iii. To assist in safeguarding the countryside from encroachment;*
 - iv. To preserve the setting and special character of historic towns; and*
 - v. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 4.13 Paragraph 154 sets out the exceptions to inappropriate development in the green belt which include the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

5. CASE IN SUPPORT OF THE APPLICATION

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Paragraph 142 of the NPPF makes it clear that the most important aspects of the Green Belt are their openness and permanence, and paragraph 143 sets out the five purposes for including land in the Green Belt, those of relevance in this case being the unrestricted sprawl of large built up areas and safeguarding the countryside from encroachment.
- 5.3 As established in Policy GB1 and paragraph 154 of the Framework, the replacement of the dwelling with a new dwelling can be considered to be appropriate development in the green belt.
- 5.4 The existing footprint of the dwelling is 112m² and the proposed footprint is 171m², and although the increase is not minor and the height of the dwelling would increase over existing, with the development pushed back towards the rear of the site and more compact layout and form to the new dwelling proposed, it is not considered that the increases would cause any material harm to the green belt.
- 5.5 As a result and having regard to the tests set out in local policy GB1 and paragraph 154 of the Framework the development is appropriate and would have no significant impact on the openness of the Green Belt or the purposes on including land in it, when considering against the existing situation on the ground.

- 5.6 In terms of the purposes as set out at paragraph 143, there is no issue of unrestricted sprawl, merging of towns into one another, or encroachment into the countryside via the development as the proposals are contained within the existing residential curtilage. There is no issue with regard to historic towns or urban regeneration, so accordingly there is no conflict with the purposes of including land in the green belt.
- 5.7 The proposal would use traditional stone materials similar in appearance to the predominant materials in the local surroundings. With that in mind it is considered that the development would accord with Policies BT1 and GN4 of the Local Plan and paragraph 135 of the Framework.
- 5.8 In terms of highway issues the existing access would be retained, there is adequate parking provided and the development would be neutral in terms of highway safety impact. The requirements of Policy BT4 are therefore considered to be met.

6. CONCLUSION

- 6.1 The proposals as put forward in this application are in accordance with all relevant policies in the Local Plan and the NPPF.