

8.A1 PLANNING APPLICATION 25/02997/FUL
LAND NORTH OF NORTH LIGHT PLACE, HAWORTH
NINE DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING

1. OBJECTION

Cross Roads Parish Council wishes to make the following detailed objections in respect of the planning application outlined above, with regard to national planning policy, the adopted Local Plan and the policies of the 'made' Haworth, Cross Roads and Stanbury Neighbourhood Plan:

A. NATIONAL PLANNING POLICY/NATIONAL PLANNING POLICY FRAMEWORK

Protecting Green Belt Land: Proposals affecting the Green Belt

Paragraph 154 states that development in the Green Belt is inappropriate unless one of the stated exceptions applies. The parish council considers that none of the exceptions applies to the proposal site, including e) limited infilling in villages, as argued by the applicant. The development of the site would clearly constitute an extension of what is already something of an outlier development further into previously undeveloped greenfield land within a significant green wedge separating Haworth to the west from Cross Roads to the east.

B CORE STRATEGY POLICIES

Strategic Core Policy 7 (SC7): Green Belt

The policy states that:

A. The Green Belt in the District (Broad extent shown on the Key Diagram) has a valuable role in supporting urban renaissance and transformation, keeping settlements separate, and the concentration of development, as well as conserving countryside.

The parish council is clear that this site within the Green Belt is key to keeping the settlements of Haworth and Cross Roads separate and in conserving the countryside.

As such, the parish council objects strongly to the proposed residential development on Green Belt grounds.

C: REPLACEMENT UNITARY DEVELOPMENT PLAN (RUDP)

Policy GB1:

The policy states that:

Except in very special circumstances, planning permission will not be given within the Green Belt as defined on the Proposals Maps for development for purposes other than

(1) Agriculture and forestry, essential facilities for outdoor sport and outdoor recreation, cemeteries; or

(2) For other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it.

The parish council considers that the applicant has demonstrated no special circumstances and that residential development, as proposed does not constitute development for any of the purposes set out in policy clauses (1) and (2).

As such, the parish council objects strongly to the proposed residential development on Green Belt policy grounds.

D. HAWORTH, CROSS ROADS AND STANBURY NEIGHBOURHOOD PLAN POLICIES

Policy BHDD2: Local Heritage Areas

The policy defines Murgatroyd, Cross Roads as a Local Heritage Area and states that:

The conservation and sympathetic enhancement of these areas to better reveal their significance will be encouraged in accordance with the design principles set out in Policy BHDD3.

The proposal site falls within the Murgatroyd, Cross Roads Local Heritage Area as defined in the Neighbourhood Plan. The parish council considers that the application proposals for the site fail to sufficiently conserve and sympathetically enhance the area, as detailed at comments under Policy BHDD3 below.

Policy BHDD3: Local Heritage Areas – Development and Design

The policy states that-

Within.....the defined Local Heritage Areas.....development will be encouraged which :-

MURGATROYD SPECIFIC

- Retains and enhances the area's green open landscape, together with its well-wooded aspect;*

The development proposals for the site, while retaining the majority of on-site trees and having regard to the extent of root systems of adjacent trees to the north-east, will result in the unacceptable loss of green open landscape within the Local Heritage Area.

Policy H6: New Housing Development on Non-Allocated Sites

The policy states that-

Housing development on non-allocated land will be acceptable in principle, in locations within the settlement boundary of Haworth and Cross Roads and where the national and strategic policy exceptions for development in the countryside are satisfied, providing that:-

- *Greenfield land is not developed if it has intrinsic value as amenity space or for recreation or biodiversity/geodiversity or makes a valuable contribution to the visual, historic and/or spatial character of the Neighbourhood Area*

The development clearly constitutes the loss of greenfield land which makes a valuable contribution to the visual and spatial character of the Neighbourhood Area and as such should be refused.

Policy H4: Ebor Mills, Ebor Lane, Haworth

Although the site lies within the Ebor Mills housing site as identified in the Neighbourhood Plan and shown on the accompanying Policies Map, this policy is not applicable to the site proposal, as suggested in the applicant's planning statement, as the site has not been allocated in a land allocations plan. This policy should not therefore be seen as in any way supportive of the proposal.

In the 2020 Draft Bradford District Local Plan Preferred Options Regulation 18 version, the proposed development site is identified as falling within Green Belt, indicating the council's intention to exclude it from future development.

Kind regards

Cross Roads Parish Council