

HOYLANDSWAINE

PARAGRAPH 79 DWELLING PLANNING STATEMENT

Local Authority: Barnsley Metropolitan Borough Council

Planning Application by: David and Barbara Poisson

Site of: Land to the north east of Green Bottom Farm

Town & Country Planning Act 1990 (as amended)

Planning and Compulsory Purchase Act 2004

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1 INTRODUCTION

1.1 Overview

1.1.1 Crowley Associates has been instructed to act on behalf of David and Barbara Poisson (the “Applicants”) in the matter of seeking planning permission (by way of the “Submission”) for; the erection of a dwelling under **Paragraph 79 of the National Planning Policy Framework** (the “NPPF”) on land, within their ownership, located to the northeast of Greenbottom Farm, Hoylandswaine (the “Site”). The Submission is being made to Barnsley Metropolitan Borough Council (the “LPA”), as the Planning Authority for the area.

1.1.2 The architecture has been driven by Paul Testa Architecture working in partnership with PWP Design whose focus has been on landscape design. In addition, and in preparing the Submission, the Applicants have relied on the input of qualified experts, in relation to the following matters:

- a) Highway Safety – Inspire Highways
- b) Ecology – Wildscape Ecology

1.1.3 The Submission is supported by:

- Forms 1APP; and
- A Design and Access Statement (the “DAS”)– Prepared by Paul Testa Architecture; and
- A full suite of drawings (see table 1, below, for details) – Prepared by Paul Testa Architecture; and
- A suite of CGI’s (see table 2, below, for details) – Prepared by Paul Testa Architecture
- A Landscape Masterplan (see table 1, below, for details)– Prepared by PWP Design; and
- A Highways Access Appraisal - Prepared by Inspire Highways; and
- A Preliminary Ecological Appraisal (“PEA”) – Prepared by Wildscape Ecology.

1.1.4 This statement sets out the case in support of the proposed development (the “Proposal”) in the context of up to date planning policy.

Table 1

Drawing Title	Drawing Reference	Date
Site Location Plan	PT135-PTA-00-ZZ-DR-A-00001	16/11/18
Existing Site/Block Plan	PT135-PTA-00-ZZ-DR-A-00002	04/01/19
Proposed Site/Block Plan	PT135-PTA-00-ZZ-DR-A-00102	13/03/19
Proposed Floor Plan	PT135-PTA-00-ZZ-DR-A-00103	06/11/18
Proposed 1:200 Site/Block Plan	PT135-00-ZZ-DR-A-00104	16/11/18
Proposed Sections 1:100	PT135-PTA-00-ZZ-DR-A-00111	13/03/19
Proposed Sections 1:250	PT135-PTA-00-ZZ-DR-A-00113	13/03/19
Proposed Elevations	PT135-PTA-00-ZZ-DR-A-00120	13/03/19
Proposed Elevations (straightened)	PT135-PTA-00-ZZ-DR-A-00121	13/03/19
1:20 Porch Straightened	PT135-PTA-00-ZZ-DR-A-00134	06/02/19
Proposed Landscape Masterplan	PWP.256.001	11/03/19
General (highway) Arrangement	PTA-1394-01-HW-001	14/10/18

Table 2

CGI Title	Reference	Date
Master Bedroom View	PT135-PTA-00-ZZ-DR-A-00124	16/07/18
View from Driveway	PT135-PTA-00-ZZ-DR-A-00126	20/11/18
View from Garage	PT135-PTA-00-ZZ-DR-A-00128	28/09/18
Living Spaces View 2	PT135-PTA-00-ZZ-DR-A-00129	16/07/18
Corridor View	PT135-PTA-00-ZZ-DR-A-00130	16/07/18
Living Spaces View 1	PT135-PTA-00-ZZ-DR-A-00131	16/07/18
Conceptual Diagram	PT135-PTA-00-ZZ-DR-A-00139	15/11/18
PWP View from Approach	PT135-PTA-00-ZZ-DR-A-00140	03/01/19
Rear View	PT135-PTA-00-ZZ-DR-A-00141	13/03/19

2 THE PROPOSAL

2.1 Context

- 2.1.1 By way of context, the Applicants currently reside in the property referred to as Green Bottom Farm, and the Site, as stated, is within their ownership. The Proposal is fully described within the DAS, but is summarised beneath.

2.2 Use and Amount

- 2.2.1 The Applicants intend to develop the Site to deliver their ‘forever home’, comprising a four-bed dwelling, with accommodation organised over a single floor, containing 244sqm. In terms of its overall area, the Site occupies approximately 1.2ha.

2.3 Access and parking

- 2.3.1 Whilst the Site currently shares access with an adjoining landowner, off the A628; vehicular access to the Proposal is to be relocated (some 22m) southwest of the current point in order to ensure the point of egress can be serviced by adequate visibility splays (drawing: PTA-1394-01-HW-001 refers). The Applicants intend to service the Proposal with a private drive (5.5m wide at the point of egress/entry), garage, and additional surface parking.

2.4 Scale and Appearance

- 2.4.1 With reference to the DAS, the Applicants note that the Proposal is designed as a, *long and low building*, that will *slot into the landscape*, mimicking the curvature of the contours within the Site; tucked away quietly, and largely concealed from public view, except in glimpses from the A628.
- 2.4.2 The floor plan occupies a sinuous footprint designed, as it is, on a *double curved plan form*. Sitting beneath a green roof, that *flows from ground over the curvilinear form, and back to ground again*, the building appears as a *rolling element in the landscape*. The materials palette is restrained, extending to stone, concrete and glass. *The stone is to be laid in open jointed traditional rough cut style with gaps between individual stones, and reduced course heights as the walls get taller*. The elevations are further animated by a series of concrete bands, sitting proud of the stonework, and designed to appear as *strata of an exposed geological form*, with the intention of emphasising the *horizontality* of the Proposal.

2.5 Landscaping

2.5.1 The landscape masterplan is an integral part of the overall design approach. Indeed, the landscape response has, informed the architectural response, and is designed as a *bold and sculptural* counterpoint to the architecture. According to the DAS, it is specifically intended to fulfil a number of functions, namely to:

- Create a private, enclosed, setting for the Proposal; and
- Capture views from the Proposal; and
- Minimise the visual impact of the Proposal; and
- *Create a gateway* to the settlement; and
- Help *Define* the settlement edge; and

2.5.2 Although not mentioned in the DAS, the Applicants would like to stress that the landscape setting is also intended to:

- Enhance the setting of the Conservation Area; and
- Create some public capital for the wider community in the form of a communal orchard (accessed by a series of permissive rights of way); and
- Deliver biodiversity enhancements.

2.5.3 The landscape, reinvented, will include wildflower meadows, an orchard (as mentioned), and enhanced field boundaries.

3 SITE AND CONTEXT

3.1 The Site and Surroundings

3.1.1 The Site, containing 1.2ha, is currently within the ownership of the Applicants. It has, most recently, been used to graze livestock, but it has in the past, in part, been put to horticultural use, in association with the cultivation of lavender for sale. According to the PEA, it currently comprises *improved grassland and post arable bordered by hedgerows, dry stone walls, and post and wire fences*¹.

¹ PEA – Page 5, Paragraph 4.

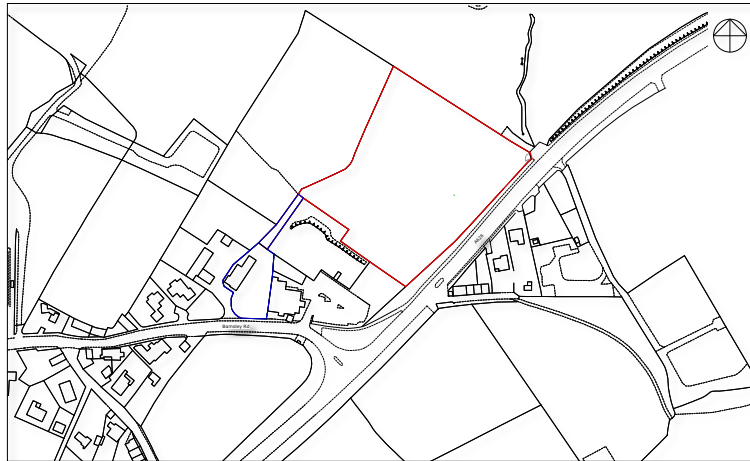


Figure 1 Copyright OS

- 3.1.2 The Site is directly connected with Green Bottom Farmhouse, which dates from the 19th Century, and which together with its outbuildings was once read as part of a cohesive group of farm buildings arranged around a courtyard. The original outbuildings, having been divorced from the farmhouse, now comprise two separate dwellings (referred to as: Green Bottom Barn, and Green Bottom Farm Cottage).



Figure 2 Aerial view of the Site, copyright Google Earth

- 3.1.3 Land within the Site falls away from a high point (209.06 AOD), at the southwest corner to meet the A628 (200.76 AOD), which encloses the eastern edge of the Site, as it travels to and from Penistone. Adjoining the Site along its southwestern boundary, and marking the highest point, is the former Barnsley Corporation Waterworks, the site of an underground reservoir, built in the early part of the 20th Century, which the Applicants now believe to be decommissioned.
- 3.1.4 The Site is exposed in views from the A628 but primarily on the climb southwest, and the approach to the entrance of the settlement of Hoylandswaine, which is marked by the junction of the A628 with Barnsley Road (located approximately 60m southwest of the Site). Together with the dwellings located to the southeast of the A628, the Site plays an important role in framing the approach to the settlement.
- 3.1.5 Hoylandswaine is an historic settlement, located at a high point in the landscape, and recorded in the Domesday Book of 1086 as 'Holan', with the 'swaine' being added in the 11th Century. The settlement's industry was rooted in nail making, coal mining, linen weaving, salt trading, and farming². Historically, Hoylandswaine comprised a main settlement with a scattering of outlying hamlets. According to Historic England's List, the settlement contains four designated heritage assets, namely:
- Hoyland Swain Outbuilding Range in Garden of Number 355 Barnsley – Grade II;
 - Nook Farmhouse, Barnsley Road – Grade II;
 - Barn, immediately west of Pinfold, Haigh Lane – Grade II
 - Church of St John the Evangelist, Haigh Lane – Grade II

Part of the settlement is also designated a Conservation Area, which extends to include part of the Site (figure 3 beneath shows).

² Obtained with reference to Discovering Britain (discoveringbritain.org)



Figure 3 – Extract from the LPA's Proposals Map © Barnsley Metropolitan Borough Council

- 3.1.6 During the 20th Century, the settlement was extended to include a large amount of residential infill, most of which is organised southwest, and west of Haigh Lane. The settlement is currently serviced by a primary school, and churches, together with a couple of public houses. Higher level services are located within Penistone (the centre of which is located 3km south west of the Site), and Barnsley (the centre of which is located 8km east of the Site). Both higher tier settlements are easily reached by public transport.
- 3.1.7 In terms of its character, the settlement is very much defined by its 20th Century infill, which, in sharp contrast to its historic origins and rural setting, possesses a fine urban grain.
- 3.1.8 The historic origins of Hoylandswaine remain legible; the historic routes into and through the settlement are still in use, much of the landscape setting to the north has retained its historic field patterns, and much of the historic building stock remains, albeit often in an altered stated, and having had its setting swallowed up by the 20th Century interventions. Figure 2 beneath illustrates.



Figure 3 Historic OS Map (1854) overlaid onto aerial photo – copyright Ordnance Survey and Google Earth

- 3.1.9 The main approach to the settlement is via Barnsley Road, off the A628. There are two points of arrival one to the south side of the settlement, and one to the east. Neither entrance is particularly attractive or indeed legible.



Figure 4 View west along Barnsley Road, from junction with A628 - Copyright Google Earth



Figure 5 View west past junction with Green Bottom Farm Copyright Google Earth

3.1.10 Arriving from the east, the entrance to the settlement is marked by the presence of the Lord Nelson PH, beyond which, building stock is strung out along a tree lined route as Barnsley Road climbs (for some 350m approximately), past Green Bottom Farm, to the junction with Haigh Lane (marked by the presence of the Rose and Crown PH/Restaurant). Turning right onto Haigh lane, the road descends briefly past the Cricket Club, before levelling off. The majority of development on/leading off Haigh Lane is organised to the west/southwest of the highway and comprises the bulk of the 20th Century infill. Development terminates at the junction with Haigh Lane and Cross Lane. Meanwhile, Barnsley Road continues, climbing southwest, past the junction with Haigh Lane before re-joining the A628 some 350m further along.



Figure 6 Junction of Barnsley Road with Haigh Lane Copyright Google Earth

Figure 5 View north on Barnsley Road towards junction with Haigh Lane Copyright Google Earth



4 POLICY CONTEXT

4.1 The Adopted Development Plan

4.1.1 The Development Plan for the area comprises the Barnsley Local Plan (the “Local Plan”). Adopted in January 2019. The Local Plan replaces the Core Strategy, supersedes the saved Unitary Development Plan policies, and covers a Plan Period to 2033. It *sets out the key elements of the planning framework for Barnsley*³, and in this regard focusses on a number of key strategic priorities for the Borough, which are:

- Housing provision (specifically seeking to *widen the choice of high-quality homes*);
- Employment; and
- Commercial development.

4.1.2 Specifically, in relation to its housing strategy, the LPA has set out five objectives/key ambitions, and in so far as these relate to the Applicants’ Proposal, the LPA will:

- support new housing development; and
- support *high quality, desirable and sustainable homes*;
- *develop strong and resilient communities*;
- *support younger, older and vulnerable people to live independently*.

The Local Plan is also seeking to ensure a better quality of design; net gains in biodiversity; and to protect and enhance the Borough’s *environmental assets*⁴.

4.1.3 The Applicants note that as part of its Local Plan preparation, the LPA undertook a review of the Green Belt. The Green Belt boundary around Hoylandswaine was not altered as part of that review.

4.2 Local Plan Policies Map

4.2.1 With reference to the LPA’s Policies Map, the Applicants note that the Site is located within the adopted Green Belt, and partly within the confines of the Hoylandswaine Conservation

³ Barnsley Local Plan, Chapter 1, Paragraph 1.2 onwards, Page 3.

⁴ As above

Area (already stated). The extent of the settlement of Hoylandswaine is not defined, although much of the townscape is described within the Policies Map as comprising 'Urban Fabric'. The settlement contains no housing site allocations, and no employment allocations, though it does contain two allocated Greenspaces, and a School Grounds.

- 4.2.2 The Conservation Area boundary crosses the south west portion of the Site. It is interesting for the fact that it doesn't appear to follow a boundary on the ground, or even the alignment of an historic field boundary, now demolished.

5 PRE-APPLICATION ENGAGEMENT

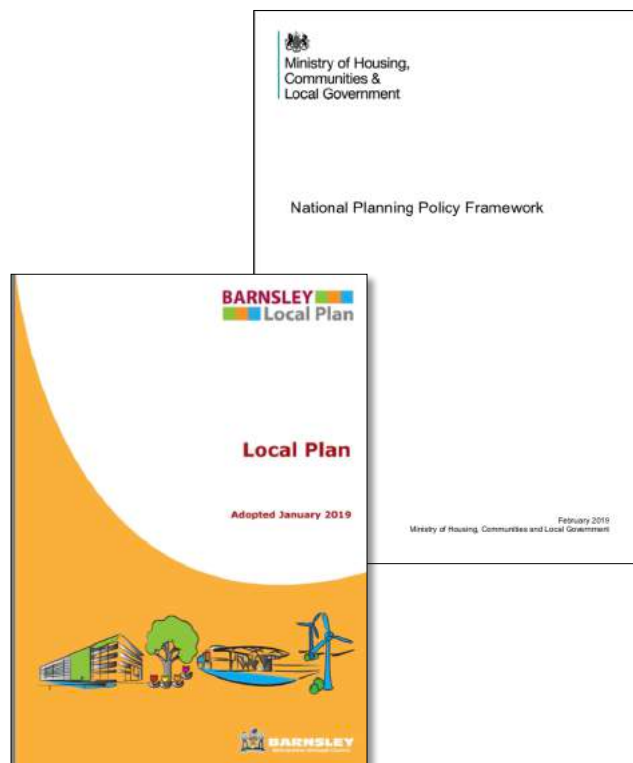
- 5.1.1 The Applicants have not actively engaged with the LPA on the latest Proposal. However, the Applicants did approach the LPA, in 2017, for pre-application advice in relation to a separate proposal, for a single dwelling within the same Site, but in a different location. That earlier scheme, which proposed development in proximity to Green Bottom Farmhouse, was promoted as a form of infill (in accordance with Paragraph 145 of the NPPF). It met with objection from the LPA on a number of grounds, but most particularly on the grounds that, as the Site was not considered to belong to the settlement, it could not be considered a form of infill for the purposes of, either the saved UDP (the adopted Development Plan in force at the time of the enquiry), or the NPPF. The LPA's advice was set out in an email from Laura Bennett to the Applicants dated 30 August 2017.
- 5.1.2 On the basis of the LPA's comments, the Applicants must conclude that, as the Site is not located within the extent of the settlement, it can only belong to the open countryside.

6 PLANNING POLICY CONTEXT

6.1 Local Plan Policies Relevant to the Proposal

6.1.1 The Applicants consider the following policies relevant to the Proposal:

- Policy SD1 – Presumption in favour of Sustainable Development;
- Policy D1 – High Quality Design and Place Making;
- Policy GD1 – General Development;
- Policy H1 – The Number of New Homes to be Built
- Policy H2 – The Distribution of New Homes;
- Policy H4 - Residential Development on Small Non-allocated Sites;
- Policy HE1 – The Historic Environment
- Policy GB1- Protection of Green Belt;
- BIO1 – Biodiversity and Geodiversity



6.1.2 Policy SD1, supports sustainable development. It emphasises the fact that the LPA, *will take a positive approach* to development working proactively with applicants so that *proposals can be approved wherever possible, and to secure development that improves the economic, social, and environmental conditions in the area.*

6.1.3 The Local Plan notes the Borough faces a number of challenges, in trying to ensure that development delivers a sound response to local character. **Policy D1** amplifies the LPA's objectives on matters of design and placemaking, and in so far as it is relevant to the Proposal, this policy seeks to ensure a high quality of design, that; takes *advantage of and reinforce[s] the distinctive, local character and features of Barnsley*, which it states includes; *landscape character, topography ... [and] important habitats ... and other natural features; and heritage ... character.*

6.1.4 Policy D1 continues:

Through its layout and design, development should:

- *Complement and enhance the character and setting of distinctive places, including .. rural villages and Conservation Areas;*
- *Display architecture quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*
- *Make the best use of high-quality materials;*
- *Include a comprehensive and high-quality scheme for hard and soft landscaping*

6.1.5 The Policy concludes by stating:

In terms of place making, development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

6.1.6 Policy **GD1** states that development will be approved provided certain criteria are met to ensure that:

- The living conditions of existing and future residents are adequate; and
- The proposal is compatible with adjoining land; and
- The development potential of adjoining land is not prejudiced; and
- The proposal includes a well-considered landscape setting; and

- There would be no adverse impact on the environment; and
- There is adequate access; and
- The proposal is equipped with adequate drainage; and
- Boundaries adjacent the open countryside are adequately landscaped; and
- Pylons are considered in the layout; and
- The impact of any existing trees to be retained is fully considered (in terms of overshadowing).

6.1.7 **Policy H1**, in so far as it is relevant to the Proposal, states that a minimum five year supply of housing sites will be maintained. The Applicants understand that the LPA currently has a five-year supply of deliverable housing sites.

6.1.8 **Policy H2**, seeks to distribute the majority of new housing amongst the higher tier settlements (Urban Barnsley and the Principal Towns). However, the policy also supports the supply of additional housing (766 dwellings in total) within villages, and elsewhere over the Plan Period. Furthermore, the Applicants note, with reference to Chapter 5 of the Local Plan, that as part of its spatial strategy, the LPA will encourage development where *it meets local needs, and supports vitality, the local village economy, and viability of the local community*⁵.

6.1.9 According to Policy H4, proposals for residential development on sites below 0.4ha will be allowed where the proposal complies with other relevant policies in the Plan. The text supporting it states the policy is designed to recognise that small windfall sites can make a valuable contribution towards housing supply.

6.1.10 **Policy HE1** encourages development that will help in the management, conservation, understanding, and enjoyment of Barnsley's historic environment. This objective is to be achieved in a number of ways including by; supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, including the 18 Conservation Areas.

⁵ Barnsley Local Plan, Chapter 5, Paragraph 5.4, Page 16.

6.1.11 **Policy GB1** states that the Green Belt will be protected from inappropriate development.

According to the supporting text, the Green Belt's longstanding role within the Borough – conserving the natural environment – is set to continue for the duration of the Plan Period. The supporting text also confirms that the NPPF is the point of reference when determining whether development is inappropriate, and notes that the LPA will weigh any very special circumstances in the balance when determining the harm that might be caused by *allowing development that would not normally be allowed in the countryside against any potential benefits*.

6.1.12 In so far as it is relevant to the matter in hand, **Policy BIO1** expects development to maximise biodiversity and geodiversity opportunities in and around new developments and encourage provision of biodiversity enhancements.

6.1.13 The Applicants note that there is no policy contained within the Local Plan that specifically relates to the development of rural dwellings or development within the open countryside, except in the context of Green Belt policy. It is clear, from the Applicants' reading of it, that the Local Plan directs development, in the first instance, towards the borough's urban environment, however policy does not preclude housing development from coming forward on windfall sites, where circumstances support it. The fact that the Local Plan supports the development of housing on windfall sites implies that there is 'compelling' evidence that such sites would comprise a reliable source of housing development.

6.2 The NPPF

6.2.1 When assessing development, the objectives contained within the Local Plan must be read together with the objectives of the NPPF, and for the most part, the Local Plan appears to be aligned with the objectives of the NPPF. However, as stated the Local Plan appears to remain silent on the matter of rural housing development, and isolated dwellings in the countryside, something that is specifically addressed within Paragraphs 78 and 79 of the NPPF.

- 6.2.2 In the context of Paragraphs 78 and 79, the NPPF supports rural housing development that is located where it will enhance or maintain the vitality of rural communities. Furthermore, the NPPF supports isolated dwellings in the countryside where:

The design is of exceptional quality, in that:

- *It is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- *It Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

(subsection e of Paragraph 79, NPPF)

- 6.2.3 The Local Plan also appears to defer to the NPPF, in part, in relation to the matter of development in the Green Belt. In this regard the NPPF (under Paragraphs 143 - 145) sets out the exceptions to the general stance that the construction of new buildings in the Green Belt is inappropriate, and that; *inappropriate development, is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

- 6.2.4 The Applicants understand that development adhering to any of the criteria set out in Paragraph 79 would meet the very special circumstances test.

- 6.2.5 In other respects, in so far as it is relevant to the Proposal, and in accordance with Paragraph 127, the NPPF supports development that:

- a) *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *Is visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *Is sympathetic to local character and history, including the surrounding built environment, and landscape setting;*

- e) Will *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green, and other public space) and support local facilities and transport networks.*

6.2.6 At Paragraph 132, the NPPF states that great weight should be given to outstanding or innovative designs, which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

6.2.7 At Chapter 15, in so far as its contents are relevant to the Proposal, the NPPF emphasises the need for development to; *contribute to and enhance the natural and local environment by:*

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value, and soils;
- b) *Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services;*
- c) *minimising impacts on and providing net gains for biodiversity.*

6.2.8 The NPPF sets out its objectives on managing the historic environment, at Chapter 16, stating at Paragraph 193, that; 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.* According to Paragraph 194, *any harm to, or loss of, the significance of a designated heritage asset ... should require clear and convincing justification.*

7 ANALYSIS OF PROPOSAL IN THE CONTEXT OF PLANNING POLICY

7.1.1 The Applicants are proposing development in the open countryside, within the Green Belt, on land that, according to the LPA does not belong to the settlement of Hoylandswaine, and where the landscape setting to the development overlaps with the boundary of the Conservation Area.

- 7.1.2 By the Applicants' own analysis of the planning policy framework, policies within the Local Plan are not explicit on the development of land within the open countryside, although there is, in accordance with Policy H2, support for the development of housing on windfall sites *in the villages and ... across the Borough* over the Plan Period. Furthermore, Policy H4 supports the development of small sites for housing, noting the contribution they can make to overall supply. So, it would appear, there is nothing within the Housing Chapter of the Local Plan that would preclude the development of housing on greenfield sites, outside of settlement boundaries. This is a material consideration that weighs in favour of the grant of planning permission.



Figure 6 View towards Proposal along entrance drive copyright Paul Testa Architecture

- 7.1.3 More broadly, the Proposal will: generate a comfortable family home; deliver a use that is entirely compatible with surrounding land uses; will not have an adverse impact on the development potential of land adjoining; will not have an adverse impact on the environment or natural resources; will minimise the generation of waste and pollution; will be adequately serviced by an appropriately designed access, and a sufficient amount of parking; and can be serviced by adequate drainage (SUDs). In this regard the Proposal would be Policy GD1 compliant. These are all matters that weigh in favour of the grant of planning permission.



Figure 7 CGI of proposed dwelling – north elevation Copyright Paul Testa Architecture

7.1.4 In the context of Policy HE1, the Applicants would stress that the dwelling itself will sit some distance outside of the Conservation Area boundary, however the landscaped setting will extend, albeit only slightly, over the boundary. It is the Applicants' intention to mark the extent of the Conservation Area boundary using the alignment of the linear orchard. The dwelling, as part of the wider Proposal, will not harm the character or appearance of the Conservation Area, it will not be visible in views from within the Conservation Area; nor will it interfere with any views into the Conservation Area. The creation of an improved landscaped edge to define the Conservation Area boundary, must be considered an enhancement. In this regard, the Proposal is Policy HE1 and NPPF Paragraph 193 compliant, a matter that weighs in favour of the grant of planning permission.

7.1.5 When looking at matters in the context of BIO1, and Chapter 15 of the NPPF, and taking into consideration the findings of the PEA, it is clear that the Proposal will not result in a net loss of biodiversity, but that instead, the Proposal will deliver an amount of biodiversity enhancement, something else that weighs in favour of the grant of planning permission.

7.1.6 Notwithstanding all of the above, the Proposal would, in principle, be contrary to the provisions of Green Belt policy, as set out within the Local Plan; and within the NPPF,

comprising inappropriate development, which by definition would be harmful. This is a matter that weighs against the grant of planning permission. Policy is clear, unless there are very special circumstances that justify setting the provisions of GB1, and Paragraphs 143 to 145 of the NPPF aside, then planning permission should not be granted.



Figure 8 CGI view of entrance courtyard Copyright Paul Testa Architecture

- 7.1.7 It is the Applicants' position that there are very special circumstances that weigh in favour of the grant of planning permission, specifically, in the first instance, that; the Proposal meets the test, within Paragraph 79 of the NPPF, of being isolated in the countryside; that in terms of its design, it is of exceptional quality; and that it *would significantly enhance its immediate setting*, in a manner that is *sensitive to the defining characteristics of the local area*.
- 7.1.8 Secondly, the Proposal will deliver wider public benefits by; creating a gateway to the settlement; by helping to define the extent, and enhance the setting of the Conservation Area; and by enhancing the vitality of the community through the delivery of a community orchard. These are benefits that would not otherwise be delivered in this location.
- 7.1.9 As regards the test of being isolated, the Applicants note that the NPPF does not provide a clear definition of the term, however the courts have addressed themselves to the matter, most recently in the case of Braintree District Council v SSLG and Granville Developments

[2017] EWHC 2743 (Admin), where Lord Justice Lindblom concluded that; *the term isolated has its ordinary meaning in the NPPF, and needs no over interpretation; and that it simply connoted a dwelling that is physically separate or remote from a settlement.*

7.1.10 It is the LPA's position (confirmed during a round of pre-application negotiation which took place in 2017) that the Site is not located within the settlement of Hoylandswaine, therefore, it must be the case that the Site is located within the open countryside. Furthermore, as the site layout testifies to, the Proposal is located remote from other dwellings (visually and physically); and it is not in proximity to local services and facilities. Weighing everything in the balance, the Proposal is, for all intents and purposes, isolated.

7.1.11 As for the architecture, the concept has been driven from the outset by a strong desire to work with/respond to, and enhance the landscape. The response is particular to the site, the intention is to have the dwelling read as part of the landscape with minimal visual impact, thus maximising the wider public benefits of enhancing the edge to the settlement. The sinuous curves of the low lying elevations, roofed in grass, and faced in sandstone, are designed to mimic the alignment of the contours of the landscape as they appear on historic maps, and in some cases as they were/still are expressed on the ground (marked by the low drystone walls to the field boundaries), and will appear from above, mapped out in aerial views of the landscape, as a series of sculptural landscape 'bands'.



Figure 9 Showing materials palette Copyright Paul Testa Architecture

- 7.1.12 In terms of its scale, the Proposal, sitting within its landscaped setting, is entirely appropriate; the dwelling itself will not interfere with views towards or from the settlement; and the landscape setting will help frame the group that comprises Green Bottom Farm, the neighbouring public house; and the site of the underground reservoir, from within the settlement, whilst enhancing views of the degraded setting to these elements from outside the settlement. As for its visual composition; the curvilinear form, sitting quietly beneath a green roof, overlooking a private courtyard garden, and set within an expanse of managed landscape, expresses the design concept perfectly elegantly. In terms of the material finish, the choice of stone as a facing material references the local vernacular, but with the addition of a concrete band asserts the modernism in the design. The green roof is integral to the overall concept. The glazing will comprise a set of simple punched openings, set back into deep reveals to create shadow lines, allowing the fenestration to ‘disappear’ behind the elevations.
- 7.1.13 The wider landscaped setting will continue to accentuate the ‘bands’, as the Site climbs towards the entrance to the settlement, culminating in the linear orchard feature, the location of which is intended to mark the boundary of the Conservation Area on the ground.
- 7.1.14 The architecture and the landscape architecture combined are intended to contribute to the setting of Hoylandswaine, helping to identify, and anchor its place within the wider landscape. Together, they are also intended to mark the entrance to the settlement, creating a visual reference, and a gateway, where currently there is none. The provision of the orchard as a community asset, is intended to reinforce the vitality of the settlement.

8 CONCLUSION

- 8.1.1 It is the Applicants’ position that for all the reasons outlined in the preceding section, the architecture and landscape architecture, when read together, meet the test in Paragraph 79 of the NPPF. The Applicants assume that if the Proposal meets the tests in Paragraph 79 of the NPPF, it must follow that it is NPPF Paragraph 127, 132, and Policy D1 compliant.
- 8.1.2 There is no doubt that the Proposal, in terms of its design and landscape setting, is in the manner of sustainable development for the purposes of Policies SD1, D1, GD1, H1, H2, H4,

HE1, and BIO1 of the Local Plan. In the context of Green Belt Policy GB1, and taking into consideration Paragraph 79 of the NPPF, there are very special circumstances, which outweigh the harm caused by reason of the Proposal's inappropriateness, and any other harm to the Green Belt. The Applicants therefore consider that planning permission should be granted without delay.