

nineteen47

CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Planning Statement

Full planning application and listed building application for alteration, restoration and extension of existing farmhouse, alteration and restoration of existing farm cottage, conversion and extension of 5no. barns to form 4 dwellings, erection of 4 new dwellings and demolition of existing portal framed barn together with associated landscaping and parking (8no. new dwellings total)

Woodhead Hall Farm, Hoyland, Barnsley, S74 9SX

On Behalf of
Rotary Developments Ltd

DATE: November 2022

Client:

Rotary Developments Ltd

Project:

Proposed redevelopment of Woodhead Hall Farm

Report Title:

Planning Statement

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SECTION 1: INTRODUCTION

- 1.1 nineteen47 is instructed by Rotary Developments Ltd [the 'Applicant'] to prepare and submit a Full Planning Application and Listed Building Application [the 'Applications'] for alteration, restoration and extension of existing farmhouse, alteration and restoration of existing farm cottage, conversion and extension of 5no. barns to form 4 dwellings, erection of 4 new dwellings and demolition of existing portal framed barn together with associated landscaping and parking (8no. new dwellings total) [the 'Proposed Development'] at Woodhead Hall Farm, Hoyland, Barnsley, S74 9SX [the 'Application Site'].
- 1.2 The Site is located in the southern part of Barnsley MBC's administrative area, to the north of the town of Hoyland, located in the Green Belt and comprises a Grade II listed farmhouse, Woodhead Hall Farmhouse which was constructed in the late 18th Century, a farm cottage and a number of farm buildings which are all in varying states of disrepair, having not had any substantial repair works done to them in a number of years.
- 1.3 The Applicant purchased the Site in XX with the intention of restoring the listed farmhouse and converting the farm buildings to residential use. However, based upon a review of viability including development costs and local property values, it is apparent that a residential development comprising restoration of the 2 existing properties and conversion of those farm buildings which remain in situ will result in a significant financial loss and will therefore be unviable.
- 1.4 A project team has undertaken a comprehensive review of the Site with heritage records revealing that historically there were additional farmbuildings and cottages on the Site which have been lost over time. Further viability assessments have shown that reinstating these historic buildings to create additional residential dwellings will make the scheme viable. Whilst every effort has been made to develop a policy compliant scheme initially through the conversion of existing buildings on site only, it has been determined that the only way in which to secure restoration of the listed farmhouse and other farm buildings which contribute to its setting and in themselves are considered to be non-designated heritage assets is through additional sympathetic enabling development as is proposed within these applications.
- 1.5 These applications for planning and listed building consent are submitted following pre-application discussions which took place with the Local Planning Authority ['LPA'] between June 2021 and April 2022 and are summarised in Section 2.
- 1.6 In the interceding months following the pre-application advice which did not comment upon all of the critical considerations, the Site and in particular the Grade II listed building has degraded further, attracted vandalism and the cost of materials have increased substantially, thereby compounding matters of viability from the case that was made within the pre-application submission.
- 1.7 These proposals are therefore brought forward having considered the limited pre-application advice that has been received, with detailed design being progressed, technical reports commissioned and /or updated and revisions being made to address feedback received.

1.8 In addition to this Planning Statement, the following documents have been submitted which should be read in conjunction with this Report:

- Location Plan 808_PL01
- Site Plan Existing 808_PL02 Rev A
- Historic Development 808_P05
- Footprints 808_PL06 Rev A
- Existing Floor Plans and Elevations
- Existing Block Plan Ground Floors 808_PL10 Rev A
- Block Plan Existing Access 1 808_PL12 Rev A
- Block Plan Existing Access 2 808_PL13 Rev A
- Block Plan Proposed Access 1 808_PL14
- Block Plan Proposed Access 2 808_PL15
- Structural Condition and Development Report
- Heritage Impact Assessment
- Ecological Impact Assessment
- Biodiversity Metric
- Arboricultural Report
- Drainage Report
- Landscape Visual Impact Assessment
- Design and Access Statement
- Market Valuation Appraisal
- Outline Cost Plan
- Viability
- Transport Note

1.9 The purpose of this Statement is to set out the case, in planning terms, in support of the proposed development. To this end, Section 2 summarises the pre-application discussions that have taken place a Section 3 describes the Application Site and its surroundings and the

Site's planning history, Section 4 provides details of the proposed development, Section 5 provides the relevant planning policy context against which the applications must be determined, and Section 6 undertakes an assessment of the development against planning policy and all other relevant material considerations. Finally, Section 7 sets out the summary and conclusions.

SECTION 2: PRE-APPLICATION ENGAGEMENT

2.1 Pre-application discussions (ref: 2021/ENQ/00420) which took place with the Local Planning Authority ['LPA'] between June 2021 and April 2022. An initial online meeting was held on 3rd September 2021 followed by an in-person meeting which was held on site on 13th October 2021 with Planning Officer Richard Gilbert (who has since left the LPA), Planning Officer James Hyde and Design and Conservation Officer Tony Wiles.

2.2 The key issues that were raised within the pre-application advice received is as follows:

- The principle of the proposed new build dwellings - as these represent a departure from the Local Plan and deemed to be inappropriate development due to the Green Belt location 'Very Special Circumstances' will need to be demonstrated in accordance with NPPF paragraph 147.
- Whether the LPA would consider the proposed new residential dwellings to represent 'enabling development' in line with Historic England guidance. - A full viability assessment has submitted as part of the pre-application to justify this part of the case but was not reviewed by the LPA due to resourcing issues.
- Whether the benefits of conserving the heritage asset(s) on site would constitute 'Very Special Circumstances' to outweigh the harm to the Green Belt.
- The acceptability of utilising a single (existing) access point off Woodhead Lane to serve the development comprising circa 10 dwellings.

2.3 The Design and Conservation Officer indicated his support for the scheme, via a letter dated 13th July 2021 and following this an email dated 15th February 2022, with key points stating:

- The heritage significance of the assets as they stand: The officer acknowledged that there are historically significant buildings at the Site with one of them being Grade II listed. Additionally considered that there is a wider group value in the other curtilage structures and that these would be listed by that association. Moreover, during the site visit the officer noted that one of the interiors of the buildings exhibited early timber substructure and framing that he believed may relate to the post medieval period. This would need further investigation and analysis. It was evident that there are elements of timber framing of interest that pre-date the listed farmhouse.
- The likelihood of sustaining that significance without enabling development: The response stated that taking a conservation led approach to the repair and renovation of the existing buildings which he would advocate would result in a substantial conservation deficit which would be unlikely to be viable without enabling development to facilitate it.
- The potential prospect of better revealing the heritage setting and significance by virtue of enabling development: The officer considered there is the prospect of

uncovering more historic structures at the site that are not well understood or known about – the post medieval timber framed building for example.

- The potential harm from a setting perspective that enabling introduces: Enabling development in the setting invariably introduces some harm. However, the officer advised that using the established and known footprints of earlier demolished buildings seems a reasonable precedent and offers a logical route to minimising harm.
- The officer confirmed that a genuinely conservation-based approach to conversion and enabling development would be supported, based on a detailed assessment of the historic farmstead. It was recommended that a detailed building recording is undertaken which forms a comprehensive analytical record to Historic England level 4. This will then be used to maximise the conservation of surviving buildings/fabric and guide the design of enabling development.

2.4 Comments were also received from the Highways Officer on the basis of accessing the site from an improved single point of access which leads off Woodhead Lane. However, the Highways Officer objected to this approach, stating that the South Yorkshire Residential Design Guide which states that shared private drives may give access up to a maximum of 5 dwellings. In light of these comments, the proposals have been revised, as is discussed in detail in the Proposed Development section.

2.5 Although some detailed comments were received from key consultees including the Highways Officer and the Design and Conservation Officer, following the original Planning Officer's departure and further protracted discussions, unfortunately the new planning officers were unable to offer clarity on whether or not they would be in a position to support the scheme and did not undertake a review of the comprehensive submission of information relating to viability which is a critical part of the supporting case pertaining to 'enabling development'.

SECTION 3: SITE CONTEXT

- 3.1 The Site is located to the east of the village of Blacker Hill and sited immediately adjacent to the recreation ground which serves this settlement. Blacker Hill is a small settlement located atop an escarpment which rises to 154m AOD and overlooks the River Dove to the north. The site itself sits below the escarpment on an east facing slope at approximately 146m AOD. It is predominantly surrounded by arable farmland and its boundaries include some large mature trees and hedgerows, as well as there being some mature trees within the boundaries of the site. Approximately 500 metres to the south and separated by the A6195 is the town of Hoyland. The Site is shown within the Barnsley Local Plan Map (2019) as being located within the Green Belt.
- 3.2 The Site is accessed via a private road off Wentworth Road/Barnsley Road which is to the south west. However, there is also a historic track which leads off Woodhead Lane to the north, which was formerly used to access the Site.
- 3.3 The Site is located close to various services and amenities, being only 2 miles from Junction 36 of the M1, with various amenities accessible in nearby Hoyland including: Hoyland Medical Practice, Kirk Balk Academy, West Meadows Primary School, Hoyland Springwood Primary School, Elsecar Train Station, various shops including Tesco Superstore, B&M and Boyes, pubs and restaurants and 400m to the southwest, is Platts Common Industrial Estate.
- 3.4 The Site itself comprises the following:
- Grade II Listed Wood Head Hall Farmhouse (listing ref: 1286926) (late 18th Century). Constructed of sandstone with a stone slate roof. It comprises 2 storeys and internally, the Farmhouse also has a cellar and attic space.
 - Barn 1: Former cart shed/stable block (18th-19th Century). Stone built with a slate roof and was extended at some point after its construction. This is considered by the Heritage Impact Assessment to be curtilage listed.
 - Farm Cottage (18th Century). Stone built with a slate roof. This building is considered by the Heritage Impact Assessment to be a non-designated heritage asset. Given the pattern of openings has probably been converted from either farming use or three small cottages. The building has been altered and modernised both internally and externally over the years.
 - Barn 2: Stone built with a slate roof (18th-19th Century). Evidence to show it was historically used as a barn but it has since had workshop style windows inserted. Formerly had a single storey lean-to range attached.
 - Barns 3 and 3a: Two adjoining buildings, stone built with slate roof (building 3a no longer has a roof however) (18th-19th Century). Building 4 was last used as a cow milking shed however building 4 is ruinous and both have been altered over time.

- Barn 4: A detached, stone built barn with a corrugated roof (18th-19th Century). It was likely used as stables or a cowshed. It has evidence of demolished buildings to the gable end.
- Barn 5: A large, modern portal framed shed (20th Century).
- Three storage containers which were erected in the 20th Century to the south of Barn 5.



Figure 1: Extract from Site Plan as Existing which shows the structures referred to

3.5 In addition to those buildings identified above and as confirmed on historic mapping, there were previously a number of similar stone buildings, which have been lost over time. See Figure 2 below where the former buildings are circled:

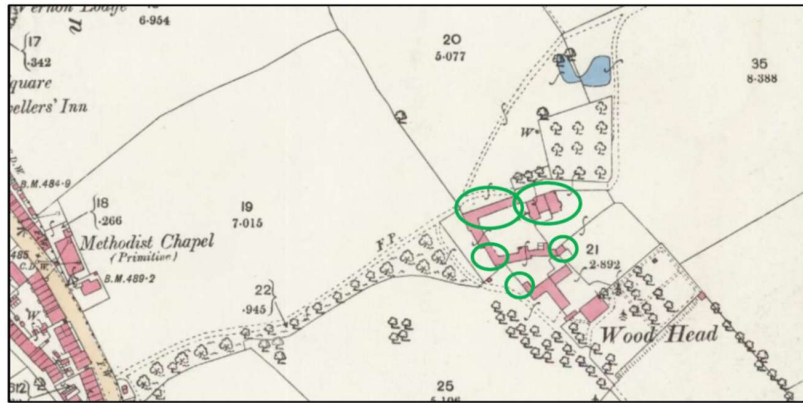


Figure 2: Ordnance Survey town map extract 1891

- 3.6 Within the Site, the structures themselves are surrounded by the remains of a stone wall. The Hall features a large lawned garden area to the front and yard and grassed areas to the rear. The other structures are predominantly surrounded by hard standing yard areas with some grassed areas.
- 3.7 As is shown in Figure 3 below, The Site is located close to public rights of way. 'Footpath 25 Wombwell' runs along the northern boundary of the Site, and along part of the original access track off Woodhead Lane; connecting Blacker Hill with Wombwell Woods via the recreation grounds. A further footpath network (25 Wombwell and 34 Worsbrough) loops round from footpath 25 (north of the site) towards Blacker Hill. Footpath 25 leads into Wombwell Wood where there appears to be informal paths.

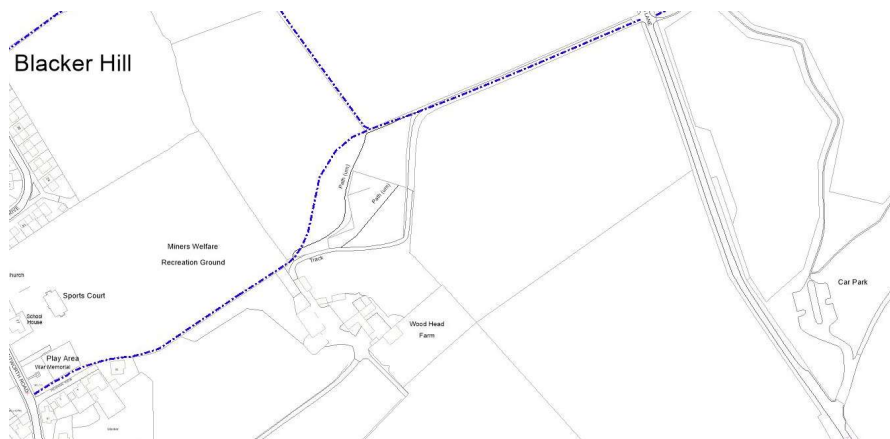


Figure 3: Extract from Definitive rights of way map

Planning History

- 3.8 The relevant planning history for the Site is listed in the below table, which has been taken from the LPA's online planning records:

Reference	Description	Decision	Decision Date
B/03/0924/HN	Extract Coal and Sandstone using Opencast and Auger Mining methods and Restoration to Agriculture	Approve with conditions	26/07/2004
B/99/0628/HN	Erection of detached dwellinghouse for agricultural worker.	Unknown	13/07/1999
B/78/1935/WW	Erection of cubicle building with dairy parlour extension.	Unknown	13/07/1978

SECTION 4: PROPOSED DEVELOPMENT

4.1 These applications for Planning and Listed Building Consent seek permission for:

“Alteration, restoration and extension of existing farmhouse, alteration and restoration of existing farm cottage, conversion and extension of 5no. barns to form 4 dwellings, erection of 4 new dwellings and demolition of existing portal framed barn together with associated landscaping and parking (8no. new dwellings total)” at Woodhead Hall Farm, Hoyland, Barnsley, S74 9SX

4.2 The proposals comprise the restoration of Woodhead Hall Farmhouse and Farm Cottage together with the conversion, extension and reinstatement of agricultural buildings to provide new dwellings. It is also intended to remove the existing portal framed barn and containers and reinstate the vehicular access to the north. Landscaping is also included within the proposals.

4.3 Regarding the provision of the dwellings on the Site full details are included on the proposed plans and Design and Access Statement, but in summary the scheme can be broken down into the following elements as is outlined below and with Figure 4 showing the proposed layout.

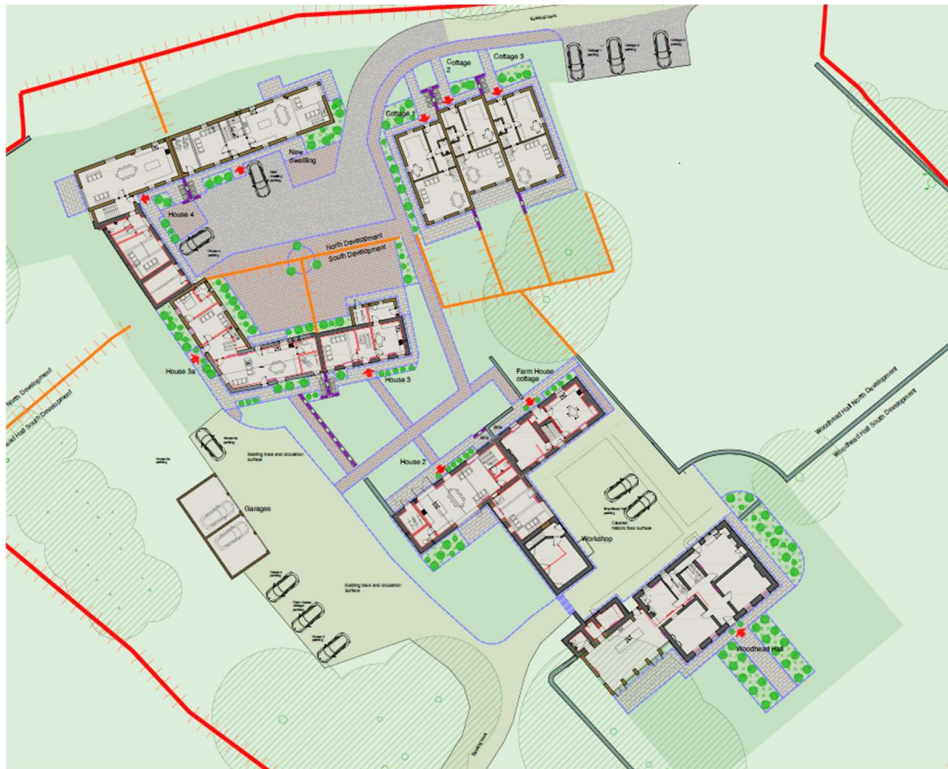


Figure 4: Proposed Block Plan

Grade II Listed Farmhouse

- 4.4 It is proposed to restore, alter and extend the Grade II listed farmhouse to create a dwelling which is fit for modern living.
- 4.5 External works are limited to restoration and repairs. Some external stonework repairs are required and the roof tiles will be removed and re-laid as part of re-roofing exercise.
- 4.6 External windows and doors are all timber and are to be repaired, restored to working order and redecorated.
- 4.7 A single storey extension is additionally proposed off the western elevation of the farmhouse, which will sit behind the existing outhouse building. This will allow for the creation of a kitchen/family room. The extension will be faced in stone cladding and will feature full height glazing and will have a flat roof.
- 4.8 The Farmhouse will be accessed off the existing Wentworth Road access.

Existing Farm House Cottage

- 4.9 The proposals for the existing Farm House Cottage, which is a non-designated heritage asset, includes the internal reconfiguration of all rooms and the restoration of the façade, with new windows and doors to replace the existing, which will utilise the existing openings. The property currently has 5no. bedrooms and will have 5no. bedrooms once refurbished.
- 4.10 The Farm House Cottage will be accessed off the existing Wentworth Road access.

5no. Existing Barns

- 4.11 It is proposed to convert and extend the 5no. existing barns on the Site to create 4no. new dwellings/a workshop.

House no.2 (formerly Barn 2)

- 4.12 Barn 2 will be converted to create one standalone dwelling with 4no. bedrooms. Whilst the existing openings will be utilised where possible, some new window and door openings will need to be created in order to create a habitable dwellinghouse. Conservation rooflights will be installed and the windows will be timber framed with restored stone surrounds.
- 4.13 The external walls are existing stonework with stone heads and cills, which will be repaired as necessary and the roof tiles will be removed and relaid as part of re-roofing exercise.
- 4.14 House no.2 will be accessed off the existing Wentworth Road access.

Workshop (formerly Barn 1)

- 4.15 Barn 1 (the former cart shed/stables) which is considered to be curtilage listed will be converted into a workshop, which will be associated with and used by the Grade II listed Farmhouse.