



FARNLEY
ESTATES

Farnley Tyas Draft Village Framework Plan

Non Technical Summary
[Incorporating Sustainability Appraisal]



INTRODUCTION OF THE PLAN PROCESS

The Farnley Tyas Village Framework Plan (The 'VFP') is being prepared as a statutory development plan document on behalf of Farnley Estate Ltd and in close co-operation with Kirklees Council. The agreed approach is to seek adoption of the VFP by the Council as a Supplementary Planning Document which will form part of Kirklees Development Plan. In order to achieve this statutory plan status a Sustainability Appraisal (SA) of the VFP is required (Planning and Compulsory Purchase Act 2004; The Environmental Assessment of Plans and Programmes Regulations 2004).

The SA process involves the following key stages:-

- A. Assembling a variety of information on current baseline conditions in the village and its locality with a particular emphasis on environmental characteristics.
- B. Scoping the content of the SA with the Council and consultees.
- C. Deciding on the sustainability objectives for the VFP in the context of a wide range of plans and policies and programmes from national to local level.
- D. Assessing broad plan development options and the relative impacts of each one in relation to the VFP sustainability objectives.
- E. Taking the SA report findings together with public comments on the SA report and the draft VFP fully into account in the re-drafting and finalisation of the Plan.

WHAT IS THE VILLAGE FRAMEWORK PLAN?

The Farnley Tyas VFP is a plan for the long term future of the village which looks up to 25 years ahead and provides a comprehensive framework for future improvements, an appropriate level of replacement development, suitable pace of change, community provision and environmental protection and enhancement.

THE OVERALL AIMS OF THE VFP

- To create a vibrant and more sustainable community at the heart of a diversified and rejuvenated rural estate.
- To carry out phased development of the farmyards within the village, as they become available, by the conversion of listed and other suitable stone buildings and new building, primarily, but not exclusively, for residential use.
- The creation of a model sustainable village which is in a stronger position to adapt to future economic, social and environmental change and which can support existing and new community facilities and services.



THE SUSTAINABILITY APPRAISAL

The role of the Sustainability Appraisal (SA) is to assess how the key principles of sustainable development can be incorporated into the plan making process. The UK Sustainable Development Strategy ("Securing the Future" 2005) sets the overall context and sustainability aim which is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life and environmental resources available to future generations.

The Farnley VFP Sustainability Objectives:

Environment

- Enhance biodiversity and green infrastructure
- Climate change adaptation and mitigation
- Landscape and village setting
- Maintain/enhance townscape character
- Retain listed buildings in long-term viable use
- Minimise waste and promote recycling/composting

Socio-economic

- Community infrastructure enhancements
- Promote community health and wellbeing
- Provision of decent, well designed and affordable homes
- Transport and traffic management initiatives to minimise traffic and car usage
- Promotion of access to the rights of way network
- Employment and the village economy
- Provision of new housing which is well designed and appropriate in scale and numbers and can contribute to a sustainable community
- Ensure efficient and economic use of land.

THE THREE DEVELOPMENT/IMPROVEMENT OPTIONS AND THE SUSTAINABILITY APPRAISAL

The following three options were assessed via the Sustainability Appraisal in order to arrive at the Revised draft VFP proposals:-

A 'DO NOTHING' OR BUSINESS AS USUAL OPTION:-

While the Estate will continue their rural diversification strategy on their wider landholdings the three farmyard areas within the village will become redundant and vacant (Beech Farm is already vacant and the others will follow as tenancies are surrendered). Without significant investment the listed and other stone buildings will not have viable long term uses, the substantial investment required for the traffic management and sustainable energy generation projects will not come forward and new sustainable and affordable housing and community facilities will be difficult to provide. This option will have a generally neutral impact on wildlife and habitat protection, open space and recreation provision and the relationship between the landscape and the village.

Certain community initiatives are likely to progress but these will be limited and will not make sufficient contributions to enhance the all-round sustainability of the settlement.

A RESIDENTIAL DEVELOPMENT OPTION:-

With the potential physical, social and environmental capacity of development being assessed ranging from 40 to 60 new dwellings. These new dwellings will be provided via a combination of building conversion and new build and crucially the development will be spread across a period of more than 10 years and three farmyard sites (Beech, Yew Tree and Park Farms) ensuring better opportunities for physical and social integration. Small scale business and community/leisure development will be included, primarily on the Bowling Club Area site. This option will allow for investments in sustainable energy provision, the traffic management scheme, the provision of sustainable, and some new affordable homes. Listed buildings will be retained in long term viable use and there will be more support for existing and potentially new community facilities.

New and enhanced habitats will be provided and the visual and townscape qualities of the village will be improved subject to the design quality of the new housing provision and the clearance of the poorer quality agricultural buildings which are not capable of conversion. The relationship between the landscape and the form and scale of the village will not change.

A BUSINESS/RURAL ENTERPRISE DEVELOPMENT OPTION:-

This development option considers the impacts of majoring on a range of potential new businesses being accommodated within the three farmyards and the Bowling Club area. These might include offices, light manufacturing, storage and other rural based enterprises. In this option, no more than 10 new dwellings would be built in the village over the twenty year life of the Plan. There are significant market and development viability limitations associated with this option such that not all of the listed buildings will secure a long term viable use; the sustainable energy system is unlikely to be delivered for the whole village and the traffic management scheme is unlikely to be funded, and/or improvements will be offset by the generation of commercial traffic. The level of townscape enhancement will be limited and there is more scope for negative impacts on the visual relationship with the surrounding landscape. The limited number of new dwellings will be unlikely to incorporate any new affordable provision and the support for community facilities will not be enhanced.

Option B has the greatest potential to meet the range of future challenges and issues facing the village community.

THE VFP PROPOSALS:-

RESIDENTIAL DEVELOPMENT

A total of between 40 and 60 new dwellings will be provided over a period of 10 years or more. These will comprise conversions of listed and other stone buildings and new build stone dwellings, in matching natural materials, within Beech, Yew Tree and Park farmyards.

The housing layouts will be carefully designed to a high standard to ensure that there is a good fit with the positive heritage and architectural characteristics of existing village development and the new build houses will be no more than two stories in height so that the built form of the village remains in harmony with the surrounding landscape. All houses will be built to a high level of thermal efficiency and a proportion of affordable dwellings will be provided.

THE GREEN GIRDLE:-

The open landscape surrounding the village will be retained in various long term countryside uses. The footpath and bridleway linkages into the wider Farnley Estate will be improved and wildlife habitats enhanced. This group of proposals aim to ensure that the village remains in harmony with the surrounding countryside and that all households can benefit from the positive visual and recreational features.

TRAFFIC MANAGEMENT:-

During the early years of the Plan's implementation a comprehensive system of traffic measures will be introduced with the following key features:-

Reducing traffic speed through the village to 20mph.
Enhanced footways and the incorporation of a 'village square' feature outside of the Farnley Cock.
Greater road safety for pedestrians and local traffic.
Acting as a deterrent to some 'rat-running' through traffic.

SUSTAINABLE ENERGY GENERATION:-

A new source(s) of sustainable energy provision will be incorporated into the development programme. As a result of an extensive feasibility study and negotiations with a renewable energy provider it is currently envisaged that this new energy source will be a biomass boiler burning woodchip from the Estate and other local sources. The feasibility of providing existing and new homes with heat and/or power from this source is at an advanced stage and it is hoped to confirm the project as part of the finalisation of the VFP.

COMMUNITY FACILITIES:-

New residential development will help to sustain the existing community facilities and will create support for improvements to these including the potential for new facilities at the bowling club incorporating a village hall and a small community run shop.

WE WANT YOUR VIEWS!

The Revised Draft VFP and the Sustainability Appraisal are subject to a formal 6 week consultation process (18th November – 6th January 2010) both within the village and with a range of external consultees. This non-technical summary of the VFP and SA has been distributed to all households in the village. The following main documents can be viewed/downloaded on the Farnley Estates website.

- The Revised Draft VFP
- The Sustainability Appraisal
- The SA Scoping Report

An afternoon/evening 'drop-in' session has been arranged for the 16th December 2009 at the Farnley Cock between 4pm and 8pm.

Please let us have your views on the comments form (enclosed with the Non Technical Summary – delivered to all village households), or by email by the 6th January 2010. All views received will be fully taken into account prior to publishing the final Village Framework Plan, and will also be shared with the Kirklees Planning Authority.

Additional copies of this document are available to download from www.farnleyestates.co.uk

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