

## Sites 3f and 3g: Farmyard adjoining Dairy House (3f), and adjoining paddock (3g)

### SITE DESCRIPTION

Relatively flat site, comprising paddock (site 3f) of intimate character, part paddock / garden used mainly for grazing horses and sheep, rising gradually to east, and adjoining farm yard (site 3f), in active use with variety of buildings (age / scale / type). Residential to north and east, farmland to south and west.

### PROPOSED USE

Housing (including re-use of historic farmbuildings)

### ACCESS

Existing vehicular access to farmyard is via Little England into Manor Farm Lane, which is relatively narrow with no pavements and adjoins Little England. Little England has pavements running to the village centre.

DCC comments: Manor Farm Lane too narrow to accommodate additional traffic movements. Lack of pedestrian refuge along the lane. Could not be supported. New access could be formed away from adjacent junction to access land adjoining Homefield (site 3g), subject to forming adequate sight lines (2.4m by 43.0m). *On this basis site 3f would be dependent on access via 3g.*

### ENVIRONMENT AND LOCAL FEATURES

Farmyard lies within the Conservation Area, paddock outside but currently protected as important open area (to be reviewed through this Neighbourhood Plan). Opposite Grade II Listed Building (The Cottage – Saddler Thatch). Many of the perimeter buildings within the farmyard are late 18<sup>th</sup> century and appear worthy of retention, contributing to the character of the Conservation Area and village history. Mainly red and grey brick with slate roof, though the single storey building to the south side appears to be cob (currently in a poor state of repair)

Hedgerows to front and middle of paddock (no hedge to southern boundary).

Potentially visible in views from Wetherby Castle to south

### OTHER

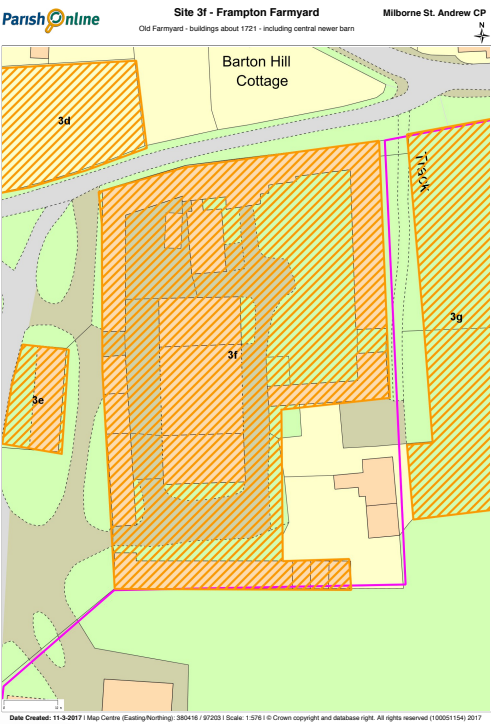
No major constraints noted

### OVERALL

Plus points:	Possible concerns:
<ul style="list-style-type: none"><li>• Part brownfield site</li><li>• Reasonably close to most facilities</li><li>• Unlikely to contribute to flooding, given built-up nature of majority of site</li><li>• Would provide for the retention and preservation of locally important and attractive farmbuildings</li></ul>	<ul style="list-style-type: none"><li>• Impact on farm (landowner intention to continue to invest in more suitable modern farmbuildings)</li><li>• Loss of a green space previously noted as an important open area</li></ul>
Proposed mitigation requirements:	
<ul style="list-style-type: none"><li>• Retention and preservation of c18th farm buildings</li><li>• Strengthen landscaping along southern paddock boundary, and limit scale of development along this edge, to provide softer transition to countryside</li><li>• Ensure suitable highway access provided</li></ul>	

*NOTE: Please score the two sites separately on the questionnaire*

# Site 3f Farmyard





## Site 3g

