



JohnsonMowat
Planning & Development Consultants

The Owner / Occupier,

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11th May 2023

Dear Resident,

**POTENTIAL SMALL-SCALE RESIDENTIAL DEVELOPMENT (CIRCA. 5 DWELLINGS)
NEW BIRKS FARM, INGS LANE, GUISELEY**

On behalf of the landowners at New Birks Farm ("our Client"), Johnson Mowat is pleased to offer you an opportunity to provide comment on this potential development opportunity within Guiseley and assist in guiding proposals from an early stage.

The site in question is New Birks Farm, Guiseley ("the Site"). A location plan showing the overall extent of the development parcel is enclosed. Historically, New Birks Farm was a large working farm, however the farming operations are now much reduced. In recent years the historic farm house and adjoining buildings have fallen in a state of despair, and the adjoining farm buildings have begun to deteriorate. This deterioration has in part come as a result of break ins, theft, vandalism, arson and general anti-social behaviour within the vacant buildings.

Moving forward it is the intention of our Client to: -

- Renovate the existing farmhouse and sensitively convert some of the adjoining agricultural buildings. Some of the existing detached structures located to the rear of the farmhouse and adjoining agricultural buildings will be demolished and replaced with new build structures to form a small well-designed residential scheme (circa. 5 no. dwellings).

Overall, it is envisaged that the development would open views within and across the surrounding countryside, whilst also providing a positive contribution to the Guiseley Conservation Area.

The proposals will be supported by a comprehensive landscaping scheme and introduce opportunities to provide significant biodiversity and wildlife benefits. The Site would continue to be accessed from Ings Lane using the existing access track.

The National Planning Policy Framework ("the Framework") is clear that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Further good pre-application discussions enable better coordination between public and private resources and improved outcomes for the local community.

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In this context our Client is open to having constructive dialogue with local stakeholders and would look forward to receiving any comments you may have in relation to the principle of development. On the basis that this scheme is very much in its infancy there are genuine opportunities for you to influence the design of the residential dwellings and the wider landscaping scheme at this stage.

We are looking to host an open invitation community consultation at New Birks Farm on 18th May 2023 between 17:30 and 19:00. Those who are unable to attend the public consultation event can view the material made available at the consultation, and provide feedback via our dedicated webpage <https://johnsonmowat.co.uk/public-consultations/new-birks-farm>. We hope residents take this opportunity to learn more about the proposals and provide direct feedback on the proposals.

It would also be our intention to continue this open dialogue with stakeholders at regular intervals between now and the submission of a planning application. We hope you can take this opportunity to work collaboratively with our Client and positively influence the development at this early stage.

Yours sincerely



Richard Mowat
Director

See Location Plan Below

