



JPE CONSULTANCY LIMITED
ARCHITECTURAL DESIGN & PLANNING

9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF

Tel: 07875 627 988

E-mail: jim@jpeconsultancy.co.uk

Ref; 25/1335/302 – Planning Statement

Planning Statement

Demolition of steel framed stables building, and the rebuilding of a stone barn with the addition of rear single storey extension to form a single dwelling at Higher House Farm, 14 Hawkshaw Lane, Hawkshaw, Bury, BL8 4LB.



Image 1 – Existing stone barn and steel framed stables building

- prepared on behalf of -

- Mr & Mrs Leak-

30th December 2025

Section 1- Introduction

- 1.1 This statement has been produced to accompany a planning application for the demolition of a steel framed stables building, and the rebuilding of a stone barn with addition of a rear single storey extension to form a single dwelling.
- 1.2 In addition to this statement the following information is submitted in support of this application:

Drawings

25/1335/100 -	Location plan
25/1335/101 -	Existing site plan
25/1335/102 -	Existing floor layout plans
25/1335/201A -	Proposed site plan
25/1335/202 -	Proposed floor layout plans
25/1335/203B -	Existing and proposed elevations

Reports

25/1335/301 -	Design and Access Statement
25/1335/302 -	Planning Statement
25/1335/303 -	Schedule of Materials
25/1335/304 -	Lighting Statement
BL8 4LB - 29.04.2021	Phase 1 - Preliminary Risk Assessment
BL8 4LB - 18.07.2022	Phase 2 - Site Investigation Report
BL8 4LB - 19.07.2022	Remediation Strategy
15.12.2025	Bat Survey Report and Method Statement

Supporting technical information

EVCP	Rolek Wallpod EV
Porchester Hood 15W	LED Bulkhead
Saxby Odyssey	Wall Mounted Downlight – WMDL
Westminster 10W	v20 External Lighting Bollard

Section 2- Existing Use

- 2.1 Higher House Farm is located to the north of Hawkshaw village centre with access from Hawkshaw Lane.
- 2.2 The subject barn is to the east of a courtyard area with the farmhouse (Higher House Farm) to the south. The buildings are connected with a stone outbuilding that is utilised for storage.
- 2.3 The stone barn is a substantial building with open plan arrangement to the ground floor that is utilised for stables with a hayloft and storage at first floor level. Attached to the rear is a large steel framed building that is used as a stables with open access between the two buildings.



Image 2 – View to gable and front elevations of stone barn

Applicant's use of the site and planning history

- 2.4 The applicant has utilised the stone barn and rear steel framed building for stabling purposes since 1993. The applicant has 22 acres of land to the north and east that is utilised for exercise and grazing for the horses. To the north and east there is a manege, yard and further steel framed buildings used for stables and storage.
- 2.5 Planning consent was granted in May 2020 (65197) for 'Demolition of steel framed building; conversion of stone barn to 1 no. dwelling; increase in height to part of roof and a single storey lean-to extension and change of use of land for residential garden'. The applicant implemented this consent by applying for discharge of pre-commencement planning conditions and undertaking part of the approved works (drainage connections installed and inspected by Bury MBC Building Control).

Stone barn

- 2.6 The stone barn comprises a two storey rectangular building with dual pitched roof clad with stone slates, and natural stone external walls with stone quoins to the building corners and some openings. There are existing door and window openings with a large cart door opening to the front (west) elevation.



Image 3 – Stone barn (front elevation)

Steel framed building

- 2.7 This building is attached to the rear of the stone barn and is of steel frame construction with dual pitched roof covered with corrugated cladding sheets, and external walls that are part block (up to a height of 2metres) and part corrugated cladding sheets up to eaves level.



Image 4 – Rear of stone barn and steel framed building

Section 3- Proposed Use and Amount of Development

- 3.1 The subject buildings and land are owned by the applicant and it is their intention that the new dwelling will be developed as a self-build project for their son and his family.
- 3.2 The proposed dwelling would be similar in size and appearance to the dwelling granted in consent ref; 65197, with the following amendments:
- It is proposed to demolish the existing stone barn and rebuild it utilising the existing stone facings. The existing walls are built with solid stone (generally 515-715mm thick) and do not incorporate a cavity, damp proof courses or insulation. There is also significant undulation and vertical mis-alignment to parts of the elevations. It would be beneficial to rebuild the external walls in order that insulated cavities can be incorporated with protection against damp penetration, the walls can be rebuilt with a true vertical alignment ensuring for structural stability over the longer term, and a reduction in external wall thickness allows additional internal accommodation.
 - The number and pattern of door and window openings will generally be maintained (as per consent 65197), but with some minor modifications to suit the proposed layout.
 - A slight reduction in size/footprint of the rear extension, and re-positioning of this to align with the gable elevation of the barn.
 - Addition of a rear storage building to house the boiler, plant associated with a ground source heat pump, and provision of storage for gardening tools, DIY, etc.
 - Re-alignment of rear roof pitch to form a single continuous pitched roof slope and remove slender band of stone walling that would necessitate a more substantial cavity wall construction.
 - Attached storage building to be raised in height to match the subject barn (as per consent 65197), but storage building retained by applicant to be an ancillary use to Higher House Farm.
 - Amendment to external parking area with diversion of footpath directly to the north of the proposed residential curtilage. The existing consent shows the footpath passing directly adjacent to the gable elevation of the barn. The existing footpath is located further north as evidenced by the existing stile position. The land is undulating where the footpath position was previously shown to the approved plans and would not afford a path that is level and easy to negotiate.
- 3.3 A single dwelling is proposed, as per planning consent 65197. At ground floor level a central hallway is proposed with access to a lounge, WC & cloaks, study, and office, and open plan kitchen and dining to the rear extension with a utility and play room off this. At first floor level four bedrooms (one en-suite) and a bathroom are proposed. All bedrooms meet the requirements of the Nationally Described Space Standard (NDSS).

- 3.4 Previously (consent 65197) additional accommodation was included with the dwelling through use of an attached storage building with approval granted to increase the height of this building to match the main barn. In this application it is again proposed to raise the height of this building but to retain this building as storage for Higher House Farm.
- 3.5 The frontage area will be enclosed within a 1.2 metre high stone wall with steps to the north boundary wall leading to a cobbled external area and the front entrance. A parking area is proposed adjacent to the north gable elevation with a side entrance to the utility. At the rear there is a patio area with bin storage and lawned garden.
- 3.6 It is proposed that the existing stone facings from the barn will be reused. The use of traditional stone and slate building materials will be sympathetic to the existing farmhouse, and consistent with the existing barn.
- 3.7 The dwelling will have a landscaped garden at the rear providing an adequate area of external amenity space. To the rear boundary (east) it is proposed to incorporate new native hedgerow planting to form appropriate boundary planting inside the post and rail fencing.
- 3.8 An existing access to Higher House Farm is utilised with access from Hawkshaw Lane. The existing access already serves the existing residential use and stables.
- 3.9 A parking area is proposed for the dwelling that will allow parking for a minimum of three cars (four bedroom dwelling).
- 3.10 Level access and approach can be provided at the side and rear of the property to enable the dwelling to be accessible to people of all ability.

Section 4- Planning Policy

National Planning Policy Framework (NPPF December 2024)

- 4.1 The NPPF is an important material consideration in determining planning applications emphasising a presumption in favour of sustainable development, and requiring that development proposals that accord with the development plan should be approved without delay (paragraph 11).
- 4.2 Paragraph 61 confirms the Government's objective of significantly boosting the supply of homes and identifies the importance of a sufficient amount and variety of land coming forward where it is needed.
- 4.3 Chapter 11 confirms that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land. This includes the need to support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 4.4 Chapter 12 of the NPPF focusses on 'Achieving Well Designed Places'.
- 4.5 Paragraph 135 states that planning decisions should ensure that developments will function well and add to the quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 4.6 Chapter 13 sets out policies for 'Protecting Green Belt land' (Paragraphs 142 – 160) and confirms that Green Belt serves the following five purposes:
 - to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from further encroachment;
 - to preserve the setting and special character of historic towns;
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.7 Paragraph 153 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 4.8 Paragraph 154 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt, exceptions to this include;
 - g) limited infilling or the partial or complete redevelopment of previously developed land; whether redundant or in continuing use, which would not cause substantial harm to the openness of the Green Belt.
- 4.9 Paragraph 155 confirms that the development of homes in the Green Belt should also not be regarded as inappropriate where:

- a. The development would utilise grey belt land and would not fundamentally undermine the process (taken together) of the remaining Green Belt across the area of the plan.
 - b. There is a demonstrable unmet need for the type of development proposed.
 - c. The development would be in a sustainable location.
- 4.10 Paragraph 187 requires planning decisions to contribute to and enhance the natural and local environment by, a) protecting and enhancing valued landscapes, and d) minimising impacts on and providing net gains for biodiversity.

Bury MBC Unitary Development Plan (1997)

- 4.11 The Development Plan for Bury comprises the saved policies of the Bury Unitary Development Plan (UDP) 1997 and the Planning and Compulsory Purchases Act (2004) identifies that applications for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.12 The cluster of buildings forming the main hub of Higher House Farm is a previously developed site within a wider Green Belt designation in the Bury UDP (1997) and is also located within the West Pennine Moors and in a Special Landscape Area.
- 4.13 UDP Policy OL1 (Green Belt) seeks to maintain the Green Belt, ensuring that it fulfils the following strategic purposes;
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from further encroachment;
 - to preserve the setting and special character of historic towns;
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.14 Saved policy OL1/2 states that *“The construction of new buildings in the Green Belt is inappropriate development unless it is for one or more of a number of stated purposes. This policy does not include for redevelopment of previously developed land and is not consistent with paragraph 154 of the NPPF”* where the exceptions include;
- g) limited infilling or the partial or complete redevelopment of previously developed land; whether redundant or in continuing use, which would not cause substantial harm to the openness of the Green Belt
- 4.15 Policy OL1/4 – ‘Conversion and Re-use of Buildings in the Green Belt’
- This policy would have been relevant in the consideration of the planning application that was granted (65197) for conversion and extension of the barn. Whilst a rebuild is now proposed it is useful to test this against the criteria of policy OL1/4 which states that:

The conversion and re-use of buildings in the Green Belt is not inappropriate development and will be permitted providing that:

- it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- any extension of re-used buildings, and any associated uses of land surrounding the building do not conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they involve extensive external storage, or extensive hardstanding, car parking, gardens, boundary walling or fencing);
- the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction;
- the form, bulk and general design of the buildings are in keeping with their surroundings;
- suitable access and likely traffic generation can be accommodated without creating a traffic hazard or the need for major road improvements or lengthy new routes;
- all the necessary services can be provided without extensive works;
- it can be established by the applicant, to the satisfaction of the local planning authority, whether or not the building contains any protected species, such as bats or barn owls. Where it is shown such species are present, measures to prevent damage to habitats will be required.

- 4.16 Policy OL7/2 West Pennine Moors states that throughout the area of the West Pennine Moors the Council will control development so as to reduce any possible detrimental effects on the important character of the area.
- 4.17 UDP policy EN1/1 states that the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment. Policy EN1/1 states that development will not be permitted where proposals would have a detrimental effect on visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas.
- 4.18 UDP policy EN8 Woodland and Trees states that the Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.
- 4.19 Policy EN9 Landscape states that the Council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes, where appropriate.
- 4.20 UDP policy EN9/1 – Special Landscape Areas states that any development will be strictly controlled and required to be sympathetic to its surroundings in terms of visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas.

Development Control Policy Guidance Note 8 ' New Buildings and Associated Development in the Green Belt'

- 4.21 Whilst this policy guidance note does not have development plan status it is a material consideration.

Places for Everyone (Pfe) Joint Development Plan, 2024

- 4.22 The Pfe was adopted on the 21st March 2024 and forms part of the Development Plan for Bury.

- 4.23 Policy JP-S1 Sustainable Development states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In preparing plans, authorities should make as much use as possible of suitable previously developed (brownfield) land and vacant buildings to meet development needs.
- 4.24 Policy JP-S2: Carbon and Energy sets out the expectation that new development will be carbon neutral and should minimise energy demand and maximise energy efficiency.
- 4.25 Policy JP-S4: Flood Risk and the Water Environment aims to manage flood risk by locating and designing development to minimise the impacts of current and future flood risk.
- 4.26 Policy JP-H3: Type, Size and Design of New Housing sets out the aim to incorporate a range of dwelling types and sizes including for self-build projects. It confirms that all new dwellings should comply with the Nationally Described Space Standards (NDSS), and be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations.
- 4.27 Policy JP-H4: Density of New Housing confirms that development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.
- 4.28 Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity states that through local planning and associated activities a net enhancement of biodiversity resources will be sought.
- 4.29 Policy JP-G9: The Green Belt, confirms that the Green Belt serves the five purposes set out in national policy.
- 4.30 Policy JP-C2: Digital Connectivity supports the provision of affordable, high quality, digital infrastructure. This includes a requirement for all new development to have full fibre to premises connections.

Section 5 - Planning Assessment

- 5.1 In this section the development proposals are assessed against the relevant policies of local and national planning policy.

Principle of development

- 5.2 New development in the Green Belt is restricted but the NPPF and development plan make provision for the reuse of buildings to residential use, and for redevelopment of previously developed land. Both the Development plan (UDP 1997) and the NPPF state that the construction of new buildings in the Green Belt should be regarded as inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt.
- 5.3 The subject building is a previously developed stables use with an existing barn that is to be rebuilt on the same footprint. There is planning policy to support these proposals and the circumstances of the existing land and buildings are such that it can be demonstrated that development in the manner proposed is appropriate in the Green Belt.
- 5.4 There is extant consent to convert the main barn into one dwelling and the principle of residential conversion is established (consent ref; 65197).
- 5.5 The proposed development would not conflict with the surrounding land uses and adequate infrastructure could be provided to the site. Therefore residential development would be acceptable in principle and would be in accordance with Policy H1/2 of the UDP and NPPF.
- 5.6 The proposed development would not have a greater impact upon the openness and character of the Green Belt than the existing development, nor that approved under consent ref; 65197.

Green Belt (OL1)

- 5.7 The proposed development would not result in harm to any of these purposes, and there is no conflict with Policy OL1. **Clearly no unrestricted sprawl would occur and the proposal is within the defined boundaries of the existing stables use.** This development would not result in the merging of towns, or have any impact of the setting and special character of historic towns. The development assists in the recycling of under utilised buildings and will be of benefit through the provision of a family home.

Principle of reuse of the existing barn

- 5.8 The existing barn already has an extant consent for conversion to a single dwelling, and the principle of residential use is established.

5.9 Extant consent ref; 65197 was assessed to comply with UDP Policy OL1/4 and the provisions of this, and whilst a rebuild is now proposed the scheme would be very similar in scale and appearance:

- **it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;**
Development is limited to a rebuild of the existing barn to the same footprint, form and height.
- **any extension of re-used buildings, and any associated uses of land surrounding the building do not conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they involve extensive external storage, or extensive hardstanding, car parking, gardens, boundary walling or fencing);**
The same curtilage is proposed as the extant consent that is within the existing developed curtilage.
- **the form, bulk and general design of the buildings are in keeping with their surroundings;**
the main extent of development is achieved through rebuilding the existing barn, with the existing design and materials largely replicated.
- **suitable access and likely traffic generation can be accommodated without creating a traffic hazard or the need for major road improvements or lengthy new routes;**
It is considered that there would be no significant increase in traffic generation and vehicle movements as a result of this proposal for a single dwelling.
- **all the necessary services can be provided without extensive works;**
Utilities supplies are already in place to service the farmhouse and existing buildings and supplies to the new dwelling can be provided without extensive works.
- **it can be established by the applicant, to the satisfaction of the local planning authority, whether or not the building contains any protected species, such as bats or barn owls. Where it is shown such species are present, measures to prevent damage to habitats will be required.**
A survey of the buildings has been undertaken and has confirmed that the buildings do not contain any protected species.

Principle of replacement of barn (stables use) to provide a new dwelling

- 5.10 The barn (stables use) form part of the established curtilage of the main grouping of buildings at Higher House Farm.
- 5.11 The application site is previously developed land as defined in appendix 2 of the NPPF. Para. 154 (g) allows for limited infilling or partial or complete redevelopment of previously developed land where development would not cause substantial harm to the openness of the Green Belt.
- 5.12 In terms of impact on openness a single replacement dwelling is proposed that closely relates to the existing barn in terms of siting and footprint, scale and massing, and use of materials.

- 5.13 The proposed replacement of the existing building with a single dwelling would result in a decrease in building footprint of 23%, and decrease in building volume of 31%. This represents a substantial reduction.
- 5.14 There is already significant built development in this location with the existing barn and steel framed building that are to be replaced, and the adjacent farmhouse and outbuildings.
- 5.15 The proposed dwelling will be viewed in the same context as the existing stables and barn, and against the backdrop of the substantial two storey buildings forming Higher House Farm. The proposed dwelling would not be readily discernible from the existing grouping of buildings and there certainly would be no significant change in character.
- 5.16 There will be little discernible change in respect of impact on openness and the character of built development to Higher House Farm.

Policy JP-S2: Carbon and Energy

- 5.17 Policy JP-S2 sets out the expectation that new development will be carbon neutral and should minimise energy demand and maximise energy efficiency.
- 5.18 The following measures are proposed, or are to be considered in the design and construction of the dwelling in order to reduce carbon emissions, minimise energy demand and maximise energy efficiency:
- Through rebuilding of the external walls, ground floors and roofs Insulation levels to the fabric of the building are to be provided that exceed the current building regulations Part L (Conservation of fuel and power – June 2022).
 - Use of a ground source heat pump to provide high efficiency heating.
 - Use of Photovoltaic panels and solar panels for electricity and hot water generation.
 - Use of passive solar gain.
 - Use of low energy lighting and heating controls to reduce energy consumption.
 - Installation of an Electric Vehicle Charging Point (EVCP shown to plans).

Policy JP-H3: Type, Size and Design of New Housing

Nationally Described Space Standards (NDSS)

- 5.19 The dwelling is designed as a four bedroom dwelling, with one double bedroom and two single bedrooms (4b7p), with the NDSS requiring a minimum floor area of 115m². The Gross Internal floor Area (GIA) of the proposed dwelling is 273m².
- 5.20 The dwelling complies with all of the technical requirements (section 10a.-10i.) that are set out in the NDSS document.

Part M4 (2) Category 2: Accessible and adaptable dwellings

The proposed dwelling is capable of meeting the requirements of M4(2);

- A safe and convenient step free approach route to the dwelling is provided.
- A level approach route can be provided with a minimum clear width of 900mm and will have a suitable ground surface.

- A parking space within the curtilage of the dwelling can be widened to 3.3metres.
- A drop off point can be provided that is located close to the principal entrance, is level, and has a suitable ground surface.
- The principle private entrance has a level landing (1.2m²), the landing can be covered, lighting can be provided with diffused luminaires on a motion sensor, the door has a minimum clear opening width of 850mm, the required dimensions for the nibs and reveals to walls are provided, and an accessible threshold can be provided.
- All other external doors have a minimum clear opening width of 850mm, the required dimensions for the nibs and reveals are provided, and an accessible threshold can be provided.
- Internally the minimum clear width of every hall or landing is 900mm, every door has the required minimum clear opening width (table 2.1), a minimum 300mm nib is provided to the leading edge of every door in the entrance storey.
- Access to all rooms and facilities in the entrance storey is step free, the stair from the entrance storey to the first floor has a minimum clear width of 850mm, and the stairs meet the requirements of App. Doc. part K.
- Within the entrance storey a living area is provided, a minimum 1200mm clear space is provided in front of and between kitchen units and appliances.
- The required access routes and access zones are provided to the bedrooms.
- Within the entrance storey there is a WC and wash hand basin and the potential for a level access shower, and the door opens outwards.
- The first floor bathroom is located on the same floor as the double bedroom and contains a WC, a basin and a bath, and the fittings meet the provisions of Diagram 2.5 of the App. Doc.
- To assist people who have reduced reach, services and controls comply with the requirements listed in section 2.30 of the App. Doc.

Policy JP-H4: Density of New Housing

- 5.21 The net site area is 0.14 hectare and one dwelling is proposed. This results in a density of 7 dwellings per hectare. This is less than the density indicated in policy JP-H4 (35 dwellings per hectare), but the policy confirms that a lower density of development may be accepted where this can be clearly justified by site specific issues.
- 5.22 In this case a lower density of development is considered appropriate because there is already an extant consent for conversion and extension of the building to form a single dwelling. This application simply seeks to achieve the same single dwelling but with the existing stone barn rebuilt to allow an improved structure and more efficient building.

Policy JP-C2: Digital Connectivity

- 5.23 In accordance with policy JP-C2 a full fibre to premises connection is available to this location:
- Vodafone Fibre 2 – 67Mbps download speed.
 - Sky Broadband Superfast - 67Mbps download speed.

Ecology

- 5.24 A Bat Survey Report and Method Statement is submitted with this application. Surveys of the buildings have been undertaken in 2020 and 2022, and the buildings were assessed as offering low potential for roosting bats. An update survey undertaken in 2025 found no evidence to suggest use of the buildings by roosting bats, and given previous activity survey results it is considered unlikely that low conservation value roosts are present within the building, however Reasonable Avoidance Measures (RAMs) are recommended in the report.
- 5.25 A compensatory bat box (Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing. The bat box will provide roosting potential for the local bat population, and will remain on site as part of the bio-diversity enhancement.
- 5.26 Native hedgerow planting is proposed to the easterly boundary of the proposed residential use. This will result in betterment and enhance the natural and local environment.
- 5.27 An improvement in ecological value will be delivered and so meeting the objectives of the NPPF (para. 187).

Impact upon heritage assets

- 5.28 There are no Designated Heritage Assets, or Non-Designated Heritage Assets within the vicinity of the application site, and the site is not within a Conservation Area.

Design

- 5.29 In the main the inclusion of door and window openings to the re-built barn will closely resemble the existing door and window openings, and those new openings that were allowed under consent ref; 65197, and the simplicity of the building will be retained. Where new openings are proposed it is considered that these would not detract from the character of the original building, and again are generally consistent with the planning consent that has already been granted (ref; 65197). It is considered that the proposed development would preserve the character of the existing buildings.
- 5.30 It is assessed that the proposal for rebuilding of the barn would not necessarily change the inherent character of the sites setting. There will be an impact of additional parking spaces, garden subdivision and fencing, however the site plan proposes a light touch approach with post and wire fencing, native hedging forming the rear boundary, and parking spaces to be of semi permeable materials. It is considered that the proposals would not give rise to any undue harm or impact on the existing setting.
- 5.31 The proposed works will help create and lead to the long term sustainable occupation of the building, providing for a high quality residential dwelling.

Transport and highways impacts of the development

- 5.32 Paragraphs 115 and 116 of the NPPF require that safe and suitable access to a site can be achieved for all users and that development should only be

prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of the road network would be severe.

- 5.33 There is existing access to this site from Hawkshaw Lane that is an adopted highway.
- 5.34 A safe access is provided and traffic generation from a single dwelling will be minimal, and would not have any perceivable impact on the highway network.

Impact upon the surrounding area

- 5.35 Paragraph 135 of the NPPF states that planning decisions should ensure that developments promote a high standard of amenity for existing and future users. Additionally, the NPPG states that local planning authorities when Plan-making and decision making, need to take account of the acoustic environment and in doing so consider:
- whether or not a significant adverse effect is occurring or likely to occur;
 - whether or not an adverse effect is occurring or likely to occur; and
 - whether or not a good standard of amenity can be achieved.
- 5.36 The proposal is for a change of use to a single dwelling and it is considered that this will be a more compatible use for the adjacent residential development. The standard of amenity to the neighbouring dwelling should be improved through the replacement of the stables use with residential use.
- 5.37 Adequate amenity space and provision is achieved for the new dwelling, through the provision of sufficient garden space, bin storage and parking. The arrangement of the buildings and window openings allow for sufficient separation between the dwellings, and adequate levels of privacy are achieved for both the existing and the new dwelling.

Contamination risks on the site

- 5.38 A Preliminary Risk Assessment, Intrusive Investigation, and Remediation Strategy are submitted with this application, and confirm that the site can be developed for residential use where the recommended measures are put in place.

Flooding risks on the site

- 5.39 The subject site is within Flood Zone 1 with a low risk of flooding and the proposed site area is less than 1.0 hectare. In line with criteria set within the NPPF a Flood Risk Assessment is not required.
- 5.40 Surface water drainage from the existing buildings is to ground. There would be a reduction in roof area and hard standing as a result of these proposals, and the surface water will be drained to a soakaway as per the existing arrangement. To the rear the rainwater pipes will outfall to water butts. The parking area will be constructed with a permeable sub-base and decorative gravel surface.
- 5.41 The outline foul drainage strategy will be to direct all new foul drainage to a new sewage treatment plant, sized for the proposed population usage, which will then outfall to the ground via a new land drainage network.

Section 6 – Conclusion

- 6.1 The principal of residential use of the barn and the addition of a rear extension is already established by extant planning consent ref; 65197.
- 6.2 We have demonstrated how the stone barn will be rebuilt to the same footprint and height to form a single dwelling, within the curtilage where residential use has already been established.
- 6.3 The stone barn, steel framed building and adjacent land are a previously developed use and the NPPF allows for redevelopment. A single dwelling is proposed that is predominantly located to the footprint of the existing stone barn and stables and would not result in a greater impact to the openness of the Green Belt than the consent that has already been granted.
- 6.4 Landscaping proposals are submitted that include the planting of native hedgerows to the rural boundary of the residential use and this will result in biodiversity improvements and ecological betterment.
- 6.5 Conversion and replacement of the existing buildings within the developed curtilage of this site would represent a sustainable form of development. Existing infrastructure is in place to facilitate residential use with existing access and service provisions being in place.
- 6.6 The provision of a family home will contribute to the Borough's housing supply and is deliverable in the short term.
- 6.7 We have identified that the development would be an exception to inappropriate development in the Green Belt as defined in paragraph 154, through exception;
 - g) limited infilling of previously developed land where development would not cause substantial harm to the openness of the Green Belt.
- 6.8 The subject land is a previously developed site (brownfield) within the Green Belt and is closely associated with the existing residential use that is attached to the subject buildings. The proposals would demonstrably not cause substantial harm to the openness of the Green Belt, and would not encroach into the countryside which surround the existing settlement.
- 6.9 The proposed dwelling is sited close to the existing access, farmhouse and outbuildings. The dwelling would be viewed against the backdrop of the existing residential development. Any view of the dwelling will be with the backdrop of the existing housing and as a result the proposal will not materially change or substantially harm the openness or visual appearance of a brownfield site within a Green Belt designation.
- 6.10 This modest development of a single dwelling would not have any adverse impact on the five purposes of Green Belt set out in paragraph 143 of the NPPF.

6.11 The proposed development offers a number of Economic, Social and Environmental benefits, including;

Economic benefits

- Benefits during and after construction by providing employment and support for local services and the generation of additional revenue in the local economy.
- Increased income for the Council through Council Tax revenue.

Social benefits

- Contribution of a family home to the Authorities housing supply in an area where there is great demand for this type of housing.
- Social benefits to an existing residential location by allowing future occupants to form part of the local community.
- Natural surveillance and occupation of land that is underutilised.

Environmental benefits

- The recycling and regeneration of previously developed land within an established residential setting.
- Remediation of a previously developed site providing a long term environmental benefit.
- Improvements to the biodiversity and ecology of the site through the provision of ecological enhancements and landscape planting.

6.12 The application is in compliance with the NPPF and the development plan and in the planning balance the demonstrated benefits clearly outweigh any perceived harm to the Green Belt by reason of inappropriateness.

Issued 30th December 2025