



JPE CONSULTANCY LIMITED
ARCHITECTURAL DESIGN & PLANNING

9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF

Tel: 07875 627 988

E-mail: jim@jpeconsultancy.co.uk

Ref; 23/1283/302 – Planning Statement

Planning Statement

**Conversion of existing barns into four dwellings, and
replacement of existing stables with a single dwelling
at Barrack Fold Farm, off Knowsley Road, Ainsworth, Bolton.**



- prepared on behalf of -

- Mr C. Dudley -

19th June 2023

Section 1- Introduction

- 1.1 This statement has been produced to accompany a planning application for the conversion of an existing barn into four dwellings, and the replacement of existing stables with a single dwelling.
- 1.2 In addition to this statement the following information is submitted in support of this application:

Drawings

23/1283/100 -	Location plan
23/1283/101 -	Existing site plan
23/1283/201 -	Proposed site plan
23/1283/202 -	Site access overview
23/1283/203 -	Passing bay details
23/1283/112 -	Existing floor plans - units 1- 4
23/1283/113 -	Existing elevations – units 1- 4
23/1283/162 -	Existing floor plans –unit 6
23/1283/163 -	Existing elevations – unit 6
23/1283/212 -	Proposed floor plans - units 1- 4
23/1283/213 -	Proposed elevations - units 1- 4
23/1283/262 -	Proposed floor plans – unit 6
23/1283/263 -	Proposed elevations – unit 6

Reports

23/1283/301 -	Design and Access Statement
23/1283/302 -	Planning Statement (photos at appendix 1)
23/1283/303 -	Highways note
LKC 23 1054-A1-PRA -	Preliminary Risk Assessment
F9369	Structural Appraisal
Nov 2022	Heritage Impact Assessment
15/12/2022	Bat Survey PRA report
M693 - BFF- LAND- 01	Hard & soft landscape layout
M693 - BFF- LAND- 02	Planting specifications

Supporting technical information

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

Section 2- Existing Use

2.1 Barrack Fold Farm is located to the north of Ainsworth village centre with access from Knowsley Road. The main farmstead and concentration of buildings is arranged around a central courtyard and existing access as follows;

- Farmhouse – grade II listed (occupied by the applicant since 2011),
- Grouping of central long barn, attached stables to east (both grade II listed), and attached shippson to west wrapping around a central courtyard opposite to the farmhouse.
- To the rear (north) of the main barn is an agricultural building (part steel frame, part block, and cladding sheets to the roof)
- Directly to the east of the barns is a garage (stone and slate) that is used for storage and parking by the applicant.
- To the west of the farmhouse there are further agricultural buildings extending along the existing access road comprising an agricultural storage building (timber and steel cladding), and a stables (block construction with steel cladding sheets to the roof).

Applicant's use of the site and planning history

2.2 Barrack Fold Farm was purchased by the applicant in 2010. At this time the stone built farmhouse had fallen into a state of significant disrepair and was vacant.

2.3 Planning consents were granted in 2011 for modifications and refurbishment of the farmhouse, and conversion of the main barn to a single dwelling. Both consents were implemented with the works to the farmhouse being completed in 2011.

2.4 Works to convert the main barn to residential use were implemented but have not been completed and this building has been utilised for additional storage by the applicant.

2.5 Directly to the north of the main barn an application for a prior approval determination for change of use of the agricultural building to a dwelling house (unit 5) was approved in May 2023.

Main barns (buildings A – D)

2.6 These comprise the central long barn, an attached stone stables to the west, and an attached brick shippson to the east. The central barn and stables are grade II listed and the listing refers to the brick shippson being a later addition and not being of special interest and is not part of the listing.

- 2.7 The central long barn that has largely been rebuilt and is predominantly stone facings with some areas of brick to the upper part of the rear elevation beneath slate coverings.
- 2.8 The stables is two storeys utilised previously for loose boxes for horses at ground level with hayloft above. It is constructed with stone facings and a stone flag roof.
- 2.9 The shippon is a single storey addition to the long barn and formed as a cowshed. It is built with brick facings and slate roof coverings.

Stables (building H)

- 2.10 The stables are built with substantial block walls (painted white) beneath pitched roofs clad with corrugated sheets. The building is divided into seven stables arranged either side of a central aisle and with each having a stable door and a high level window.

Section 3- Proposed Use and Amount of Development

Main barns (buildings A - D)

- 3.1 It is proposed to convert the existing barns into 4 dwellings. The arrangement of the buildings facilitates a logical approach to convert the stables into a single dwelling, the central long barn is divided centrally into 2 dwellings, and the shippon converted to a single dwelling.

Unit 1(building A) - the stables and west corner of the long barn

- 3.2 The stables and west corner of the long barn are converted to form a lounge with existing window openings onto the central courtyard. A central hallway and stairs are provided with open kitchen/dining to the long barn at the rear with access to the rear patio and amenity area. A new entrance porch is formed to the gable elevation with access to the car parking spaces.

- 3.3 To the first floor 3 bedrooms (1 en-suite) and a bathroom are formed. Two new window openings are proposed to the courtyard elevation to improve natural light to the first floor landing and bedroom 3. The existing queen post truss (that is decorative and not performing a structural function) is proposed to be relocated adjacent to the gable elevation so that it can be retained and is still visible but will not compromise headroom within the bedroom.

Units 2 and 3 (buildings B & C) - the long barn

- 3.4 Entrance from the courtyard through an existing single storey projection with access to a hallway and open plan kitchen/dining areas, and a separate lounge with access to the rear patio's and amenity areas. One new window opening is formed at ground floor level to unit 3.
- 3.5 At first floor 3 bedrooms (1 en-suite) and a bathroom are formed.

Unit 4 (building D) - the shippon

- 3.6 The main entrance is from the courtyard utilising an existing door opening with access to central hallway and stairs, and access to a lounge and two ground floor bedrooms. An extension is proposed to the east elevation to improve the accommodation and provide an open plan kitchen/dining area with access to a patio and garden area. The extension will be subservient to the existing barn with a pitched roof and brick and slate materials to match the existing shippon.
- 3.7 At first floor a master bedroom and en-suite is formed.

Unit 5 (building H) - replacement of the block built stables)

- 3.8 A replacement dwelling is proposed that is to be moved away slightly from the access track (moved 1metre to the south) but will have a similar footprint to the existing stables.

- 3.9 An entrance porch is formed to the east with access to a hallway, lounge, open plan kitchen/dining, snug, and three bedrooms and a bathroom.
- 3.10 The replacement dwelling is single storey height with stone facings and slate roof coverings.

Summary of proposed works

- 3.11 Traditional stone and slate building materials will be utilised that will be sympathetic to the existing farmhouse (Grade II listed) and main barn.
- 3.12 All dwellings are to have landscaped garden areas providing an adequate area of external amenity space. To the outer perimeter of the proposed dwellings it is proposed to incorporate new native hedgerow planting to form appropriate boundary planting.
- 3.13 Access to the property is from Knowsley Road and then a single width private access with single passing bay upto Barrack Fold Farm. The existing access already serves the residential use of the farmhouse, the approved residential use of the main barn and the agricultural holding. It is proposed to improve the access through the introduction of four additional passing bays.
- 3.14 Each converted barn and the replacement dwelling will have a parking area that will allow parking for a minimum of two cars (three bedroom dwellings).
- 3.15 Level access and approach can be provided to enable the dwellings to be accessible to people of all ability.

Pre-application advice

- 3.16 A pre-application enquiry was submitted and this included a site visit attended by the planning case officer and conservation officer. The guidance provided was that:

Conversion of main barns:

- There is extant consent to convert the main barn into one dwelling and the principle of residential conversion is established.
- 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.

Replacement of stables:

- Guidance that there is the option for redevelopment of the stables site providing the proposed development would not have a greater impact upon the openness and character of the Green Belt than the existing development.

Section 4- Planning Policy

National Planning Policy Framework (NPPF)

- 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 60 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 12 of the NPPF focusses on 'Achieving Well Designed Places'.
- 4.4 Paragraph 120 (d) states that planning decisions should promote and support the development of under-utilised land and buildings.
- 4.5 Paragraph 130 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 137 – 151).
- 4.7 Paragraph 147 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 149 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, and which would not have a greater impact on the openness of the Green Belt than the existing development.
- 4.9 Paragraph 174 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.
- 4.10 Part 16 of the NPPF seeks to conserve and enhance the historic environment.
- 4.11 Paragraph 194 directs that "in determining applications, local planning authorities should require an applicant to describe the significance of any

heritage assets affected, including any contribution made by their setting.”

4.12 Paragraph 197 states that in determining applications, LPA’s should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

4.13 Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm, total loss or less than substantial harm to its significance.

4.14 Paragraph 206 directs that LPAs should look for opportunities for new development within the setting of heritage assets, to enhance or reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.

Bury MBC Unitary Development Plan (1997)

4.15 The Development Plan for Bury comprises 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.

4.16 The cluster of buildings forming the main hub of Barrack Fold 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.

4.17 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.

4.18 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 149 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, and which would not have a greater impact on the openness of the Green Belt than the existing development.

4.19 Policy OL1/4 – ‘Conversion and Re-use of Buildings in the Green Belt’ 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.

4.20 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.

- 4.21 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.
- 4.22 UDP policy EN2/3 – Listed buildings. This policy states that:
- In considering applications for Listed Building Consent, the Council will have regard to the following criteria:
- a) the impact of the proposal on the historic fabric of the building;
- the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;
 - the need to protect the setting of the Listed Building;
 - the impact of associated ancillary facilities and infrastructure works.
- 4.23 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.
- 4.24 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.
- 4.25 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’
- 4.26 Whilst this policy guidance note does not have development plan status it is a material consideration.

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 conversion 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 application site is a previously developed farmstead with existing buildings that are to be converted (units 1-4), or replaced (unit 6). 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.

Green Belt (OL1)

- 5.4 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 farmstead.** 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 vacant buildings and will be of benefit through the provision of five family homes.

Principle of conversion of existing barns

- 5.5 The existing barns already have an extant consent for conversion to a single dwelling and the principle of residential use is established.
- 5.6 In respect of UDP Policy OL1/4 and the provisions of this:
- **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 largely limited to conversion of the existing barns. Limited extensions are proposed to form an entrance porch to the west gable elevation of the long barn (unit 4), and an extension to the east of the shippon (unit 1) to provide improved living accommodation.
 - **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 submitted site plan demonstrates how adequate gardens and parking are to be provided for each unit and that these areas are within the developed curtilage of the existing farmstead.
- **the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction;**
A structural appraisal is submitted to confirm that the buildings are of permanent and substantial construction.
- **the form, bulk and general design of the buildings are in keeping with their surroundings;**
- the main extent of development is achieved through conversion of the existing buildings that are to be retained.
- **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 only a modest increase in traffic generation and vehicle movements as a result of these proposals and that through the provision of four additional passing bays a safe access can be provided.
- **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 dwellings 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 stables to provide a new dwelling

- 5.7 The stables form part of the established curtilage of the main grouping of agricultural buildings at Barrack Fold Farm.
- 5.8 The application site is previously developed land as defined in appendix 2 of the NPPF. Para. 149 (g) allows for limited infilling or partial or complete redevelopment of previously developed land where development would not have a greater impact on openness of the Green Belt than the existing development: or would not cause substantial harm to openness of the Green Belt.
- 5.9 In terms of impact on openness a single replacement dwelling is proposed that closely relates to the existing stables in terms of location and footprint, and scale and massing.

- 5.10 The proposed replacement dwelling would result in an increase in building footprint of 4%, and an increase in building volume of 22%. This is a modest increase and generally LPA's will consider an increase in volume of upto 33%.
- 5.11 There is already built development in this location with the existing stables that are to be replaced, the adjacent agricultural storage buildings and the farmhouse and barns.
- 5.12 The replacement dwelling will be viewed in the same context as the existing stables and against the backdrop of the larger agricultural building that is adjacent and is to be retained. The proposed replacement dwelling would not be readily discernible from the existing grouping of buildings and there certainly would be no significant change in character.
- 5.13 The existing stables are subservient in height and scale to the farmhouse and grouping of main barns. This will continue to be the case with the replacement dwelling and there will be little discernible change in respect of impact on openness and the character of build development to Barrack Fold Farm.

Ecology

- 5.14 A landscaping design is submitting detailing the planting of new hedgerows to the curtilage of the converted/replacement dwellings. This will result in betterment and enhance the natural and local environment. An improvement in ecological value will be delivered and so meeting the objectives of the NPPF (para. 174).
- 5.15 The submitted bat report has assessed that there is no evidence of bats roosting within the stables. No bats were recorded using the stables and the building is considered to be of negligible potential for roosting bats. To provide Biodiversity Net Gain the bat consultant recommends the installation of Greenwoods Ecohabitats Two Chamber Bat Box or Kent Bat Box within the site that would provide roosting potential for the local bat population.

Design and layout and Impact upon listed building

- 5.16 In the pre-application response the LPA commented that in the main the proposals for conversion of the barn utilises existing door and window openings and that the simplicity of the building had been retained. Where new openings are proposed it was considered that these would not detract from the character of the original building. It was considered that the proposed development would preserve the character of both of the listed buildings.

- 5.17 In respect of the proposed extensions the LPA commented that the simplicity of the building would be retained and the proposed extensions would be small, unobtrusive and subsidiary to the building. It was considered that the proposals for conversion and adaptations of the barns would preserve the character of the Grade II listed buildings and would be in accordance with policies OL1/4, EN1/1 and EN1/2 of the UDP, and the NPPF.
- 5.18 The submitted Heritage Impact Assessment (HIA) assesses the significance of the buildings and comments that:
- “The farmhouse forms the principal listed structure within the farmstead to which no works are proposed. Other structures are of mixed significance with the stables and long barn forming Curtilage buildings. Remaining structures are of little interest”.
- 5.19 The HIA comments that the proposed extension to the Shippon extends the building slightly commensurate with its proposed use. However the increase in size and the positioning of the extension, make little if any discernible impact upon the heritage asset (assessed as Neutral/Benign Impact).
- 5.20 In terms of setting it is assessed that the proposal for change of use to residential to existing buildings would not necessarily change the inherent character of the sites settings. 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 boundaries 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 setting of the heritage asset.
- 5.21 The Heritage Impact Assessment has identified that overall, no harm will result in the proposed works to the listed building and that the works proposed will not adversely impact upon the appearance and character of the property.
- 5.22 The HIA discusses that the proposal seeks to preserve the integrity of the listed buildings and their setting by adopting a proactive heritage led approach to refurbishment and development proposals. It is considered that this will help to safeguard and thereby reinforce the architectural and historic merit of the listed building. The HIA assesses that the works proposed, whilst in part in sensitive areas, will not result in a significant dilution of design or introduce design deemed to be incongruous.
- 5.23 The HIA assesses that the proposals will meet the objectives of the UDP and the works will help create and lead to the long term sustainable occupation of the buildings providing for high quality residential dwellings.

Transport and highways impacts of the development

- 5.24 Paragraphs 108 and 109 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.
- 5.25 There is a private access that extends from the end of Knowsley Road upto the subject site that has a tarmac surface that is well maintained and with good visibility along the entire length of the road. This means of access is well established and has been utilised by farm and commercial vehicles for many decades, and has previously been assessed by the LPA as adequate to provide means of access for the residential conversion of the main barn.
- 5.26 The Council currently undertake refuse collection from the Farmhouse with the refuse truck driving up to the bin store that is adjacent to the Farmhouse and then turning around within the site and exiting back to Knowsley Road.
- 5.27 The access is of sufficient width for farm machinery and commercial vehicles and there is a passing bay part way along the road where two vehicles can pass.
- 5.28 Any increase in traffic movements from the use of the buildings as five dwellings would be minimal and it is assessed that the use would have no detrimental impact on highway capacity or road safety. The number of larger commercial vehicles utilising the access is likely to be reduced where the building changes from agricultural to residential use.
- 5.29 The submitted plans show a minimum of two accessible parking spaces for each dwelling. On occasions where additional parking is required there is provision for this within existing hardstanding's.
- 5.30 Barrack Fold Farm is served by a private access that in parts is single width but has proved adequate for use by farm machinery and commercial vehicles including regular collections by the Council's refuse vehicles and a previous use by a fire engine.
- 5.31 In order to satisfy the Fire Service that an adequate level of safety can be achieved to this residential use it is proposed that a sprinkler system be installed to the dwellings that is to be designed to the relevant British Standard (BS9252) and this is noted to the submitted layout plans.

Impact upon the surrounding area

- 5.32 Paragraph 127 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.

- 5.33 The site is in a relatively remote and semi-rural location that comprises a collection of buildings with existing residential use to the Farmhouse. The immediate area is primarily agricultural in nature and it is therefore considered that the subject buildings would not be directly affected by any discernible noise pollution from the surrounding land uses and that a satisfactory standard of amenity would be achieved.
- 5.34 The Farmhouse nearby is already in residential use and the main barn has extant planning consent for residential use with enabling works for this use having been implemented. It is considered that the proposed use of the buildings for residential dwelling would be a compatible use and would not have any undue impact on surrounding uses.
- 5.35 An acceptable level of private amenity space is provided to each dwelling and is identified to the submitted site plan.
- 5.36 To the submitted plans the location of bin storage is identified. These are positioned so that they are not prominent from the public rights of way.
- 5.37 To the outer perimeter of the proposed residential use the boundaries are generally formed with 1.2 or 1.5metre high post and rail fences and hedgerows are incorporated to provide screening at the boundaries.

Contamination risks on the site

- 5.38 A phase 1 Preliminary Risk Assessment of the subject site has been undertaken and this provides sufficient information on the potential contaminative status of the site to allow determination of this planning application.
- 5.39 The PRA recommends a phase 2 intrusive investigation to complete the contamination and geotechnical assessment and to confirm the remediation of the site. A requirement for these further investigations can be made by way of a condition.

Flooding risks on the site

- 5.40 The site is located within Flood Zone 1 and is not located within a Critical Drainage Area.
- 5.41 Surface water drainage from the existing buildings is to soakaway. There is no increase in roof area and surface water will continue to be to

soakaway as existing. The parking areas are to be surfaced with decorative gravel that will be permeable.

- 5.42 Foul drains will be connected to packaged Sewage Treatment Plants with discharge of the treated effluent to a soakaway. This is the method of foul drainage disposal for the Farmhouse and extant consent for conversion of the main barns to residential use.

Section 6 – Conclusion

- 6.1 The principal of residential conversion of the barns is already established and we have demonstrated how these buildings can be converted into four dwellings.
- 6.2 The existing barns are structurally sound and capable of conversion to residential use and we have demonstrated that an adequate standard of amenity can be provided to the submitted plans.
- 6.3 The submitted heritage assessment concludes that the proposed works will result in a minor positive impact to the heritage asset. The works are protecting those elements of significance and providing for long term sustainable end use. They are providing ongoing architectural unity, safeguarding historic fabric and generally making an improvement to the property, its setting and providing appropriate interventions.
- 6.4 The Heritage Impact Assessment identifies the benefits offered by the proposed scheme, as follows:
 - The proposal will enable the owners of this important building to rehabilitate, upgrade and generally modernise the building and provide benefits that will accrue from the proposals to substantially upgrade the residential offer.
 - The proposal will provide continued investment into this area whilst ensuring the intrinsic character of the buildings is maintained.
 - The improvements to the building will improve its setting and character.
- 6.5 The existing stables and adjacent land are previously developed and the NPPF allows for redevelopment. A single dwelling is proposed that is predominantly located to the footprint of the existing stables and would not result in a greater impact to the openness of the Green Belt and is an appropriate treatment.
- 6.6 Landscaping proposals are submitted that include the planting of native hedgerows to the perimeter of the residential use and this will result in biodiversity improvements and ecological betterment.
- 6.7 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.
- 6.8 The provision of five family homes will contribute to the Borough's housing supply and is deliverable in the short term.

Issued June 2023

APPENDIX 1 - PHOTOGRAPHS



Image 1 - Farmhouse



Image 2 – Stone stables



Image 3 – Stone stables and long barn



Image 4 – Long barn and brick shippon



Image 5– View between agricultural building and rear of long barn



Image 6 – View of access at side of farmhouse



Image 7 – Front elevation of brick shippon



Image 8 – Side (east) elevation of brick shippon



Image 9 – Rear (north) elevation of brick shippon



Image 10 – Rear elevation (north) of long barn



Image 11 – View to rear of long barn and agricultural building



Image 12 – View to rear corner of long barn and detached garage



Image 13 – Block stables



Image 14 – Concrete midden between block stables and agricultural building