

Planning Supporting Statement

on behalf of Fletcher Salads

Full planning application for the conversion and change of use of an existing early 20th century agricultural building to a single dwellinghouse (C3 use) with incidental garden space and removal of existing cold store building and static caravans

at Broadgate Nurseries, Gedney Broadgate, Spalding

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For and on behalf of Brown & Co.

Brown & Co is a leading provider of agency, professional and consultancy services across the whole range of rural, commercial, residential, and agricultural markets.

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1. INTRODUCTION

1.1 This Planning Statement has been prepared by Brown & Co JHWalter to support a full planning application on behalf of Fletcher Salads for the conversion and change of use of an existing early 20th century agricultural building to one dwellinghouse (C3 use) with incidental garden space and removal of the existing cold store building and static caravans at Broadgate Nurseries, Gedney Broadgate, Spalding.

1.2 The purpose of this statement is to set out the background to the applicant's proposals and the key planning issues raised by them. The statement is structured as follows:-

- **Section 1:** Introduction
- **Section 2:** Describes the physical characteristics of the site and its surrounding;
- **Section 3:** Outlines the proposed development;
- **Section 4:** Summarises the relevant national and local planning policy context;
- **Section 5:** Provides a planning assessment of the key considerations raised by the proposal; and
- **Section 6:** Sets out in brief our overall conclusions of the proposal.

1.3 This statement should be read in conjunction with the following application documents submitted as part of the application:

- Planning Application Form
- Site Location Plan (red line plan)
- Existing Site Plan
- Proposed Site Plan
- Existing elevations of the agricultural building
- Proposed Floor Plans and Elevations showing the proposed conversion of the agricultural building to one dwellinghouse
- Structural Survey Report
- Flood Risk Assessment

2. SITE & SURROUNDINGS

Characteristics of Site & Surroundings

2.1 The agricultural building is currently in private ownership and located at Broadgate Nurseries in Gedney Broadgate, located approximately 2.1km to the south west of Long Sutton. The building is situated on the western side in the northern half of a larger site, consisting of a modern agricultural building, two older agricultural buildings, four static caravans and a range of glasshouses. The building is located immediately to the southern side of Bullocks Short Gate, which runs north-east to south-west past the northern boundary of the site. The plot has an existing vehicular access, which comes directly off Bullocks Short Gate which runs past the eastern elevation of the application building and provides one of two accesses to the site.

2.2 The site is immediately bordered by a line of mature trees with Bullocks Short Gate and arable fields immediately beyond. To the east lies one of the applicant's other agricultural buildings with an arable field beyond and a residential dwelling beyond that. Immediately to the south lies an existing cold store and four static caravans with the glasshouses of the applicants existing agricultural yard beyond.

2.3 To the west lies the continuation of Bullock Short Gate and arable fields.

Site Planning History

2.4 A search of South Holland's planning records shows the site has no formal planning history.

3. THE PROPOSAL

3.1 The proposed development is for the conversion and change of use of the existing early 20th century agricultural building into a single dwellinghouse (class C3) with incidental garden space and removal of existing cold store and static caravans. As such the proposal involves a material change of use and operational development. The development has the following attributes: -

Access—The existing access to the north of the building from Bullock's Short Gate will be retained and utilised for the access to the proposed scheme.

Once within the site, the access will continue south eastwards to provide a vehicular parking space to the north eastern corner of the building, access to the internal garage on the building's eastern side, two vehicular parking spaces to the building's south eastern corner and access to the proposed garden space to the south and west of the building.

It is envisaged that access to the remaining farm-yard, farm buildings and neighbouring agricultural land owned by the applicant will be accessed from the farm's second access from Cade Drove.

Layout—The proposed site layout plan shows the conversion of the building into a single dwelling. The existing footprint of the brick-built building and all its existing features will be retained as part of the proposals. The existing wooden-framed extension on the building's western elevation will be removed and a smaller sympathetically designed timber-clad sin-

gle-storey extension with a hidden first-floor balcony is being proposed. Section 5 of this statement provides more detail on the proposed design.

Scale—The submitted plans indicate that the brick-built building's existing massing will be retained and with it the heritage asset's landscape impact. The existing openings on all elevations will be retained with a couple of new openings being created.

Landscaping—The existing cold store and static caravans will be removed from the site as part of the proposed scheme. The existing landscaping on the site's northern boundary will be retained. Proposed new landscaping in form of a wooden fence and hedgerow/tree planting along the site's south-

ern and western boundaries. A new wooden fence will also be constructed along the eastern boundary.

A single vehicular parking area will be created to the north eastern corner of the building together with a second vehicular parking area to the building's south eastern corner.

Appearance—The conversion of the building will retain as much of the 20th century agrarian character as possible. Framing for the new fenestration will be timber framed and painted. All of the existing openings on all elevations of the building will be utilised for windows and doorways. All doors and windows will be set in reveal to retain the agrarian appearance and character of the building.

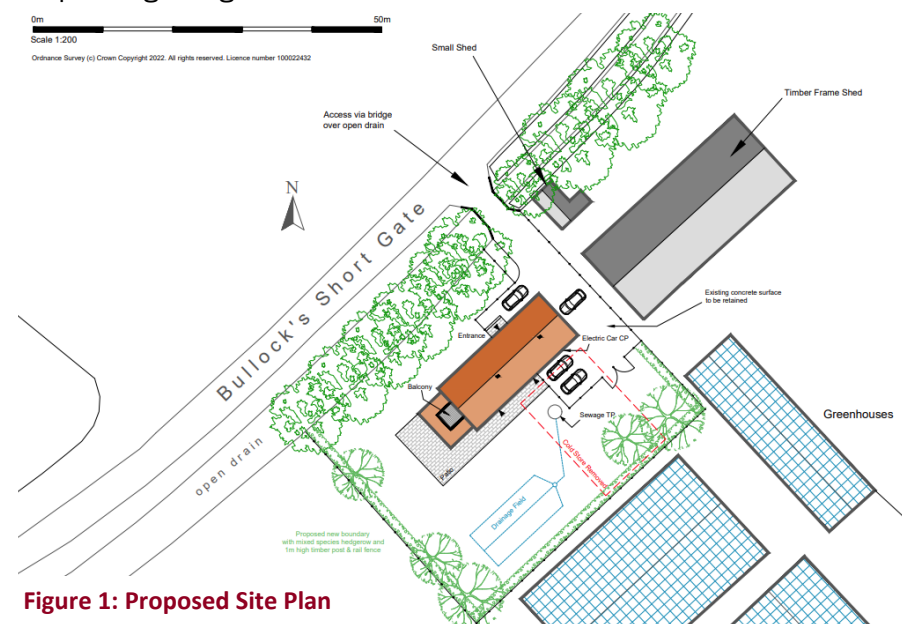


Figure 1: Proposed Site Plan

4. PLANNING POLICY CONTEXT

4.1 Planning law requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan is, therefore, the starting point for the assessment of all planning proposals. Development plan policies of particular importance to this application are summarised in paragraphs 4.3 to 4.6 below.

4.2 The Government's planning policy, as set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPFG), are also significant material considerations. National planning policies of particular relevance to this application are summarised in paragraph 4.7.

Development Plan Policies

4.3 The development plan for this application comprises of the South East Lincolnshire Local Plan (SELLP) Central Lincolnshire Local Plan (CLLP) adopted in 2019. The overarching policies relevant to this application are policies 1 (The Spatial Strategy) and 23 (The Reuse of Buildings in the Countryside for Residential Use).

4.4 Policy 1 categorises all settlements into a hierarchy. Gedney Broadgate is classified in the lowest category of the hierarchy, Class D: Countryside. It advises development in the countryside will be permitted provided it is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in

terms of economic, community or environmental benefits.

4.5 Policy 23 advises proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:

- The building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;
- The building is of architectural or historic merit or makes a positive contribution to the character of the landscape;
- The proposal is in-keeping with its surroundings;
- The design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and
- Development leads to an enhancement to the immediate setting of the building.

4.6 The other relevant CLLP policies deemed relevant to this application include:-

- Policy 2: Development Management
- Policy 3: Design of New Development
- Policy 4: Approach to Flood Risk

- Policy 28: The Natural Environment
- Policy 29: The Historic Environment
- Policy 30: Pollution
- Policy 36: Vehicle and Cycle Parking

National Planning Policy Framework (NPPF)

4.7 The relevant sections of the NPPF are as follows:-

Paragraph 80, point b: The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.

Paragraph 80, point c: The development would re-use redundant or disused buildings and enhance its immediate setting.

Paragraph 126: The importance of the use of good design.

Paragraphs 194 to 198: Impact on the setting of heritage assets and address historic environmental considerations.

Glossary Annex 2: Describes heritage assets as building, monument, site, place, area or landscape identified as having significance meriting consideration in planning decisions, because of its heritage interest.

5. PLANNING ASSESSMENT

Principle of Development

5.1 Policy 1 of the SELLP advises the application site is situated within the countryside, the lowest category (Class D: Countryside) of the settlement hierarchy in the district. The policy advises development in the countryside will be permitted provided it is necessary to such a location. Policy 23 advises proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that the below are met.

1. The building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;
2. The building is of architectural or historic merit or makes a positive contribution to the character of the landscape;
3. The proposal is in-keeping with its surroundings;
4. The design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and
5. Development leads to an enhancement to the immediate setting of the building.

5.2 The following paragraphs detail why the applicant considers the conversion of the building meets the above policy criteria:

Structurally sound and capable of conversion

5.3 A structural survey has been completed by Steve Gilman Design (SGD) Ltd, which is submitted in support of this application. The findings of the report demonstrates that the brick-built section of the building has a couple of minor defects but is generally in good condition and is capable of conversion without the need for significant extension, alteration or rebuilding.

5.4 However, the timber lean-to is considered to be in a structurally poor state of repair and not capable of conversion. Therefore, it will be removed as part of the conversion works and replaced with a small timber-clad extension with a hidden first floor balcony. As detailed later in this statement, it is considered that this small sympathetically designed extension which is incidental to the main brick-built meet building meets the requirements of part one of policy 23.

Architectural/historic merit and sympathetic design

5.5 Although the building is not designated, it is considered to be an architectural and historical asset. This is particularly in relation to its idiosyncratic size and form, its architectural features such as dentil course and its prominence in the historic agrarian landscape in a predominately open setting within which the building sits.

5.6 The significance of the building as non-designated heritage asset is derived from its history, its architectural qualities and its location as a prominent historic landscape feature. English Heritage and the Countryside Agency (now Historic England and part of Natural England respectively) published a report entitled *“Historic Farm Buildings: Constructing the Evidence Base”* describing such buildings as fundamental to the countryside’s sense of place, its local distinctiveness and its historic interest. In this instance, the building is considered to be early 20th Century building with a well preserved original footprint. This is further demonstrated by historical maps showing the building being in-situ.

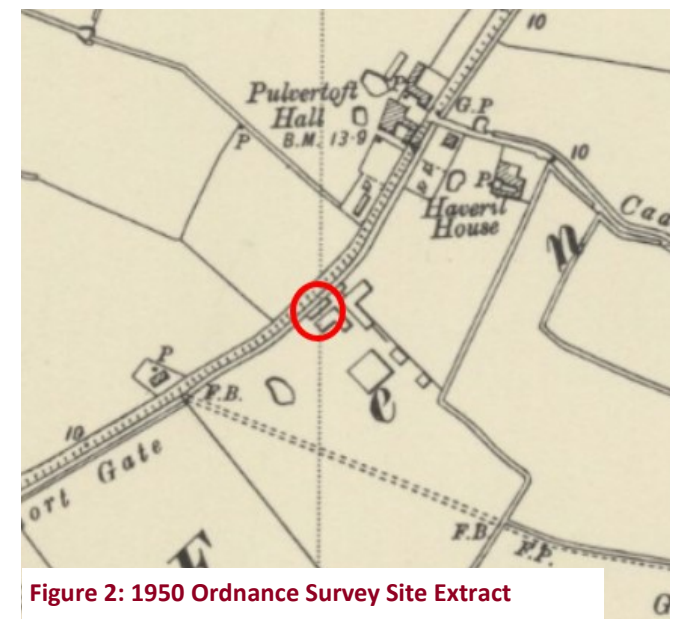


Figure 2: 1950 Ordnance Survey Site Extract

5. PLANNING ASSESSMENT

5.7 Policy 23 requires the conversion of the building to be sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction. It also states the conversion should make a positive contribution to the character of the landscape and in-keeping with its surroundings. It is apparent that during the life span of the building it has remained predominately the same with little alteration.

5.8 The building has a number of existing window and doorway openings which will be retained and utilised as part of the building's conversion. Two new window openings on the ground floor south eastern elevation are being proposed to keep the existing character of the building. Using Historic England's best practice, the existing blocked up opening will be reopened on the south eastern elevation and the existing ground floor window opening will be increased in depth to allow for a timber entrance door with twin sidelights on the north western elevation. One square sun-pipe will also be sympathetically included in the roof on the south eastern elevation. Visually, the existing character and appearance of the all elevations will be preserved and enhanced.

5.9 Furthermore, the removal of the existing cold store building and three static caravans immediately to the south eastern elevation of the building with the creation a sympathetically designed vehicular parking area and landscape garden will provide a

significant enhancement of revealing the character and appearance of the building's south eastern elevation.

5.10 The existing timber-framed lean-to on the building's south western elevation will be removed, given its poor state of repair and is considered not to be structurally capable of conversion. The applicant proposes to replace the timber-framed lean-to with a sympathetically designed timber-clad extension with a hidden first-floor balcony. The extension will be clad in matt black vertical timber cladding with two sets of black powder coated aluminium bi-folding doors on its south western and south eastern elevations. It is considered that such a design will be in-keeping with the existing main brick-built building and enhance the character of the building compared to the existing timber-framed lean-to. Therefore, it is considered the historic and architectural merit of the existing building will be retained with a sympathetic design and in-keeping with its surroundings.

In-keeping with its surrounding and enhancement to immediate setting of the building

5.11 In more detail and with specific references to the wider landscaping setting, it is noted that the site is located within the "Eastern Fens within the Fens Character Area (Character Zone FEN2)", as defined The Historic Landscape Characterisations Project for Lincolnshire (September 2011).

5.12 The area is characterised by some nucleated settlements scattered throughout the character zone, located on ridges of slightly higher ground. It is generally possible to see several farmsteads or other houses in every direction from any position within the character area. The character area has a strong feeling of openness with few hedges demarcating fields.

5.13 Given the site's remote location, the number of visual receptors are minimal and limited to views along Bullock's Short Gate which runs north east to south west immediately to the north of the site, Cade Drove to the north east and Huntsgate to the east. Views of the building along Bullock's Short Gate will be limited to those to the south west of the building and entrance to the proposal site, given the line of mature trees along the site's northern boundary and the existing timber-framed building immediately to the north east of the application site screening views from the north eastern section of Bullock's Short Gate. Although the building will be visible, it is currently seen in context with the rest of the farm building (cold store, static caravans, timber lean-to and glasshouses). If developed, there would be an enhancement to these views and immediate setting of the building, as the cold store building and static caravans will be removed and the timber lean-to being replaced with a smaller sympathetically designed extension.

5.14 Views of the application site from the north

5. PLANNING ASSESSMENT

east along Cade Drove and east along Huntsgate are seen in context with the entire farm and its associated building. The building, subject to this application, is predominately screened from the glass-houses and the cold store building to the south east of the building itself. If developed, the cold store building will be removed and allow the traditional building to be better revealed from these view-points. It is, therefore, considered that the proposed scheme provides an enhancement to these views and immediate setting of the building.

5.15 Therefore, it is considered that the proposed scheme with the removal of the cold store building and the static caravans to facilitate the building's conversion together with sympathetically designed landscaping will be in-keeping with its surroundings and an enhancement to the immediate setting of the building and surrounding landscape.

Affordable housing and infrastructure

5.16 Policy 18 of the adopted SELLP requires an affordable housing contribution of 25% of dwelling units on new development as affordable housing, where the development will create 11 or more dwellings or total floorspace of 1,000sqm or more. Given the proposed development for converting the building to one dwelling is under these thresholds, it is expected that no affordable housing contribution will be required for this proposal.

Access and highway safety

5.17 Such considerations are cited in policies 2 and 3 of the adopted SELLP and are consistent with advice within the NPPF. Policy 36 of the SELLP is also considered relevant to the proposed development proposals.

5.18 The proposed conversion of the building to a single dwelling will not generate a large number of journeys. It is also noted that the site has an existing access directly onto Bullock's Short Gate which continues northwards to Harford Gate and Broadgate before linking with the A17 trunk road.

5.19 With regards to residual trips by car, the site's existing northern access will be utilised and is considered to be sufficiently wide enough to safely enter and exist the site in a forward gear. With the proposed vehicular parking spaces to the north-east and south-east of the building, there is also an appropriate amount of space within the site for parking of at least three vehicles and manoeuvring area for the dwelling. The materials used for the repair and upgrading of the driveways will be permeable to permit surface water infiltration. The access will be directly onto Bullock's Short Gate, which is an adopted highway maintained by the Lincolnshire County Council's Highways Department. The access is located on the outside of a slight bend and flat section of Bullock's Short Gate, meaning the visibility splays of

the access are considered sufficient given the nature of the road.

5.20 Therefore, it is considered by the applicant that the proposal meets the requirement of policies 3, 30 and 36 of the adopted SELLP together the NPPF.

Residential amenity

5.21 Residential amenity considerations are covered by policies 2 and 3 of the adopted SELLP. They are considered consistent with policy within the NPPF. Policy 30 of the SELLP is also considered relevant.

5.22 There are no dwellings within close proximity of the building. The closest dwellings are Teasel Cottage approximately 125m to the south west and Haveril House approximately 150m to the north east. There is also Olive Tree Barn, which although is not yet a dwelling, it is in the process of being converted to a residential dwelling, approximately 120m to the north. Given the distance to these dwellings, it is considered that the conversion of the agricultural building will not cause any loss of residential amenity in terms of overshadowing, overlooking or noise on these properties. This is particularly the case, given the conversion will create only one additional dwelling, meaning very few additional car borne trips will be generated from everyday living. Furthermore, nor will the existing dwellings have any adverse impacts on the proposed dwelling.

5. PLANNING ASSESSMENT

5.23 As part of the proposed change of use and conversion of the building, the cold store and static caravans immediately to the east will be removed. The rest of the agricultural unit will remain unchanged and significant landscaping is proposed along the site's southern boundary to minimise any residential amenity impacts of the remaining agricultural unit.

5.24 Therefore, it is considered by the applicant that the proposal meets the requirements of policies 2, 3 and 3 of the SELLP.

Flood risk and drainage

5.25 Policy 4 of the SELLP is concerned with flood risk management. Furthermore, the NPPF and the accompanying NPPG advise to locate development in areas where it is at the lowest probability of flooding. This is particularly important when the use is classified as being "more vulnerable" to such flooding as is the case with this proposal.

5.26 Environment Agency Flood Risk Maps show the entirety of the site subject to this application falls within Flood Zone 3, the area at the highest probability of flooding from rivers (having 1 in 100 or greater annual probability (>1% of river flooding). Therefore, a Flood Risk Assessment (FRA) has been completed by RM Associates and is submitted in support of this application.

5.27 As detailed in the FRA, paragraph 167 of the NPPF states change of use applications, such as

this proposal, should not be subject to the sequential or exceptions tests. However paragraph 167 also stresses that proposals should still meet the requirements for site specific flood risk assessments. Given the proposal is a more vulnerable development, it is recommended that the development be carried out in accordance with the submitted flood risk assessment. The flood resilient measures include:

- The ground floor to set at a minimum of 3.1m ODN about the existing ground level;
- Water, electricity and gas meters should be located above the predicted flood level;
- The ground floor to be constructed with a solid concrete floor with no voids beneath and no low-level wall vents;
- Avoid use of mineral fibre insulation to the ground floor level and use a rigid closed cell material as these retain integrity and have low moisture take-up; and
- Where possible, all service entries should be sealed and closed cell insulation should be used for pipes which are below the predicted flood level.

5.28 Therefore, it is considered the proposal meets the requirements of policy 4 of the SELLP and the relevant sections of the NPPF.

6. CONCLUSION

6.1 The proposal provides a sensitive re-use of a heritage asset preserving its historical and architectural significant for future generations and maximising energy efficiency through re-use. Without such a re-use the impact would be the loss of a non-designated heritage asset which would, not only result in the loss of the asset itself, but an impact on the landscape heritage of the area. Therefore, it is considered that the proposed scheme meets the requirements of SHDC's Local Plan policies together meeting the relevant paragraphs in the NPPF.