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**Manor House Farm, Station
Road, Broadgate, Gedney**

Supporting Planning Statement

Conversion of redundant barns to
residential use

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1. INTRODUCTION

- 1.1 This Planning Statement accompanies a full planning application for the conversion of existing farm buildings at Manor House Farm to create a new 4-bedroom dwelling.
- 1.2 The application site forms part of the setting of Manor House and its associated stable block which are both Grade II listed. The existing barns are located to the south-east, separated by an existing farm access track. The planning history of the wider site confirms that the farm buildings are curtilage-listed.
- 1.3 The proposed development includes the conversion of an existing complex of farm buildings to a 4-bedroom dwelling. The conversion of existing buildings is considered to be a sustainable form of development since the construction of a new building is not required. The conversion will not alter the intrinsic character of the surrounding landscape, nor the setting of the Listed Building.
- 1.4 This statement should be read in conjunction with the Design and Access Statement, other supporting documents and detailed drawings prepared by JB Architectural Design Services, which accompany the application.
- 1.5 This report demonstrates that the proposed development is consistent with the aims and policies of the Development Plan and there are no material planning considerations which would warrant refusal.

2. SITE AND SURROUNDING AREA

- 2.1 The application site comprises a series of farm buildings which formed part of a larger holding associated with Manor House to the north-west. Originally, the buildings formed an 'E-shape' around a central fold yard but the east range no longer exists apart from the east and south walls and the central range has been lost completely. The barns are set within an area of species-poor grassland with some mature trees and young hedgerows. An existing farm access track separates the application site from Manor House.
- 2.2 The site is located approximately 1km south-east of Gedney and 1.5km west of Long Sutton in open countryside. In policy terms, the development should be

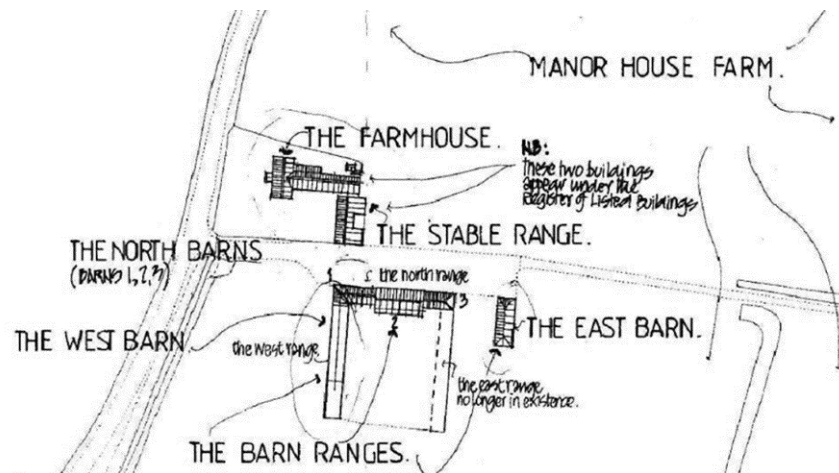
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regarded as the conversion of an existing redundant rural building within the countryside.

2.3 The layout of the barns and their relationship to Manor House are shown in the diagram and aerial photograph overleaf. The barn complex includes:

- North barns (also referred to as the north range): consisting of two barns with solid brick walls and slate roofs either side of an old threshing barn
- West barns (also referred to as the west range): a single-storey open-fronted barn with several compartments.
- East range: a brick wall is all that remains of the east range of barns.
- East barn: this structure collapsed during Storm Doris in February 2017 and is not currently proposed for re-use.



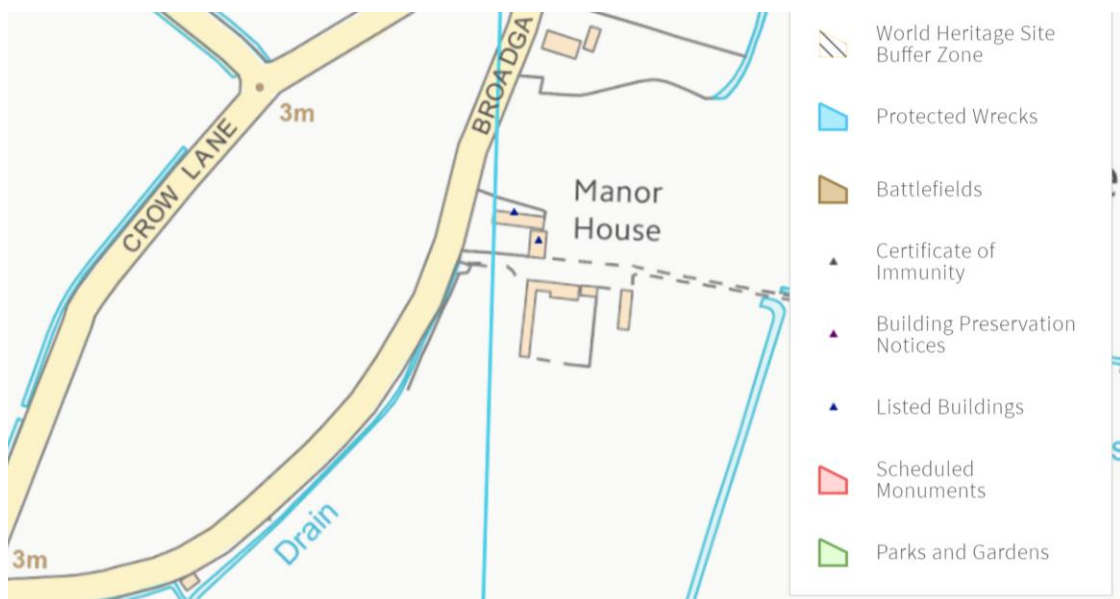
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- 2.4 The farm buildings sit within the former curtilage of 'Manor House' and 'Stable Block at Manor House', which are both Grade II listed buildings. The Listing Text states:

Manor House: House. Mid C18, refronted early C19, C20. Red brick, some ashlar. Slate roof. 2 C20 gable stacks. Dentil eaves. Brick and chamfered ashlar plinth. Dentillated first floor band. Single outer pilasteres with single pilasters flanking the bay with doorway. Pilasters with dentillated bands. 2 storeys plus attic, 4 bays. Gabled ashlar coped porch with pilasters with dentil capitals, glazed door and fanlight. To the right is a single glazing bar sash and to the left 2 similar sashes. 4 similar sashes above, all sashes under segmental arches. In the attic are 3 gabled dormers each with single 2 light casement. Dentillated bands in return walls.

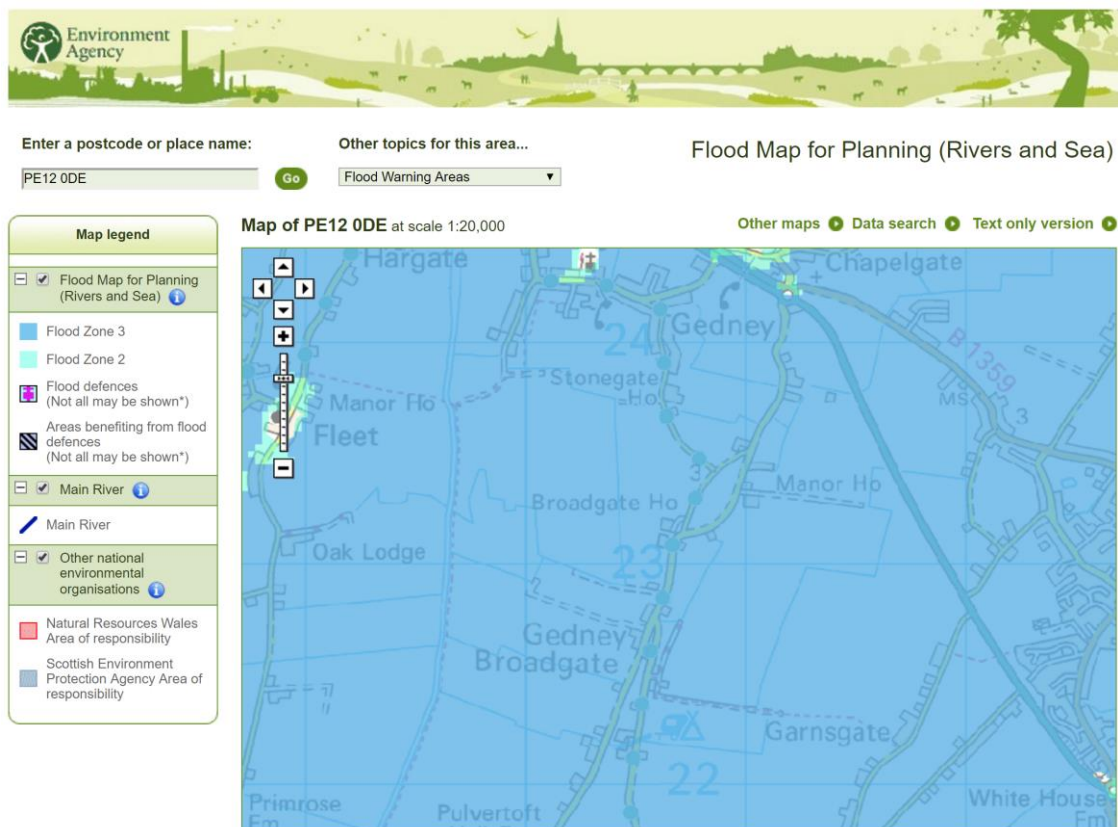
Stable Block: Stable block. Late C18, some C19 alterations. Red brick. C19 slate roof. Single ridge stack. Dentil eaves. Single storey, 4 bays. Round arched doorway with plank door. Either side are single semi-circular casements with radiating glazing bars and to the far right a large segmental arched doorway with plank double doors. Included for group value only.



- 2.5 The Environment Agency's Flood Zone maps indicate that the site is located within Flood Zone 3 (high risk). A Flood Risk Assessment has been submitted as part of the application.

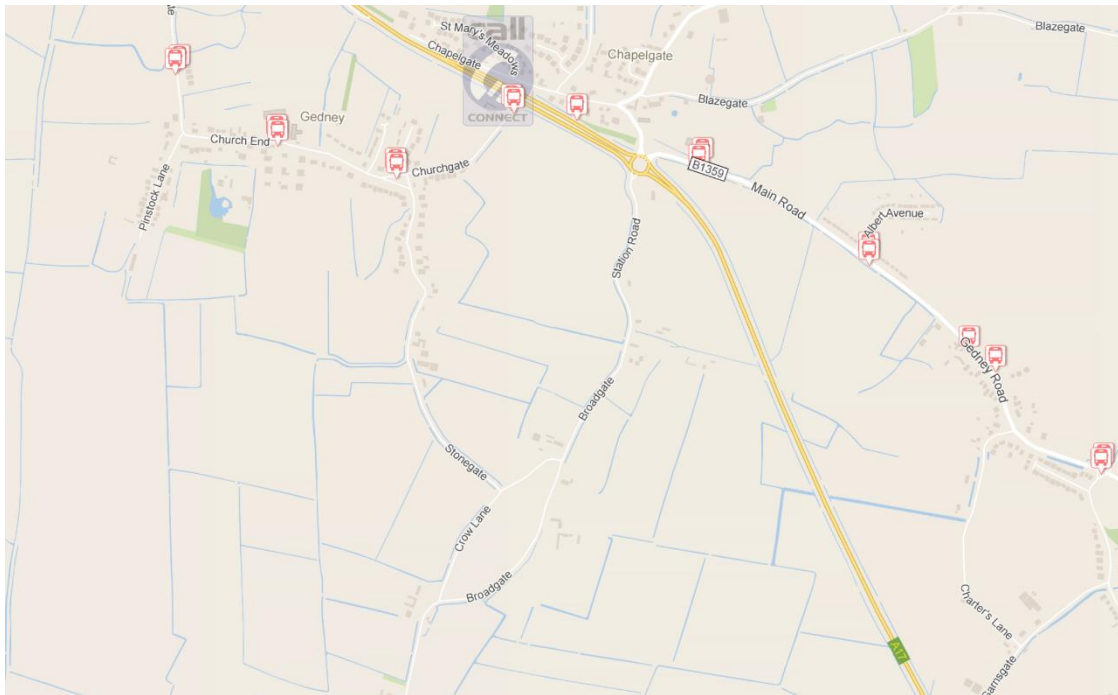
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THE SURROUNDING AREA

- 2.6 The site is situated between the tiny hamlet of Gedney Broadgate and the village of Gedney. It sits within a small cluster of properties which includes Manor House, Ivy House and Lebanon House. The area surrounding the site generally comprises arable land with sporadic isolated development.
- 2.7 The small town of Long Sutton is located in close proximity to the site (approximately 1.5km to the east) and slightly further afield lies Holbeach (approximately 5km to the west). Both settlements are designated as area centres in the Local Plan, providing a range of services and local employment opportunities and acting as a focal point for the rural area. As such, the site is within reasonable proximity to a number of services. It is considered that these settlements would be within easy cycling distance for most people.
- 2.8 The nearest bus stop is located in Gedney, approximately 1km away. This provides daily services to Spalding, Holbeach and King's Lynn within commutable hours. The area is also covered by CallConnect, which provides bus services that respond to passenger requests.



- 2.9 As such, there are options of sustainable transport modes, but it is acknowledged that the majority of journeys will be by private car. Nevertheless, due to the proximity of nearby settlements, it is unlikely that these journeys will be far.

3. BACKGROUND TO THE PROPOSAL

- 3.1 The applicants purchased the property and surrounding land in 2012. They operate a large agricultural machinery/equipment dealership. At the time of purchase, the associated farm buildings were vacant and in poor condition following years of neglect under the previous owner.
- 3.2 The applicants sought to repair the farm buildings sensitively without significant alterations. These repairs were approved and carried out under Listed Building Consent H06-1036-12 in 2013 and allowed continued agricultural use, saving the buildings for future generations. The original intention was to make use of the renovated barn complex for the storage of farm machinery, however, the buildings were found to be unsuitable for these large, modern vehicles. As such,

the barns have lain vacant and underutilised since they were renovated with no other viable prospect of re-use.

4. THE PROPOSED DEVELOPMENT

- 4.1 It is proposed to convert the existing farm buildings to form a separate 4-bedroom dwelling with its own access, parking and private amenity space. The details of the proposed conversion are set out in the accompanying Design and Access Statement.
- 4.2 The changes to the external appearance of the buildings will be negligible; no new extensions or new structures are proposed. Eaves and ridge lines will remain unaltered, existing openings will be utilised for windows and doors and there will be no extension to the existing footprint or area of hardstanding outside of the barn complex.
- 4.3 This sensitive design approach will preserve and enhance the character and appearance of the area. The buildings will retain their appearance as agricultural barns which appear ancillary to Manor House, thus preserving its character and setting. The appropriate re-use of the buildings will ensure the future of the farm buildings as heritage assets in their own right.
- 4.4 Given the scale of the existing farm buildings, the barns are capable of providing ample accommodation. At ground floor level the development will provide a lounge, study, kitchen/breakfast area, utility room, family room, shower room, separate family bathroom, games room, master bedroom with en-suite and two further bedrooms. An additional guest bedroom and store is provided at first-floor level.
- 4.5 Existing paddocks will be retained to the south and east of the barns, preserving the open character of the site. A residential curtilage will be formed from the remaining part of the site, immediately surrounding the new dwelling.
- 4.6 An attractive area of private amenity space will be created in the space between the buildings, providing ample area for a landscaped courtyard, kitchen garden, lawn and block paved driveway with parking for a number of vehicles. As such, domestic paraphernalia will remain hidden from public view.

- 4.7 Post and rail fencing is proposed to separate the application site from the curtilage of Manor House and also delineates the boundaries of the paddocks. Such a boundary treatment is common in rural areas and will maintain the open feel of the site.
- 4.8 The existing access track to the north of the application site currently serves both the farm and Manor House. It is proposed to block off access to the farm beyond, and retain access to Manor House only. A new vehicular access off Broadgate will create a new farm access and provide access to the development site via a spur. The existing farm track will be diverted around the newly formed curtilage. Due to the nature of the development, the proposed access will have a negligible impact on the highway network.

5. PLANNING HISTORY

H06-0790-13	Proposed repairs to the east barn (Barn No. 4). Withdrawn 10.2.14
H06-0713-13	Repair, alterations and refurbishment of the farmhouse and stable building (retrospective). Approved 19.11.13
H06-0349-13	Rebuilding the south wall of the crew yard. Approved 2.7.13
H06-1036-12	Repairs and works to barns in grounds of Grade II Listed Building (Retrospective). Approved 29.1.13

- 5.1 The above planning history confirms the previous agricultural use of the site and demonstrates the applicant's commitment to restoring these once neglected farm buildings.

6. PLANNING POLICY CONTEXT

National Planning Policy Framework 2012

Achieving sustainable development

Core planning principles

6 Delivering a wide choice of high quality homes

7 Requiring good design

- 8 Promoting healthy communities
- 10 Meeting the challenge of climate change, flooding and coastal change
- 12 Conserving and enhancing the historic environment

South Holland District Local Plan 2006

- SG1 General sustainable development
- SG2 Distribution of development
- SG3 Settlement hierarchy
- SG4 Development in the countryside
- SG5 Non-agricultural development on agricultural land
- SG9 Development and flood risk
- SG14 Design and layout of new development
- SG15 New development: facilities for road users, pedestrians and cyclists
- SG16 Parking standards and new development
- SG17 Protection of residential amenity
- SG18 Landscaping of new development
- HS16 Conversion of redundant rural buildings to residential use

Proposals for the Re-use of Rural Buildings SPD 2006

7. PLANNING CONSIDERATIONS

KEY ISSUES

- 6.1 The main issues relevant to the consideration of this application are: the principle of development, housing land supply, the historic environment, design and landscape impact, residential amenity, highway safety, and flood risk.
- 6.2 The NPPF seeks the speedy approval of proposals that accord with the Development Plan and where the plan is “*absent, silent or relevant policies are out-of-date*” unless the adverse impact would significantly and demonstrably outweigh the benefits. The NPPF (paragraph 49) also states that “*relevant policies for the supply of housing should not be considered up-to-date if a five-year supply cannot be demonstrated*”. Recent figures indicate that South Holland District Council has a housing land supply of only 3.25 years and a significant shortfall of 1,121 homes¹. Therefore, all Local Planning policies relating to the supply of housing must be considered out-of-date and housing applications assessed in terms of the presumption in favour of sustainable

¹ South Holland District Council 5 year housing land supply assessment (as at 28th February 2017)

development². Therefore, since Policy HS16 is a housing supply policy under paragraph 49 of the NPPF, it must be considered out-of-date. Case law has determined that paragraph 49 is to be interpreted widely, when read in the context of the government's ambition to boost significantly the supply of housing. The court has held that it does not apply solely to policies relating to the amount and distribution of housing.

- 6.3 The following section considers the relevant issues and demonstrates that the benefits of the proposal clearly outweigh any negligible harm resulting from the loss of a redundant agricultural use and provision of an isolated dwelling in the countryside.

PRINCIPLE OF DEVELOPMENT

- 6.4 The re-use of existing rural buildings is supported both at national and local level. The NPPF supports the re-use of existing buildings (and previously developed sites) and considers such development to be inherently sustainable since it makes good use of existing resources rather than creating new development. Specifically, Paragraph 17 states that LPAs should “*encourage the reuse of existing resources, including conversion of existing buildings*”. In addition, Paragraph 55 recognises that the re-use of redundant or disused buildings in itself can constitute a special circumstance in relation to the provision of new isolated homes.
- 6.5 As aforementioned, technically speaking both (Saved) Policy HS16 of the Local Plan and the Proposals for the Re-use of Rural Buildings SPD are out-of-date and should be disregarded. However, should the Council dispute this conclusion, it remains clear that certain local requirements are no longer NPPF compliant and/or are inconsistent with case law. As a minimum, they should be afforded less weight in decisions. These inconsistencies are discussed in the following section.
- 6.6 The barns retain a lawful agricultural use. However, they have not been used for this purpose under the current ownership. Given the dilapidated state of the barns upon purchase, it is logical to assume that they have not seen active agricultural use for a considerable period prior to that. It is clear therefore that

² Defined in paragraph 14 of the National Planning Policy Framework 2012

the buildings are vacant and redundant. Residential use is considered to be the most appropriate alternative use.

How applications should be properly assessed

- 6.7 It is considered that, as a housing supply policy, HS16 is out-of-date under the terms of the NPPF since the Council does not have a five-year housing supply. Furthermore, the requirements within the Proposals for the Re-use of Rural Buildings SPD are irrelevant and unenforceable since: they relate directly to Policy HS16, are inconsistent with the NPPF which advocates lesser tests for the conversion of rural buildings, and are not supported by any wording within the Development Plan.
- 6.8 Despite this, the scheme has been evaluated against this local policy framework since the Council has not formally revoked them. Firstly, under Policy HS16 the conversion of an existing building outside defined settlement limits for residential use will only be permitted where a number of criteria are met, as follows:

THE BUILDING IS UNSUITABLE FOR EMPLOYMENT USE (OR THERE IS NO DEMAND FOR SUITABLE EMPLOYMENT USE IN THE LOCALITY)

- 6.9 One outdated requirement of the SPD is for applicants to undergo a sustained marketing exercise. The process for Listed Buildings (including curtilage structures to a Listed Building) requires even more scrutiny. Case law has established that blanket requirements for extensive marketing are inappropriate and unenforceable. Appendix 1 provides a summary of some relevant cases which highlight the inflexibility of such an approach and confirm that a more pragmatic and holistic view should be sought which considers other material planning issues.
- 6.10 Another appeal decision confirms that LPAs *cannot* require marketing to be undertaken where this is not supported by the Development Plan or its supporting text. There is no mention of marketing periods within Policy HS16 or its supporting text. The lack of a marketing campaign should therefore not be taken into account.

Unsuitability for employment use

- 6.11 Several site constraints make the site unattractive for general employment or community uses, including: the remote location and accessibility for potential employees (the nearest bus stop is 1km from the site); a narrow public highway which is unsuitable for the type of delivery vehicles which most employment uses generate (see photograph below); close proximity to Listed Buildings at Manor Farm and other residential dwellings further north resulting in amenity issues and harm to the heritage assets themselves. Similar issues have been accepted in a number of appeal cases (see Appendix 1) to justify barn conversion proposals for residential use.



- 6.12 The appeal cases summarised in Appendix 1 demonstrate the consistent approach taken by Planning Inspectors when assessing appropriate uses for rural buildings. In all cases, whilst no formal marketing exercises were undertaken (as in this case), the rural location, accessibility/highway network and surrounding uses weighed in favour of residential uses that were considered more appropriate than commercial uses.
- 6.13 Notwithstanding the above, in light of local policy requirements, alternative uses are considered and found to be inappropriate, specifically B1, B2 and holiday accommodation as proposed in the SPD:

- In terms of **B1 use**, it is important to note the recent evidence base in relation to employment land³. This paper concludes that B1 uses should be prioritised in areas which, *“have good access, are within easy access of local labour and are actively managed.”* None of these circumstances apply to the proposed site. Traffic generation associated with a B1 use of the buildings would also be detrimental to the character of the area and the amenity of the adjacent dwellings. Significantly more car parking provision would be required and it would be not possible to hide this within the barn complex as is the case with the proposed dwelling. As such, increased parking provision would have a significant impact on the rural character of the area.
- **B2 (General Industrial) or Class B8 (Storage and Distribution)** uses are not considered appropriate due to the scale, layout, configuration and location of the farm buildings. The intensified use of the site would also have a significant detrimental impact on the setting of the adjacent Listed Buildings. Furthermore, the applicants have already examined the potential for the buildings to store large agricultural machinery and have found the buildings to be unsuitable for this purpose.
- Lastly, in relation to **holiday accommodation**, the site does not meet the requirements of Policy LT1 which require development to be well served by a choice of means of transport.

THE BUILDING IS OF PERMANENT AND SUBSTANTIAL CONSTRUCTION AND IS CAPABLE OF CONVERSION WITHOUT SIGNIFICANT REBUILDING

- 6.14 The farm buildings are of permanent construction having already undergone extensive renovations under H06-0349-13 and H06-1036-12 and the conversion is possible without extensive rebuilding or extensions.
- 6.15 In addition, when the existing and proposed elevations are compared, it is evident that no rebuilding is required in order to make the barns suitable for habitation.

³ South East Lincolnshire Local Plan: Employment Land Technical Paper, January 2016

THE BUILDING IS OF ARCHITECTURAL OR HISTORIC MERIT, MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER AND APPEARANCE OF THE LANDSCAPE AND CONVERSION CAN BE ACHIEVED WITHOUT ADVERSELY AFFECTING THAT MERIT

- 6.16 The existing barns are a particularly fine example of good quality Victorian farmstead buildings. The barn ranges convey the sense of a historic farmyard and form an important feature within the local landscape. Their scale indicates a degree of grandeur. They are largely intact, have not been substantially altered by unsympathetic extensions or additions and retain their original character and form.
- 6.17 The Conservation, Design and Access Statement which accompanied H06-0713-13 concludes that *“the Barns are an important example of vernacular agricultural buildings and contribute significantly to the character and context of the two Listed Buildings on the [wider] site, i.e. the Farmhouse and Stable building.”* The barn ranges are regarded as ‘curtilage Listed Buildings’ and are therefore afforded the same protection and restrictions imposed as a listed building with its own listing entry. Their historic and architectural merit is therefore established.
- 6.18 Conversion can be easily achieved with negligible impact on architectural and historic merit. The architect has adopted a sensitive design approach, utilising existing openings with no additional envelope work other than replacement/refurbishment rather than exterior alterations.

THE DESIGN OF THE SCHEME, MATERIALS OF CONSTRUCTION AND DETAILING ARE SYMPATHETIC TO THE CHARACTER AND APPEARANCE OF THE BUILDING

- 6.19 The proposed development is encompassed within the footprint of the existing buildings. Any openings that have been filled have been done so with timber and glass so as to be sympathetic to the traditional Victorian agricultural form.
- 6.20 Overall, the finished design will be exceptional and will provide a good quality conversion which enhances the character and appearance of the surrounding area.

THE BUILDING IS CAPABLE OF CONVERSION TO PROVIDE A REASONABLE STANDARD OF RESIDENTIAL AMENITY WITHOUT THE NEED FOR SIGNIFICANT EXTENSION OR ALTERATION

6.21 The existing barn ranges are of a substantial scale and will provide an exceptional standard of residential amenity.

Principle of development

6.22 In light of the above factors, the principle of conversion of the redundant barns to residential use is acceptable in line with adopted local planning policy and the NPPF. Residential reuse is considered favourably by Inspectors when assessing conversions of buildings in the countryside, and given that the building is currently underutilised, it will be more efficiently used as an independent dwelling. The proposed development will also secure the otherwise uncertain future of an important local heritage asset.

HOUSING LAND SUPPLY

6.23 A five-year supply of deliverable housing land cannot be demonstrated. The social benefits in terms of delivering much needed housing against a background of historic undersupply should carry considerable weight in the overall planning balance.

HISTORIC ENVIRONMENT, DESIGN AND LANDSCAPE IMPACT

6.24 The conversion has taken a sensitive design approach with minimal changes to the exterior of the buildings in order to preserve and enhance the character of the buildings themselves and the setting of the Listed Buildings to the north. The existing major openings will be utilised, the eaves and ridge lines will remain unaltered, and there will be no extension of the existing footprint or the existing hardstanding. The development will secure the long-term future of these heritage assets to the benefit of the character and appearance of the area. Further information is included in the Heritage Assessment which is submitted with the application.

RESIDENTIAL AMENITY

6.25 Policy SG17 of the South Holland Local Plan 2006 seeks to protect the residential amenity of existing residents in relation to overlooking, privacy, overbearing, overshadowing, noise nuisance and pollutants. The closest residential dwelling

is Manor House which is located approximately 30m north of the proposed dwelling. The clear separation distance is shown in the below photograph.



- 6.26 Therefore due to the separation distance and relative layout of the dwellings (the proposed dwelling is set back further from the highway), it is concluded that the proposal would not undermine to an unacceptable degree the level of residential amenity enjoyed by existing residents.

HIGHWAY SAFETY

- 6.27 Pre-application discussions took place with Jon Sharpe of Lincolnshire Highways, who confirmed the proposals to be acceptable in highway safety terms (email dated 13th April 2017): *“The existing far access would be fine for Manor House and the size and position of the proposed new access would mean it would be capable of providing safe and adequate access for the barn conversion and agricultural vehicle movements.”* In addition, sufficient parking is accommodated onsite to meet the requirements of Local Plan Policy SG16.

FLOOD RISK

- 6.28 The site is located within a flood risk area. Whilst new residential development in Flood Zone 3 would normally require both the Sequential Test and Exception Test to be applied, paragraph 104 of the NPPF states change of use applications need not be subject to either test. The proposed development constitutes a change of use from agricultural to residential use and therefore neither the Sequential Test or the Exception Test are applicable.

- 6.29 As required, a site-specific Flood Risk Assessment has been undertaken and submitted with the application. This assessment considers the risk of flooding from all key sources and makes the following key conclusions which demonstrate that the development is acceptable in flood risk terms:
- a. The proposed residential development is not in a Functional Floodplain as defined in NPPF. It is located in the Passive Floodplain protected by fluvial defences to a 1 in 100 year and tidal defences of a 1 in 200-year standard.
 - b. The site is in Flood Zone 1 with the actual risk of site flooding being low (less than 0.5%). The site is shown as defended by the South Holland IDB system, the River Nene and the Wash tidal defences in the South Holland Strategic Flood Risk Assessment.
 - c. Floor level of the barn conversion will be raised 300mm above existing ground level with 300mm of flood resilient construction above finished floor level to withstand the depth and velocity of floodwaters which could occur as a result of a breach to the Wash/River Nene tidal defences in 2115.

7. CONCLUSIONS AND RECOMMENDATION

BENEFITS OF THE SCHEME

- 7.1 The numerous benefits of the scheme as set out in this report include:
- This is a windfall site which is suitable, achievable and deliverable for residential development within the Plan period. The provision of a single dwelling will contribute towards addressing the significant shortfall of housing and should be afforded significant weight.
 - The re-use of a rural building is strongly supported in the NPPF and is considered to be an exception to the otherwise strict control over isolated dwellings in the countryside. Given the remote location of the site and its proximity to residential development and other reasons set out in this report, it is considered that non-residential re-use is neither suitable, achievable nor deliverable.
 - The farm buildings are curtilage Listed Buildings and are therefore afforded the same legal protection as Listed Buildings. The proposed development will secure the future of these heritage assets. If the buildings were to remain disused over a period of time, their general condition would once again deteriorate and eventually create an eyesore, thereby undermining

the character of the area. The desirability of maintaining and enhancing the buildings and their setting over the fullness of time is a matter which should be afforded significant weight.

- Through a sensitive design approach and use of sympathetic materials, the proposal will be of an exceptional quality and will provide a new dwelling with an extremely high standard of amenity. Due to the form and layout of the buildings and minimal changes to exterior appearance, there will be little or no change to the character and appearance of the landscape and setting of the Listed Buildings. Private amenity space and ample parking is provided within the barn complex and there will no requirement for domestic paraphernalia to clutter the wider curtilage of the site.
- The proposal would attract payment from the New Homes Bonus and Community Infrastructure Levy contributions; future residents would pay council tax; and construction and trade jobs would also be created. Future residents would support the services and facilities of Long Sutton, Gedney and the wider area.

PLANNING BALANCE

7.2 In summary, the proposed development represents the sustainable re-use of a redundant and underutilised heritage asset. Given the urgent need for housing in the district, significant weight should be attached to the delivery of a new dwelling which will contribute to a more robust five-year housing land supply. Additional weight should be afforded to the other benefits of the scheme as summarised above.

7.3 In terms of the planning balance, the creation of an isolated dwelling is considered to be a limited adverse impact which is significantly outweighed by the benefits of the proposed development. Although, the site's location means it is unlikely that future residents will walk or cycle to facilities, this would be by choice rather than necessity due to the short distances involved. The requirements of all other relevant policies within the Local Plan are met. It is therefore concluded, based on the overall balance of considerations, that the proposal would be a sustainable development in the context of the NPPF and the application should be approved without delay.

APPENDIX 1: APPEAL DECISIONS

Marketing requirements and the suitability of a site for commercial use

1. APP/H1840/A/12/2175319 - conversion of two linked barns to create a single Live/Work unit at Blackberry Barn, Manor Lane, Bredons Norton (Wychavon District). The Inspector concluded: *"requiring at least twelve months marketing for wholly commercial re-uses as a pre-requisite to any consideration of a live/work use is a very stringent approach. In addition there appears to be no flexibility to take account of the practical suitability of a building for commercial or alternative uses, in terms of location, size, access or proximity to other residential properties for example."*
2. APP/H1840/A/13/2202015 & APP/H1840/A/13/2203966 - change of use from holiday let to dwelling and change of use of first floor farm shop storage space to residential unit, Home Farm, Bredon's Norton (Wychavon District). The Inspector noted: *"Having regard to the policies of the Framework, it seems to me that policy RES is not wholly consistent with it, particularly in terms of its sequential approach to residential use."*

Where a Development Plan is silent on the requirement for a marketing exercise

3. APP/Z2830/A/14/2220359 - three new dwellings and detached garage to Plot 1 at former nursery site, Larkhall Lane, Harpole, Northampton (South Northants District). *"The Council are of the view that a 12 month marketing exercise should be undertaken to demonstrate that the site is no longer viable for its previous use. I accept that the site has not been recently marketed to any significant degree. However, the Council's requirement for a sustained marketing campaign is not supported by the relevant development plan policies or their supporting text."*

Other relevant issues in determining suitability of a site for employment use

4. APP/L0825/A/04/1142543 – conversion of barns into business units and dwellings at Caer Bran Farm, Penzance, there were a number of parallels to the current application, *"they are well removed from the nearest settlement and I find it difficult to imagine how they could be attractive to most forms of business activity. Furthermore, the access to the buildings from the adopted highway is via a single vehicle width, poorly surfaced track, which would not be convenient for delivery and distribution vehicles. In addition, the site is also remote from potential employees who would not be able to travel to work using public transport. An additional constraint would be the proximity of the Appellants' dwelling, the former farmhouse, creating the potential for residential amenity to be adversely affected by unrelated, general business activities"*.
5. APP/L0825/A/00/1054640 – conversion of barns to three dwellings, Hellangove Farm, Penzance, the Inspector highlighted that the roads were unsuitable for commercial vehicles or significant traffic movements, and because the site could not be readily reached by public transport or bicycle, the location would be poor for most commercial operations.

