

Justification Statement

Although the site is located outside of Gedney Hill development boundary and technically relates to 'development in the countryside' South Holland District Council Planning Policy HS12 supports the compliance in terms of need, scale, form and character.

National planning policy framework NPPF paragraph 55 also suggest when there is a need for a rural worker to live permanently at or near their place of work in the countryside then new development should be considered in the countryside.

In addition the narrative of the project, being replacement of an existing barn demonstrates compliance with NPPF 17 which encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. The barn has not be used for over 25years and as such has not use for the farms current activities. The agricultural actives focus on food production and as machinery has become larger the need for such a small barn has passed. NPPF also suggest creative exercises in finding ways to enhance and improve the places in which people live their lives should be encouraged. This development will make provisions for a local farmer who has lived and worked in the area for years and has generations of family who also live and work in the area, and as a result of the development will keep the occupier local. This application sets out to be proactive to drive and support sustainable economic development and deliver a suitable home to support the needs of local people.

Given the proposal is surrounded with other housing development it would be difficult to class this site as isolated. The approach to this proposal by the reuse of a redundant site could be argued the site itself becomes sustainable. Local amenities of Gedney Hill further support the sustainable nature of the site. The proposal does not result in the loss of agricultural land and will not result in the demise the character the location. The proposal reflects the past by reflecting the former building footprint and simple style, included the reflection of former materials ensuring the proposal significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area. This is an attempt to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

NPPF 55 suggests housing should be located where it will enhance or maintain the vitality of rural communities and how the development will be sustainable in rural areas.

This application will also contribute to the Local Authorities obligation to provide sufficient self-build sites under the right to build As part of the Housing and Planning Act 2016. New legislation that came into force on 31st October 2016 stipulates that local authorities in England have a three-year deadline from that date to grant planning permission with respect to a sufficient number of serviced plots for self-build and custom housebuilding. The site can be provided with water, electricity and telecommunications and as such can be classed as a serviced plot.

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There are four key points that we believe should be identified and addressed these requirements.

1. The need

There are no suitable properties for sale in Gedney Hill (at the time of writing) that fulfil the needs of the family, farming requirements or that are sustainable on environmental or economic grounds. The farm worker has works on the farm and has generations of family living and working in the area, and without this development will force the occupier to move further away from the community.

2. Sustainable Development

Sustainability can be and has been defined in rural areas. This generally involves local planning authorities reviewing the need to ensure rural workers travelling less to carry out their everyday activities and relying less on private cars to make a significant contribution to comply with the Governments Sustainable Development Strategy. This development will ensure the occupier remains in the area without the need to travel from neighbouring towns / villages reducing the need to travel. In addition this application includes the effective use of land by reusing land that has been previously developed, further supporting the sustainable nature of the proposal.

3. Form and Character

The proposal includes the demolition of an existing barn which briefly comprises of a single storey timber frame structure with corrugated roof, and a single storey brick built structure with a corrugated roof (fibre cement). The proposal seeks to remove the existing building and reconstruct a new dwelling reflecting the footprint of the original structure. This has also been reflecting in the material choice (Refer to materials schedule). The lower single storey element will be clad with timber look (Marley Cedral Fibre Cement Boards) and a dark grey slate roof covering. The main part of the building will be brickwork which will remain simple in its detailing, including the omission of fascia and soffit boards to reflect the simplicity of the original barn. The main roof structure will also be clad with dark grey slate roof tiles. Doors and windows will be cream maintaining a modern appearance. Brickwork detailing at low level will be added to tie the lower single storey element with the main building. A simple porch will be added at the front with a sun lounge at the rear to break up the building facade.

The layout of the building has been design for functional purposes. The lower section of the building houses a car port which will allow the occupier to exit the car and enter directly into the house. This leads to a bootroom for essential outdoor wear together with a shower room and utility room. This provides a 'dirty' area before the occupier enters the main part of the house, which is essential for the occupier's daily activities. This area then leads onto an open plan kitchen, dinner and sun lounge which reflects current modern living arrangements. At the centre of the house is the main circulation space including a staircase leading to the first floor and office which is also essential to the occupier's activities. This central core then leads to a formal lounge. On the first floor

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are three bedrooms. one master bedroom with ensuite and dressing area and two double bedrooms that share a family bathroom. The master bedroom also benefits from full height glazed doors that lead out onto a balcony making the best of the open farm land views to the North and East. There is provision for rooms in the roof comprising of a further two bedrooms with shared bathroom. This will make provisions for a guest bedroom and additional bedroom to future proof the new dwelling to accommodate the family.

4. Impact on the Countryside.

Although the site is technically within the 'Countryside' The site is a brownfield and NPPF 17 encourages the effective use of land by reusing land that has been previously developed. The form of the proposal reflects what is currently built on the site in terms of footprint and materials, and the site is naturally screened on two sides by trees, therefore this development will have no impact on the open countryside. In addition, provision to encourage wildlife using the bat and owl boxes will be considered, therefore the proposal will not have a significant impact on the countryside concerning these matters.

Due to the location of surrounding buildings, and that there is a building currently on site, the location promotes itself for organic growth of this scattered context, and is a good opportunity to improve the street scene while adding value to the settlement through expansion.

In summary the following points are felt worthy of consideration when arriving at a balanced view of the application's merit and in appealing for the 'flexibility' due in such circumstances.

1. The site has existing landscape features which ensure it would successfully blend with the surrounding countryside, reinforcing the natural limit to development.
2. The proposal would not affect any future development in the surrounding location.
3. There is a need for the development to ensure local rural workers have a place to live in the vicinity of their work.
4. All necessary infrastructure can be accommodated on site.
5. The proposal is consistent with the principles of Sustainable Development.
6. The proposal will not put people of property in danger from known risks and would not result in any unacceptable nuisances to residents or business.
7. The proposal would not have an adverse impact on the character and appearance of the surrounding countryside or any agricultural land.

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8. It is of a scale that is in keeping with the shape and form of the settlement pattern, and will not adversely harm its character and appearance.
9. The evident need for housing of this type to support the rural worker.
10. The design and build quality of the house proposed.
11. The setting of environmental standards of the property to reduce its impact and need for fossil fuels.
12. The site having been previously built on.
13. The proposal supports local economy by way of local employment, local trades and local suppliers.
14. The principal that development in the 'countryside' is to be controlled not prohibited.
15. The overwhelming scale of positive factors having a bearing against the negative.