Broadgate, Weston Hills

Design and Access Statement

February 2026

Client: Halgarth Farms

Project: Demolition of existing barn and the erection of a new dwellings on land off Broadgate, Weston Hills

Project no: 623

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1.0 Introduction

1.1

This Design & Access Statement accompanies a full planning application for the demolition of a barn replacing it with them with a new dwelling on land off Broadgate, Weston Hills.

1.2

The proposal seeks to re-develop a site containing an existing redundant building. The proposal seeks to provide a new residential housing scheme comprising of one house together with associated parking and private amenity space. The proposal at its heart aims to create a sustainable high quality scheme that will contribute to the settlement of Weston Hills.

1.3

This statement forms part of a series of reports and documents submitted in support of the planning application.



Image Showing the Position of the Proposed Site in Relation to the Settlement of Weston Hills

2.0 Class Q, Fallback Position & Establishing a Dwelling Use

2.1 Class Q Permitted Development Rights

Currently the national General Development and Permitted Rights allow the conversion of agricultural buildings into dwellings through the use of Class Q permitted development rights. However Local Authorities still need to agree the principle of conversion through the process of a Prior Approval Application. This type of application considers the following key elements to the conversion and must be satisfied before approval can be given:

- Can GDPR be achieved
- Structural Suitability of the existing barn
- Transport & Highways Impact
- Noise Impacts of the Development
- Contamination Risks
- Flood Risk

The site is a redundant barn and agricultural field. A review of the barn on the site has been undertaken in relation to its ability to be converted under GDPR and that analysis follows within this report.

We have considered the proposals in relation to the latest regulations in the Town and Country Planning (General Permitted Development) (England) Order 2024, Schedule 2, Part 3, Class Q as amended (referred to hereafter simply as Class Q, and our conclusions are set out within this section of the document.

The adjacent table sets out the requirements of Class Q alongside the applications response.

Class Q Criteria Development is not permitted by Class Q if -		**Application Response**
Q.1(a)	In the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit - i. on 24th July 2023, or ii. Where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,,	Accords - the building and wider land holding has an established agricultural use, which pre-dates 24th July 2023.
Q.1(b)	In the case of a site that was (but no longer) part of an established agricultural unit -- i. the site was part of an established agricultural unit on 24th July 2023, ii. Where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or iii. Since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,	Accords - the building and wider land holding has an established agricultural use, which pre-dates 24th July 2023.
Q.1(c)	The floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres.	Accords - the proposed dwellinghouse would not have a floor area exceeding 100 square metres.
Q.1(d)	The development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) pf this Part) would result in - i. the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order Exceeding 10, or ii. The cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,	Accords - the proposed dwellinghouse does not exceed 10 and the overall floor area does not exceed 1,000 square metres.

Class Q Criteria Development is not permitted by Class Q if -		**Application Response**
Q.1(e)	The site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,	Accords - the site is not occupied under a tenancy.
Q.1(f)	Less than 1 year before the date development begins - i. an agricultural tenancy over the site has been terminated, and ii. The termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,	Accords - the site is not occupied under a tenancy.
Q.1(g)	Development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,	Accords - no development has been undertaken under Class Q.
Q.1(h)	The development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than - - i. extension of the building allowed by paragraph Q.1(i); ii. Protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),	Accords - the external dimensions do not exceed the current building.
Q.1(i)	The development under Class Q(b) would result in an extension that - i. has more than one storey, Ii. Is sited anywhere other than to the rear of the existing building, iii. Extends beyond the rear wall of the existing building by more than 4 metres, iv. Has eaves the height of which exceed the height of the eaves of the existing building,	Accords - there is no extension proposed.

Class Q Criteria Development is not permitted by Class Q if -		**Application Response**
Q.1(i)	v. is higher than whichever is the lower of - (aa) the highest part of the roof of the existing building, or (bb) a height of 4 metres above the ground, vi. Extends beyond a wall that forms a side or principal elevation of the existing building, or vii. Would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and (aa) the hard surface was not provided on the land on or before 24th July 2023, or (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,	Accords - no extension is proposed.
Q.1(j)	The development under Class Q(c) would consist of building operations other than - i. the installation or replacement of - (aa) windows, doors, roofs, or exterior walls, or (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse, and ii. Partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),	Accords - building operations accord with the GDPR.
Q.1(k)	The site is on article 2(3) land,	Accords - the site is not on article 2(3) land.
Q.1(l)	The site is, or forms part of - i. a site of special scientific interest; Ii. A safety hazard area; Iii. A military explosives storage area,	Accords - the site is not part of an SSSI, safety hazard area or explosive storage area.

Class Q Criteria Development is not permitted by Class Q if -		**Application Response**
Q.1(m)	The site is, or contains, a scheduled monument,	Accords - the site does not contain a scheduled monument.
Q.1(n)	The building is a listed building,	Accords - the building is not listed.
Q.1(o)	The existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2025(3) as read with the notes dated 19th May 2016 which apply to it, or	Accords - the dwellinghouse accords with the nationally described space standard.
Q.1(p)	The building does not have suitable existing access to a public highway.	Accords - the buildings have access to a public highway.

Structural Suitability of Existing Barn

The existing barn has been inspected for its suitability to convert and a copy of the report forms part of this application.

Transport and Highways Impact

The application site can be accessed Broadgate. This existing access has previously been used by farm vehicles to access the agricultural field to the east and to store farm machinery. It is proposed that this access is closed off for use by agricultural vehicles and the field access at The Poplars Farm to the north is utilised as the field access. The access would then only be used by domestic vehicles.

The dwelling would not produce a large volume of traffic. It would also result in the removal of vehicle trips which would otherwise be associated with a continuation of the agricultural use. Overall, there would be no significant change in the number of vehicle trips, and there would certainly not be any significant effect on the operation of the local highway.

Noise Impacts of the Development

A residential use would not create any significant noise, and it would be inherently acceptable close to other residential properties. In addition, the site is not close to any significant sources of noise, and so there are no material issues in this regard. It is also proposed that the building would be fitted with modern double glazing, which would reduce internal noise in any case.

Contamination Risks

We do not know of any contamination risks associated with the application site. The site clearly has a well established agricultural use, and the buildings in question were used for agricultural storage. There is no reason to suspect this would have lead to contamination of the land.

Flood Risk

The application is accompanied by a separate Flood Risk Assessment which demonstrates that the dwelling can be made safe for the life of the buildings.

Conclusion

This section of the Design & Access Statement together with the accompanying concept design demonstrate that both barns can be appropriately converted under the Class Q criteria.

2.2 Fallback Position

The creation of a 'fallback position' through the use of the Class Q Prior Approval is well established. The thought process being if the Council agrees through the Prior Approval process that a conversion is acceptable, a C3 dwellinghouse use is established on the site. Once this use has been established it becomes a material planning consideration should a future application for a new dwelling be submitted.

More recently appeal decisions have confirmed that in order for the dwelling use to be established the barn only need be capable of being converted under the Class Q criteria. A formal Prior Approval application and approval is not required.

2.3 Establishing a Dwelling Use

This Design & Access Statement and accompanying concept designs have established that the barn on the application site is capable of being converted under the Class Q GDPR criteria. Furthermore given that they can be converted, a Prior Approval Application is not required. The dwelling use on the site is established and it is this use that is the material planning consideration when assessing this application for a new residential dwelling against local and national planning policy.

3.0 The Development in Context

3.1 Settlement Character Assessment

Weston Hills is a rural village, located between the settlements of Spalding and Holbeach. The village has developed as two distinct built up areas linked by Broadgate running north-south. Development is generally in a linear pattern along the roads with the settlement centres being established by the meeting of roads or crossroads. Over time secondary roads have developed provided cul-de-sac type development.

The site itself, lies off Broadgate which is the main road through Weston Hills.

The character of the local area is predominantly residential interspersed with agricultural uses. Broadgate is a mix of 2 storey houses and bungalows in detached and semi-detached forms. The Primary School is within walking distance along Broadgate/ Old Fendike Road.

3.2 Materials

Weston Hills displays a range of materials throughout the settlement. Red/ buff facing brickwork with some white/ cream render to key buildings. Roof materials are a mix of slate and modern concrete interlocking tiles. Construction materials appear to be have been chosen based on the popularity of the material at the time of construction rather than any particular historic context.

Agricultural buildings become interspersed with residential dwellings on the periphery of the settlement. These buildings are a mix of historic and modern barns in brickwork and sheet cladding materials.

3.3 Architectural Detailing

The details of the majority of the buildings within the centre of Weston Hills are very simple with little detailing of note. Buildings adjacent to the site are modern brick with concrete tiles. Agricultural buildings visible around the site are simple in form with cladding materials to both walls and roof.



View of Site Entrance From Broadgate



View of Site from Fengate Road



Existing Barn - East Elevation



Existing Barn - South & East Elevations



Existing Barn - East & North Elevations



Existing Barn - Image of Roof Structure and Invasive Ivy



Existing Barn - Image of Existing Brickwork Internally



Existing Barn - Internal View of Brickwork and Roof Structure

4.0 Proposed Development

4.1 Use

The scheme will be a residential in composition.

5.2 Amount

The proposals will consists of a one 1 1/2 storey building including parking/ garage and domestic garden.

5.3 Layout

The proposed layout of the site is designed to create visual excitement by enhancing the appearance of views in and out of the site.

The new building has been designed to reflect and reference the immediate vernacular of the agricultural barns within Weston Hills.

5.4 Scale

The proposals consist of one building, 1 1/2 storey's in height.

5.5 Landscaping

Where possible all existing landscape features will be retained. The existing landscaping will be supplemented by new tree, shrub and hedge planting.

Accompanying this application is a scheme of bio-diversity enhancement.



Extract From Site Layout

5.6 Amenity Space

The new home will be provided with a significant garden which allows for general amenity space to occupiers.

5.7 Appearance

The design philosophy underpinning the proposals aims to ensure that the development has a clear affinity with the sites location as well as reflecting architecture currently present in and around the site.

5.8 Access

The principle access to the site is by way of an existing access off Broadgate. This access is currently used by multiple vehicle types including heavy agricultural machinery.

Access to the principle entrance of the home will be provided with a level threshold.

6.0 Conclusions

This proposal for one family home addresses a clear need within the District for housing. The site currently has an agricultural barn within the site which is capable of being converted under the Class Q GPDR rights. The dwelling use on the site does not present any conflicts with regard to flood risk, noise, contamination or transport/ highways.

On that basis it is felt that the proposals meet the aspirations of the NPPF in delivering homes which respond to local need and the current and future requirements of Climate Change.

The architecture within the proposals is of a high level responding directly to the site, its proposed occupants and their need to have a modern energy efficient homes.

Given the above , it is felt that the application should be approved without delay.

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