



DESIGN AND ACCESS STATEMENT

PROPOSED BARN CONVERSIONS

AT

**CARTER'S FARM
OXCROFT BANK
SHEPEAU STOW
SPALDING
LINCS**

PE12 0TY

FOR

MR FORD

Job No. SE-2039 (Rev B)

December 2023

Abstract

This Design and Access Statement supports this General Permitted Development Application to establish the conversion of the existing agricultural buildings at Carter's Farm, Oxcroft Bank, Shepeau Stow, Spalding, Lincs to a dwelling (C3) under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Mr Ford is committed to a policy of good design and equality.

The aim of this report is to demonstrate how design and access have been considered and incorporated, explaining the design thinking behind the planning application. This design and access statement outlines the provisions made in the design of this new dwelling for inclusion and accessibility whilst achieving a high standard of design.

1. Introduction

This Design and Access Statement supports this General Permitted Development Application to establish the conversion of the existing agricultural buildings at Carter's Farm, Oxcroft Bank, Shepeau Stow, Spalding, Lincs to dwellinghouses.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Limited has addressed important guidelines from South Holland District Council and Government design criteria.

In addition, this statement outlines how the proposal will enhance the form and character, quality of environment, living conditions and provide planning gains.

The impacts of the proposed development on the surrounding area and the contribution it will make to the village of Shepeau Stow have also been considered.

Shepeau Stow benefits from being a short driving distance from the towns of Wisbech, Spalding and Kings Lynn and the cities of Peterborough and Ely.

2. Site Description

The application site is located at Carter's Farm, Oxcroft Bank on the South-Eastern side of the highway. The site currently accommodates agricultural barns. Access is available from Oxcroft Bank and will be incorporated into the proposal. As a result, vehicular movement will be reduced and can be considered as a highway safety advantage in support of the proposal.

Oxcroft Bank has already got a large number of residential buildings located in the vicinity of the site, both heading North-East towards Shepeau Stow as well as continuing down the road in the South-West direction.

The site is located within Flood Zone 2 and 3 as defined on the Environment Agency's Flood Maps and as such, a Flood Risk Assessment will be provided to support the application.

Further to discussions with the Local Planning Authority, officers consider that other buildings which were granted full planning permission using the fallback position of Class Q do not count towards the total number of dwellings allowed under Class Q. This part of the reason for refusal is therefore overcome. This is evidenced in the email exchange set out in Appendix 1 of this statement.

3. Proposal

Due to the owner looking to retire in the near future, the agricultural operations on the site are gradually being reduced. In light of this, the buildings subject to this proposal are no longer required and the following is therefore proposed:

The application seeks planning permission for the conversion of the buildings to 4 residential units. These units are all small dwellings of just under 100m².

Due to the previously approved Class Q development not being undertaken on site and the buildings in question being demolished, it is now considered that the permission is voided and allows for this proposal to utilise the Class Q application to convert a set of agricultural buildings.

The drawings show a complex of dwellings, sympathetically converted to maintain the agricultural aesthetic of the site.

There is ample space within the site to provide parking spaces in accordance with the provisions of the Local Plan.

4. Design

4.1. Use & Amount

The application site has an area of 467.9m² and the land is located at Carter's Farm, Oxcroft Bank, Shepeau Stow, Spalding, Lincs.

Although the surrounding area is dominated by agricultural farmland, there is a large number of residential dwellings in the vicinity of the site and the proposal will not be out of the ordinary.

The existing use of the site is agricultural and the proposed use is residential.

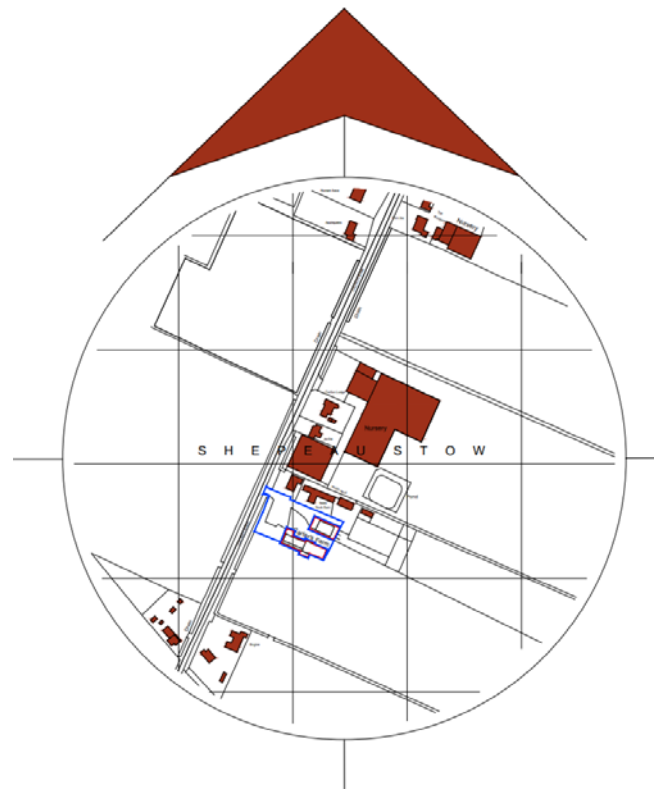


Figure 1: Location Plan

The size, layout and accommodation are driven by the desire to provide good quality, modern living accommodation for the occupants and users of the dwellings.

4.2. Layout

The layout of the proposal derives from the position of the existing buildings on the site.

The amount of land surrounding the building means that there is generous amount of parking spaces and there will be no parking or vehicles being parked on the existing highway.

The proposal is to convert the existing buildings with no increase in size whilst delivering a high quality of living.

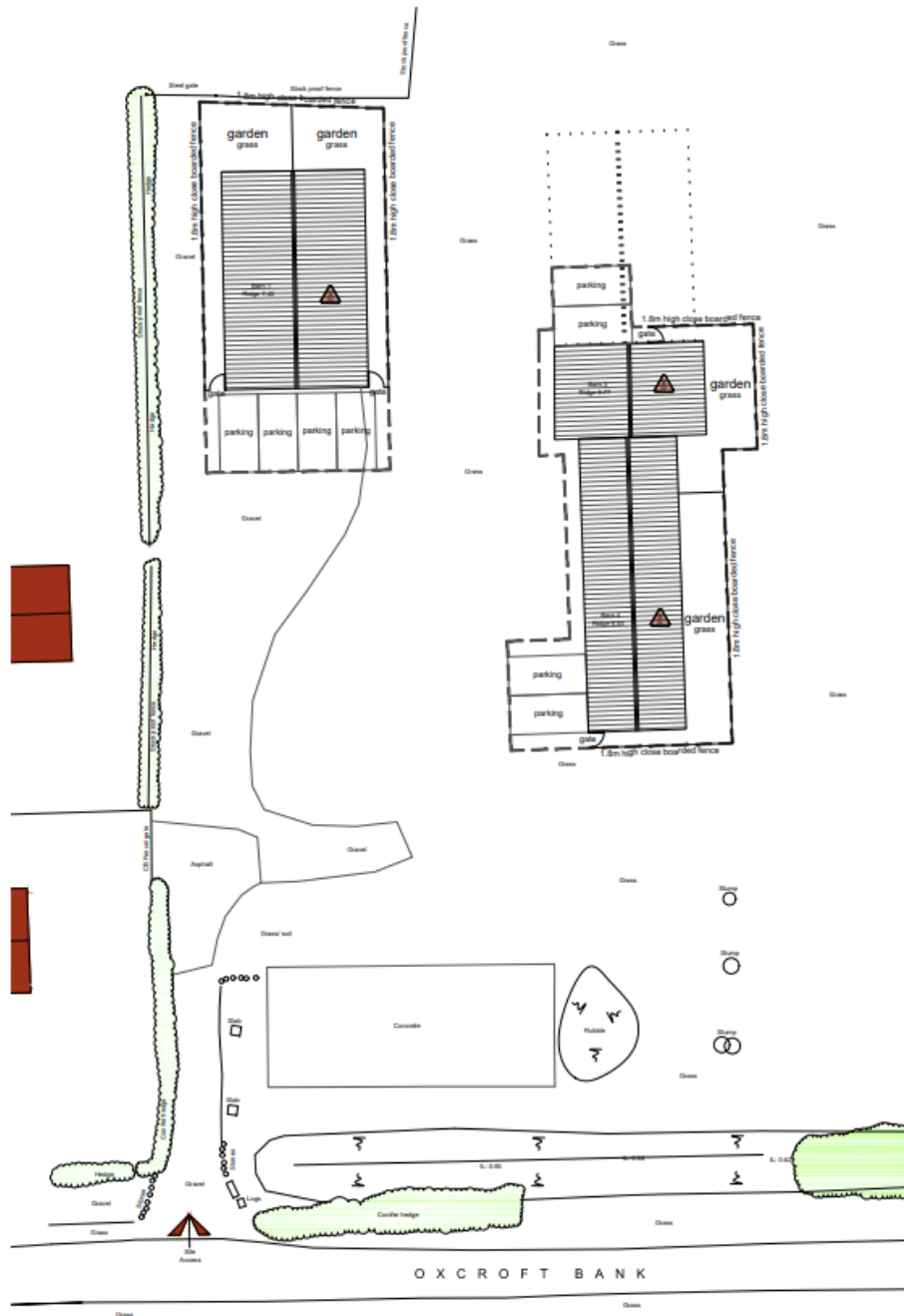


Figure 2: Site Plan

4.3. Appearance

Typical for the local area, the surrounding land is commonly used for farming and there are a large number of agricultural buildings in this part of the country.

In our opinion, it is important to retain the charm and look of the building and it will undergo minimal alteration works which mostly consist of the erection of new partitional walls and insulation of the existing structure.

The buildings will retain their existing finish and will retain their original look apart from the newly created openings to allow them to function as dwellings.

The proposal will not only create four residential dwellings but will also make the village of Shepeau Stow more aesthetically pleasing and attractive for both existing and potential residents by tidying up a group of existing buildings.

It is intended that all services entering and exiting the dwellings will be designed so they do not appear on the front elevation and are as un-obstructive as possible.

4.4. Flood Risk

The site is located within Flood Zone 2 and 3 of the Environment Agency Maps and as such a Flood Risk Assessment will be provided to support the application.



Figure 3: Environment Agency Flood Map

4.5. Security

The proposed dwellings will be fitted with an approved intruder alarm, along with approved locks to windows and doors.

Security lighting is to be provided to the dwellings over the rear garden and parking areas, which will be dusk to dawn sensor-controlled intruder lighting in line with Secured by design New Homes guidance.

4.6. Environmental Consideration

New dwellings will respond to climate change as outlined in the South Holland District Council's Local Plan.

These are designed for the later introduction of solar panels, solar water heating, possible rainwater harvesting, be constructed from materials sourced as locally as possible.

The water usage of the dwellings will be greatly improved (at least) in line with Part G of the building regulations. This and the above measures will help the development withstand the longer-term impacts of climate change.

The proposed dwellings will benefit from mains water, mains electricity and telephone connections.

5. Access

5.1. Vehicular and Transport Links

The site benefits being in close proximity to major transport facilities.

By road, the towns of Wisbech, Spalding and Kings Lynn and the cities of Peterborough and Ely are short distances away offering shops and services associated with larger market towns and cities.

These public amenities as well as many more are within a short distance from the proposed site of development:

- Shops
- Primary Schools
- Secondary Schools in Wisbech and Spalding
- Post Office
- Church
- Bus Services

5.2. Site Access

The access point is to be utilised for pedestrian and vehicular concerns with space to be provided within the site as shown on the accompanying site plan. Motor cars will have easy access to the properties. Dwellings have ample off-road parking. Upon alighting from a parked vehicle, a gravelled and paved area will lead the occupant or visitor directly to the front doors.

Access is available from Oxcroft Bank and will be incorporated into the proposal. As a result, vehicular movement will be reduced and can be considered as a highway safety advantage in support of the proposal.

5.3. Inclusive Access

The topography of the site is generally level and will comply with Part 'M' of the Building Regulations.

Large front doors with level access threshold will allow access to the dwellings whilst all doors, including an outward opening door to the W.C, will allow access throughout the ground floor. There will be no changes in floor level on the ground floor allowing easy wheelchair access throughout. Disabled people will not be segregated from any activity which may occur.

5.4. Fire Appliance Turning

The close proximity of the road allows easy access to the Fire Brigade should the event of a fire take place.

APPENDIX

From: [Gedney, David](#)
To: [Shanna Jackson](#)
Subject: FW: SE-2039 - H23-1132-23; Applicant: Mr D Ford; Location: Carter's Farm
Date: 02 May 2024 15:05:16
Attachments: [~WRD0001.jpg](#)
[image001.jpg](#)

Good afternoon Shanna,

Having sought legal advice our view is that, whilst it does not sit comfortably because it is pushing the boundaries of permitted development, we are not aware of any case law that contradicts your position. Namely, the agricultural buildings have been converted under planning permission, so there is an option to rely on Class Q permitted development.

I trust the above is of assistance.

Regards

David Gedney

Senior Planning Officer
South Holland District Council
T: 01775 764468
E: dgedney@sholland.gov.uk

Working Days: Monday, Tuesday & Thursday



Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Shanna Jackson <Shanna@swannedwards.co.uk>
Sent: Tuesday, April 16, 2024 1:01 PM
To: Gedney, David <DGedney@sholland.gov.uk>
Cc: Gareth Edwards <gareth@swannedwards.co.uk>; Sam Herring <sam@swannedwards.co.uk>
Subject: RE: SE-2039 - H23-1132-23; Applicant: Mr D Ford; Location: Carter's Farm

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Dear David,

Further to your email below, I have now had the chance to carry out a bit of further research in respect of my initial question to you.

I would refer you to Martin Goodall's 'A Practical Guide to Permitted Changes of use', page 170 paragraph 1 where it states the following:

'Other dwellinghouses within the same agricultural unit, both those that existed before 2014 and any others erected with full planning permission, are not counted towards the 5-dwelling limited applying to

permitted development under Class Q.'

I would suggest that this confirms that the dwellings approved under the 'fallback' position do not count towards the 5-dwelling limit set out under Class Q. Would you agree?

Thanks

Shanna



Part of



My upcoming annual leave:

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Shanna Jackson MA MRTPI

She/her

Chartered Town Planner

01945 450694

Black Barn I Fen Road I Guyhirn I PE13 4AA

Office Hours: Monday to Thursday – 0900 to 1630

Friday 0900 to 1300



Registered Office: Swann Edwards Architecture Ltd, 22-26 King Street, King's Lynn, PE30 1HJ | Registration No: 07943586

From: Gedney, David <DGedney@sholland.gov.uk>

Sent: Monday, February 26, 2024 12:12 PM

To: Shanna Jackson <Shanna@swannedwards.co.uk>

Subject: RE: SE-2039 - H23-1132-23; Applicant: Mr D Ford; Location: Carter's Farm

Good afternoon Shanna,

I write in reply to your email received 22 February 2024.

In my opinion, the cumulative number of separate dwellinghouses developed on the agricultural holding under Class Q is presently 5 because the Class Q approvals were used as a fallback position to justify 5 new dwellings. It doesn't state whether it should be direct or indirect. The threshold has therefore been reached. However, I am open to re-consideration if you can provide caselaw that indicates otherwise.

You make reference to another site nearby. However, each case is assessed on its own merits and doesn't set a precedent for more than 5 in this case.

Concerning whether the works required to facilitate the conversion go over and above the threshold of what is considered appropriate operations under Class Q. The structural report indicated that the majority of the primary structural elements could be retained and "subsumed" into the residential conversion. This implied that the existing frame is inadequate for the proposed loads and that significant additional structural elements would be required. The buildings were not therefore considered to be capable of being converted to residential use without building operations that would be so extensive as to go well beyond the scope of the operations permitted by Class Q, and would amount either to substantial rebuilding of the pre-existing structure or, in effect, the creation of a new building. Any additional information would therefore need to demonstrate otherwise.

I hope this clarifies matters.

Regards

David Gedney

Senior Planning Officer

South Holland District Council

T: 01775 764468

E: dgedney@sholland.gov.uk

Working Days: Monday, Tuesday & Thursday



Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Shanna Jackson <Shanna@swannedwards.co.uk>

Sent: Thursday, February 22, 2024 11:01 AM

To: Gedney, David <DGedney@sholland.gov.uk>

Cc: Gareth Edwards <gareth@swannedwards.co.uk>; Sam Herring <sam@swannedwards.co.uk>

Subject: SE-2039 - H23-1132-23; Applicant: Mr D Ford; Location: Carter's Farm

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Morning David,

I hope you're well.

I note the above prior approval has been refused. I have understand that it was refused for two reasons which include that (1) the agricultural holding has already received dwellings under the prior approval notice and (2) the works required to facilitate the conversion go over and above the threshold of what is considered appropriate operations under Class Q.

With regards to the first reason for refusal, I am aware that the agricultural holding has already had approvals under Class Q. However these Class Q approvals were superseded by full planning permission H23-0717-23 and H23-0407-23. As is noted in your Officer report, the buildings which were previously allowed to be converted under Class Q have now been demolished. They were demolished as part of the aforementioned full planning permissions and as such it is not physically possible for them to be converted under class Q any longer.

The TCP (General Permitted Development)(England) Order 2015 Schedule 2, Part 3, Class Q 1 (d) states that *'the development under class Q (together with any previous development under Class Q) within an established unit would result in either or both of the following –*

Q.1 (d) clearly states that it is 'previous development' under class Q which is counted towards the allowed number of units. With this in mind, there have been no other 'previous development' under class Q on the agricultural unit as the works to demolish the buildings were carried out under full planning permissions H23-0717-23 and H23-0407-23. Given that the demolition works have taken place there are no longer any buildings to convert and accordingly no possibility of the previous Class Q approvals being exercised. As such it is reasonable to conclude that no *'previous development under Class Q'* has taken place. This was the position taken by the Local Planning Authority in their consideration of H23-0835-22.

With regards to the second reason for refusal, I have taken the opportunity to review the structural survey which was submitted as part of the application. In retrospect I do not consider that there is sufficient clarity within the survey to give you the assurance you need that the buildings are capable of conversion within Class Q parameters.

We would like to pursue the proposal and are looking to resubmit. To give you the assurances you need I propose to have the structural survey clarified in order to overcome refusal reason 2. Is the above argument sufficient to alleviate your concerns with regards to refusal reason 1?

I look forward to hearing from you,

Kind regards

Shanna



Part of



Shanna Jackson MA MRTPI

She/her

Chartered Town Planner

01945 450694

Black Barn | Fen Road | Guyhirn | PE13 4AA

Office Hours: Monday to Thursday – 0900 to 1630

Friday 0900 to 1300



My upcoming annual leave:

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Registered Office: Swann Edwards Architecture Ltd, 22-26 King Street, King's Lynn, PE30 1HJ | Registration No: 07943586

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