

Wood Farm Planning Application

Supporting Planning Statement

Address; Wood Farm
11 High St
Collyweston
Northamptonshire
PE9 3PW



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Author AW

1.0 Introduction

This document reviews the planning application against local and national planning policies.

2.0 Relevant Local Planning Policies

From the Rural North, Oundle and Thrapston Plan;-

Section 4.9; Collyweston is identified as a Category A Network Village. Policy 1 states that for network villages;

The dependency of the remaining villages on service centres within and surrounding the Plan area is recognised and the emphasis will therefore be on meeting local needs. Development opportunities in all villages for housing, employment or community facilities include the re-use and conversion of buildings within and adjacent to villages. In Category A villages, which have a defined village planning boundary, there may also be scope for other windfall development, subject to the criteria set out in Policy 2.

It is noted that this site falls within the Collyweston village boundary, and that Policy 1 supports the re-use and conversion of buildings within and adjacent to villages. It should also be noted that the two buildings closest to the High Stigh HH already have planning permission for ancillary domestic use and/or tourist accommodation, which includes off-road parking. Plot 1 is the second of these barns.

Section 4.14 notes;-

Any development sites that are not specifically identified on the Proposals Map accompanying this Plan are referred to as “windfall sites”. These include changes of use and conversion of buildings; redevelopment of brownfield sites; other small scale development within defined town and village boundaries (such as infilling gaps in an otherwise built up frontage). Policy 2 sets out the criteria against which the impact of windfall development within towns and villages will be judged.

This site clearly qualifies as a windfall site.

Policy 2 states;-

Planning permission will be granted for windfall development within the settlement boundaries of towns and villages where the developer has addressed and sufficiently demonstrated through supporting information that:

- a) the overall mix of housing types and sizes of the development meets local circumstances and need and provides for a balanced mix in the neighbourhood or community;
- b) proposals for employment related development are of a scale and nature appropriate to their location and character of the locality;
- c) the scale and siting of any dwellings accord with the character of the surrounding properties and are satisfactorily integrated into, the settlement and the surrounding area;
- d) local services, facilities and infrastructure are sufficient to serve the development, or are supported or provided by the development;
- e) the proposal would not unacceptably block important views or vistas within the settlement, or of open countryside beyond the settlement, and would not significantly detract from the appearance of the settlement from the surrounding area.

- a) Recent experience at Field Close in Collyweston has demonstrated that there is demand in

Collyweston for new housing in this village. The inspector's report on application 19/01299/FUL confirmed that "policies 2 and 8 of the RNOTP seek a mix of houses to meet local need and on smaller sites (in villages) a mix which includes mainly one or two bedroom house types." All three of the proposed new dwellings have two bedrooms and hence meet the specified housing needs.

b) Not applicable

c) The properties are surrounded on both east and west sides by existing dwellings. The designs are suitable for the Rockingham Forest Design Guide, with prominent transverse ridges, and the utilisation of local, low-embedded energy materials.

d) The occupants of these dwellings will bring extra business to local endeavours such as the community shop and pub.

e) In response to 19/01299/FUL, the Council has indicated that the earlier proposals would not affect any listed buildings or their settings. From the High Street, these proposals will have minimal impact. From the west, the changes will be completely hidden by the buildings adjoining the site. From the east, the buildings will be visible, but are positioned in front of existing buildings to the west of the site and so will not affect long-distance vistas. From the south, the site will not be visible from the A43 due to the property under construction next to Bluebell Barn.

Conservation Policy

Paragraph 142 of the National Planning Policy Framework says:-

In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Commentary

a) This proposal supports the permanent survival of two Victorian barns within the Collyweston Conservation Area by giving them a long-term economically viable use. At present, these barns form part of a domestic property, but are significantly larger than the average householder would require or be prepared to maintain and manage. This proposal will give these structures a long-term future that they may not otherwise enjoy.

b) By encouraging three extra households within Collyweston, this project will support the economic viability of local businesses.

c) The new dwellings are designed as two bedroom houses. It is hoped that they will attract younger families, bringing life and vitality to the village.

The designs are arranged around a farmyard type setting. Plot 3, the new-build house, extends the garaging currently on site. It replicates the alignment of barns seen on adjoining properties in the High St, such as 19 High St and Parks Farm.

3.0 Summary

This proposal is in accordance with local planning policies regarding windfall or infill sites within the envelopes of Category A Network Villages within East Northamptonshire such as Collyweston.

Although located within the Collyweston Conservation Area, the design proposals are unobtrusive, use matching materials and give a long term economic use to disused farm buildings that otherwise could be at risk of deterioration.