



MAPLE
— PLANNING &
DEVELOPMENT LTD

REPORT

PLANNING, DESIGN AND ACCESS STATEMENT

Proposed conversion of redundant agricultural buildings into
three detached dwellings.

Manor Farm
Dry Hill Lane
Sundridge
TN14 T6AA



Building C: Single storey construction with rendered masonry external walls and corrugated cement based sheets supported on steel trusses.



2. the applicant can demonstrate through a detailed structural survey and method statement that the buildings are of permanent and substantial construction and are capable of conversion without major or complete re-construction that would detract from their original character.

Regard must also be had to the National Planning Policy Framework (NPPF), the latest iteration of which was published in February 2019.

The primary policy consideration as laid out in the NPPF is the fact that the site lies within the Green Belt. Paragraph 133 of the NPPF states that the primary aim of Green Belt policy is to keep land permanently open.

Paragraph 134 of the NPPF further defines the purposes of identifying Green Belt as such;

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 143 suggests that 'inappropriate development' is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. However, Paragraphs 145 and 146 set out the types of development that are 'appropriate' by definition and which are, therefore, acceptable in the Green Belt.

One such type of appropriate development is stated to be:

the re-use of buildings provided that the buildings are of permanent and substantial construction

Supporting Information

Given the foregoing policy context it is clear that the primary considerations must be:

1. Whether the proposal constitutes appropriate development in the Green Belt; and
2. The impact of the proposal upon the landscape value of the AONB.

Beyond these principle considerations, regard must also be had to:

3. Flood risk;
4. Design;
5. Residential amenity;
6. Highways safety and convenience.

Each of these issues will be considered in turn as follows.