

BLANKNEY ESTATES LTD

rdc
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Planning, Design and Access Statement
Full Planning Application and Listed Building Consent,
Erection of 5 New Dwellings and Change of Use and
Alterations, Including Part- Demolition of existing
Agricultural Buildings to Form 3 Dwellings (Total 8
Dwellings).

Village Farm, Drury Street, Blankney, Lincoln,
Lincolnshire, LN4 3BB

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town planning



landscape architecture



architecture

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1. INTRODUCTION

- 1.1. This Planning, Design and Access Statement has been prepared by the Robert Doughty Consultancy Limited on behalf of Blankney Estates Ltd to accompany a Full Planning Application and Listed Building Consent for the erection of 5 predominantly single storey dwellings, and the change of use, to include some demolition, of existing agricultural buildings to form 3 dwellings at Village Farm, Blankney.
- 1.2. The application is supported by existing and proposed site plans, house designs, Preliminary Ecological Assessment, Statement of Heritage Significance and Heritage Impact, and Landscape Character and Setting Statement.
- 1.3. Prior to the submission of this application, the proposal was the subject of positive pre-application advice from the local planning authority (leading to alterations to the subsequent application) and we have carried out a community consultation with the villagers and Blankney Parish Council.

2. APPLICATION SITE AND SURROUNDINGS

- 2.1. The application site measures approximately 0.7ha and consists of an existing farm yard comprising a number of both historic and more modern farm buildings with access onto Drury Street.
- 2.2. An extensive description of the site including its historic development over the years can be found in the Statement of Historic Significance prepared by Liz Mayle IHBC, Historic Buildings Consultant
- 2.3. To the south of Village Farm, there is existing residential development fronting on to Drury Street and the Blankney Cricket Club ground lies immediately to the west. To the north there is open farmland. There is a concentration of predominantly residential development at the junction of the B1188 and Drury Street with the Blankney Golf Course and associated buildings and car park further west.
- 2.4. The landscape setting is set out in detail within the Landscape Character and Setting Statement which accompanies the application.
- 2.5. A selection of photographs below shows the general context of the site.



Looking west along Drury Street with the entrance to the site on the right of the photograph



Looking east along Drury Street with the entrance to the site on the left of the photograph.



Looking north into the site from Drury Street from the existing farm access



Looking south out of the site towards Drury Street.



Looking south towards Village Farm with some of the more modern farm buildings in the foreground to be demolished.

3. PLANNING POLICY

The Development Plan

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- 3.2. The Development Plan for the purposes of this application is comprised of the Central Lincolnshire Local Plan Adopted April 2017 (the 'Local Plan'). The policies considered relevant to this proposal are set out below:
 - Policy LP1: A Presumption in Favour of Sustainable Development
 - Policy LP4: Growth in Villages
 - Policy LP11: Affordable Housing
 - Policy LP14: Managing Water Resources and Flood Risk
 - Policy LP17: Landscape, Townscape and Views
 - Policy LP21: Biodiversity and Geodiversity
 - Policy LP25: The Historic Environment
 - Policy LP26: Design and Amenity
- 3.3. Policy LP1 sets out the Council's position in taking a positive approach when considering development proposals that reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)
- 3.4. Policy LP4 enables growth in villages in categories 5-6 and where the development would exceed the anticipated level of growth of 10%, an application should be identified by clear evidence of community support.
- 3.5. We delivered a questionnaire and site plans with an accompanying description of development to all households within the village and wrote to the Parish Council. We received 5 expressions of support and 2 'not sure' responses. As there was no imminent meeting of the Parish Council, it preferred to wait until the submission of the formal planning application before discussing and commenting on it, but the Parish Council's Clerk expressed the personal view that he did not have any

problem with the proposal. Those in support represented approximately 10% of the number of households in the village.

- 3.6. Those in support of the proposal commented that it would be a great improvement to the village, it would improve the housing stock in the village and parking for existing residents should be included. In addition, the proposals will enhance the character of the village, repurposing old buildings is better than building new ones, positive contribution to the economy of the village from new residents and reduction of noise and disturbance from heavy agricultural machinery driving through the village.
- 3.1. The two responses that were unsure commented that:- why develop the farm and not the stable block, stopping Village Farm traffic will not impact the amount of agricultural traffic going the length of the street, 8 new properties will make current busy periods even busier, lighting needs to be sensitive, will the buildings be constructed using Passiv Haus and BREEAM standards, what utility provision will there be and it is encouraging to see the amount of amenity space and tree planting proposed, close proximity of Plot 3 was a concern, concerned regarding overlooking into home and lights shining into home and garden from plots, worried about noise pollution caused by many other families being moved in, concerned that Blankney will lose its charm and Country feel, accesses and exit from existing yard is currently a problem due to cars parking on the side of the road making it difficult to see other vehicles, how long will the works last, concerned regarding the mess and dust from concrete removal on their health, wanted to be kept up to date on progress.
- 3.2. Policy LP11 requires housing development sites of 11 dwellings or more to provide 20% affordable housing to meet the needs of residents unable to compete on the open market. The local planning authority in the pre-application advice request indicated that, as the planning application site exceeds 0.5ha, there would be the requirement to provide 2 affordable units which could be provided on an off-site or a contribution in lieu made. We have initially identified Plots 1 and 2 as affordable units, as it is felt this would be of more value to the community, however, this element is still available for discussion and agreement.

- 3.3. Policy LP12 requires that all new development has access to, and provides for, the necessary infrastructure to ensure the demands of the development will be met.
- 3.4. Policy LP14 supports development where it can be demonstrated that there will be no risk of flooding to adjacent land uses or users. The application site lies within Flood Zone 1 and is less than 1ha in area and therefore a Flood Risk Assessment is not required.
- 3.5. Policy LP17 requires that new development should protect and enhance the intrinsic value of the local landscape. The application is supported by a Landscape Character and Setting Statement, which indicates how the proposal meets the policy requirements.
- 3.6. Policy LP20 indicates development proposals will be supported where they ensure existing and new green infrastructure is considered and integrated into its design. The submitted proposed site plan shows an indicative planting scheme throughout the proposed development to include a planted orchard, which will also serve to enhance biodiversity.
- 3.7. Policy LP21 indicates that development should protect, manage and enhance networks of species and habitats, minimise impacts and seek to deliver a net gain in biodiversity and geodiversity. A Preliminary Ecological Assessment, which assess the implications of the proposal has been carried out together with a Hibernation Survey. There are recommendations that are presented in the reports and these will be carried out in full. The design of the new build and, more importantly, the conversion of the existing barns where protected species (bats) have been found will enable the appropriate mitigation to be incorporated within the fabric of each building.
- 3.8. Policy LP25 requires development proposals to protect, conserve and enhance the historic environment.
- 3.9. A Statement of Significance, which includes a Heritage Impact Assessment, is included as part of the submission and the author of the report has guided the proposals in respect of historic significance, impact on the heritage assets and overall design in accordance with Policy LP25.
- 3.10. The report concludes that the proposal will result in:
 - The long-term use of a redundant historic farmstead,
 - Retention and enhancement of existing original farm buildings,

- The removal of large and inappropriate modern farm buildings from the site which will better reveal historic buildings,
- New sympathetic development that is appropriate to the historic farmstead and the setting of Village Farmhouse,
- Improve and enhance Blankney Conservation Area.

3.11. Policy LP26 promotes good design and this is explored in more detail in the design section of this document.

4. DESIGN AND ACCESS

Use

- 4.1. Village Farm is still used for agricultural purposes, however, overall only the relatively large buildings on site are capable of still being used for modern farming equipment, whilst the historic buildings are no longer suitable and stand largely unused.
- 4.2. The proposal will see the cessation of the farming activity and the reuse of the historic buildings through the introduction of residential use which is more in keeping with the general grain of development in the village.

Amount and layout

- 4.3. The proposed amount and scale of development is heavily influenced and guided by the historic nature of the site and buildings and this is explored in detail in the Statement of Significance.



Scale and Appearance

- 4.4. The overall concept for the scheme has been predicated on restablising a more appropriate form of development around the existing group of largely hidden, historic buildings, through the removal of the more modern portal frame agricultural buildings and the addition of new dwellings, taking inspiration from the historic layout of the site.

- 4.5. Access to the site is adjacent to a Grade II listed farmhouse, which is connected to a series of single and two storey outbuildings. The land to the north east of the entrance historically contained a number of farm buildings, evidenced from period photographs, but which have been demolished within the course of the last fifty years. A key farm building which formed part of the original group was due north of the site entrance and included a two-storey dovecot. The remainder of the site accommodates single and one and a half brick and stone farm buildings with clay pantile roofs and later 20th century portal frame type barns, clad in a combination of timber and corrugated asbestos sheeting.

Design Proposals

Plots 1 and 2

- 4.6. The north-west corner of the site currently accommodates a large two-storey (in scale) timber clad portal frame storage building which borders the north and west boundaries. Following a feasibility study exercise, together with the outcome of the pre-application advice from the local planning authority, the viability of converting this element into residential accommodation has been evaluated and subsequently dismissed. The practicality of converting such large units into meaningful residential use with little or no private amenity space was a driver for exploring a new build, single storey option that hugs the boundary whilst providing courtyard accommodation, marking a clear divide between private and public amenity space. A stone boundary wall unites the two units and wraps around to the eastern elevation to join a proposed car port. Architecturally, these single-storey proposed 'barns' are simply detailed to evoke the nature of farm buildings with stone walling and clay pantile roofs.

Plot 3

- 4.7. Plot 3 is a historic one and a half storey stone barn constructed in a combination of natural stone walls, blockwork and brickwork with a concrete interlocking tiled roof and lean-to with a corrugated asbestos roof. There is also a large portal frame building which has been added to the southern elevation. Given the variation in materials and styles it is likely various extensions have taken place over the years which have served to essentially hide the historic core of this building.

- 4.8. It is proposed to remove the large portal frame to the south to reveal the southern elevation and convert the remaining historic building to a single dwelling. The principal living accommodation is placed within the existing range in an open plan format which obviates the need to introduce internal subdivisions. A modest new single storey extension is proposed on the south east elevation, which will form a strong courtyard arrangement focussed around the south facing private garden with bedrooms and private spaces opening onto it. The orientation of the building and distances to the existing dwelling to the south will ensure there is no overlooking from ground floor windows.
- 4.9. The existing openings have been retained with a series of simple additional windows in the northern elevation. The southern and western elevations, which open to the private gardens, are much more informal with full height glazing and generously proportioned bi-fold doors prompting inside/outside living, whilst retaining the character of the building. Elements of vertical timber boarding are placed between the new fenestration on the extension.

Plot 4

- 4.10. Plot 4 is a combination of farm buildings consisting of a single storey pitched-roofed building in natural stone and clay pantile roof, with an open fronted barn to the west constructed of breeze blocks with a corrugated metal clad roof and a timber framed open fronted portal shed to the north finished in corrugated asbestos roofing.
- 4.11. The evolution of this building has again been driven by the changing needs of the farming operation.
- 4.12. It is proposed to remove the unsightly northern shed and convert the existing open fronted barn consisting of open plan living and bedrooms with the more historic stone gabled building being converted for use as the kitchen and dining area.
- 4.13. The historic fenestration of the stone pitched roofed barn is proposed to be retained and adapted. The open fronted barn, which is a later addition, will have existing openings infilled through the use of large areas of glazing to the principal rooms, which serve to retain the open nature of this building. Cedar cladding is proposed to the upper part of the southern elevation with a new clay pantile roof.

Plot 5

- 4.14. Plot 5 is linked to the Grade II listed farm house fronting Drury Street and consists of a two-storey outbuilding to the immediate north of the farmhouse and a single storey range of outbuildings forming a courtyard predominantly constructed of natural stone with clay pantile roofs with areas of brickwork.
- 4.15. The proposal is to convert the building into residential use through the careful remodelling of spaces and retention of key period features. The two-storey building is to accommodate principal living accommodation of kitchen/dining and living spaces with a new staircase providing access to a mezzanine bedroom and en-suite. The single storey buildings are to contain additional bedrooms and play rooms connected with a new contemporary glazed link which retains the appearance of the existing gap between the buildings.

Plot 6

- 4.16. Plot 6 is a new build dwelling and has been located to reflect the historic location of a former farm building that contained a two-storey dovecot element which could be seen when looking into the site from Drury Street. The dwelling is located close to the northern boundary to optimise the southern aspect of the private garden and to reinforce the boundary of the site and the group of buildings as a whole. The main living spaces are located on ground floor, with an open plan kitchen/dining/lounge area leading to the bedroom. The two-storey dovecot element contains the master bedroom and en-suite and a continuous ring of clerestory glazing beneath the roof allows significant natural light and ventilation to the space.
- 4.17. It is proposed to finish the building with natural stone walling and clay pantile roofs to reflect the prevailing materials on site with the addition of cedar cladding to add additional interest to the long elevations and the two-storey dovecot.

Plot 7

- 4.18. Plot 7 is a further new build single-storey dwelling, which is again located close to the northern boundary to take advantage of the southern aspect private garden and to reinforce the building group. A simple 'agricultural' vernacular has been adopted for this dwelling with timber cladding and

a clay pantile roof. Window and door openings are simply designed to better reflect traditional agricultural architecture.

Plot 8

- 4.19. Plot 8 is a further single-story new build, again located so as to reinforce the historical pattern of built development adjacent to the entrance into the site. A traditional 't shape' design allows a courtyard arrangement for the private gardens, with all principal living accommodation located in the southern wing and all bedroom accommodation to be accommodated in the eastern wing.
- 4.20. A split pitched roof allows natural light deep into the plan of the living spaces together with a clerestory light. The building will be finished in natural stone to echo the prevailing material on site, with vertical cedar cladding to the simple punched window openings and a clay pantile roof.

Conclusions

- 4.21. The combination of retaining existing historic buildings and well-designed additions that reflect historic form, combined with a palette of appropriate external finishes, will significantly enhance both the existing buildings and the historic character of the site.
- 4.22. All new buildings reflect the relatively narrow plan form of the historic buildings, and the single storey scale retains the primacy of the main farmhouse.

Access

- 4.23. Drury Street is a relatively quiet village road with some on-street parking serving those dwellings which do not have on-plot parking.
- 4.24. Visibility at the existing site access is good in both directions and all proposed dwellings has parking and turning in accordance with local plan standards.
- 4.25. The loss of the agricultural use as a result of the redevelopment of the site will see the removal of large, slow moving agricultural vehicles entering and leaving the site.

5. CONCLUSIONS

- 5.1. Full Planning Permission and Listed Building consent is sought for the erection of 5 predominantly single storey dwellings together with the change of use of existing historic agricultural buildings to form 3 dwellings.
- 5.2. The proposal has been the subject of positive pre-application advice from the local planning authority and a questionnaire regarding the proposals has been sent to each household in the village together with the Parish Council.
- 5.3. The application is informed by a detailed heritage assessment, which considers the significance of the existing site and surrounding buildings and their setting, and concludes that the proposal results in an enhancement to the site and the village as a whole.
- 5.4. In addition to the heritage impact, an ecological assessment considers the ecology of the site and its surroundings, and the proposals can accommodate any necessary mitigation.
- 5.5. The application is consistent with the Central Lincolnshire Local Plan and complies with the guidance set out in the National Planning Policy Framework which promotes sustainable development.
- 5.6. Overall, the proposal provides an opportunity to preserve the historic buildings on site through the introduction of a new use which is characteristic of the general grain of development in the area.



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