

PLANNING, DESIGN AND ACCESS STATEMENT

The Barns, Coldharbour Farm, Guilden Morden

South Cambridgeshire District Council
June 2023

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1.0 Introduction

- 1.1 This Planning Statement has been prepared and submitted by Roebuck Land and Planning Ltd on behalf of Ms Flint in support of a full planning application for the conversion of two agricultural barns into two houses with associated parking and amenity space at Coldharbour Farm, Guilden Morden (“the Site”).

Purpose

- 1.2 The primary purpose of this statement is to assess the proposed development against the Development Plan and material considerations and set out the design and access considerations.

Supporting Documents

- 1.3 The application is accompanied by the following environmental and design documents and drawings:

Table 1: List of supporting documents

TITLE	DOCUMENT/DRAWING/RE V NO.	AUTHOR
Application Form	PP-12268744	Roebuck
Location Plan	PL-10 Revision A	Boyd Seddon Architects
Site Plan	PL-11 Revision A	Boyd Seddon Architects
Proposed Ground and First Floor Plans	PL-12 Revision A	Boyd Seddon Architects
Proposed Elevations	PL-13 Revision A	Boyd Seddon Architects
Proposed Sections	PL-14 Revision A	Boyd Seddon Architects
Existing Floor Plans and Elevations – Unit 1	EX-01	Boyd Seddon Architects
Existing Floor Plans and Elevations – Unit 2	EX-02	Boyd Seddon Architects
Preliminary Bat Roost Assessment	RSE_5843_R1_V1, March 2022	Ramm Sanderson
Structural Feasibility Report	222048, March 2022	Mason Navarro Pledge
Planning, Design and Access Statement	June 2023	Roebuck

Site Description

- 1.4 The site is located between the villages of Ashwell and Guilden Morden, within the parish of Guilden Morden within the Cold Harbour Farm complex.
- 1.5 The site will be accessed via the existing farm track that joins Ashwell Road.

Figure 1: Site Location



- 1.6 There are no heritage assets that would be impacted as part of the proposed development. The scheme proposes the conversion of the existing buildings and no new buildings.

- 1.7 There are no landscape designations that would be impacted as part of the proposed development. The Site is within a Chalk Mineral Safeguarding Area and in an Advertisement Restriction Zone. However, this is a proposal for the conversion of existing buildings and the Site is not suitable or practical for chalk extraction.
- 1.8 The Site is located entirely within a Flood Zone 1 and is therefore at the least risk of flooding.

Background and Planning History

Unit 2

- 1.9 An application for the change of use of the larger grain store for “Agricultural Building to 1 No. Dwellinghouse (Class C3)”, and for building operations reasonably necessary for the conversion (LPA Ref: 21/05166/PRIOR) was withdrawn on the 6 January 2022 to enable further supporting information to be submitted. Prior to it being withdrawn, a number of comments were made, these included:
- Ecology – A Preliminary Roost Assessment for Bats should be prepared
 - Environmental Health – No objection, conditions suggested.
 - Contaminated Land – Recommended a Phase I Desk Study to be prepared prior to the commencement of development.
 - Drainage Officer – No objection
- 1.10 A revised application was approved on the 20 May 2022 (LPA Ref: 22/01488/PRIOR). The statutory comments were similar to that received for the previous application; however the ecology officer welcomed the addition of a Preliminary Roost Assessment, which was supported.
- 1.11 The Parish Council objected, stating that the building should remain for the storage of agricultural crops. The farm business is changing, and the buildings are no longer required for farm use.
- 1.12 The Highways Authority also commented on the application stating that there would be no objections to the proposal.
- 1.13 The Class Q application was therefore approved subject to conditions. This remains extant/implementable and is a key material consideration.
- 1.14 It is within the context of this planning history that the proposed development should be assessed.

- 1.15 The site is adjacent to an established residential scheme that comprised barn conversions converted over 15 years ago. The surrounding area is predominantly agriculture in arable production.

The Proposal

- 1.16 The proposal seeks planning permission to convert the two farm buildings into two detached residential properties. On Unit 1, this would involve slightly reducing the length of the building by one bay at the rear, which would increase the private garden area. In respect of Unit 2, the proposed scheme is identical to that approved under the Class Q in 2022 which remains capable of being implemented. It is included here for completeness and specifically to enable a revised site plan to be approved for the comprehensive conversion. It continues to propose the removal of the side extension to the barn (that was approved under LPA Ref: S/2404/15/FL) as well as the partial demolition of the front bay of the existing barn.

- 1.17 The proposed description of development is to:

“Conversion of 2 barns to two detached dwellings with associated gardens and parking areas.”

- 1.18 The proposed quantum of development is set out below.

Table 3: Proposed Accommodation Schedule

PROPOSED DWELLING	TOTAL GROSS FLOORSPACE (SQM)	NO. OF STOREYS	NO. OF BEDROOMS	NO. OF PARKING SPACES
Unit 1	372	2	4	2
Unit 2	348	2	4	2
2	720	Max 2	8	plus 2 visitor

- 1.19 The application area is 0.33 hectares in total.

2.0 Affordable Housing Statement

- 2.1 The scheme comprises two new build units. The site, in part, benefits from permitted development under Class Q for 1N^o. property. This proposal seeks to replace the earlier scheme and create properties that will fit better into the site whilst retaining the overall character. The combined floorspace of the 2 properties is 720sqm. As a result, the proposed floorspace is under the 11 unit/1,000sqm threshold where affordable housing is triggered.

3.0 Open Space Assessment

- 3.1 The scheme proposes private gardens to both properties and designated parking spaces for each property.

4.0 Policy Assessment and Other Material Considerations

- 4.1 Paragraph 14 of the National Planning Policy Framework (NPPF) refers to the presumption in favour of sustainable development, which should be seen as a golden thread running through decision taking. For decision taking this means approving development proposals that accord with the development plan without delay.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.3 For decision-making, the adopted South Cambridgeshire Local Plan (adopted in 2018 and amended in 2019) is the relevant development plan.
- 4.4 The Greater Cambridge Housing Trajectory and Five-Year Housing Land Supply Report, published in April 2023, states that both Cambridge City Council and South Cambridgeshire District Council can jointly demonstrate a 6.1 year supply of housing sites.
- 4.5 The latest set of Housing Delivery Test results (published January 2022) stated that the results for Cambridge is 133% and 145% for South Cambridgeshire and therefore there are no consequences resulting from the HDT.

Principle of Development

- 4.6 As explained above, unit 2 has the benefit of permitted development rights to change the existing agricultural barn into 1N^o. dwelling house (LPA Ref: 22/01488/PRIOR). The unit plans are the same as those which have previously been accepted.
- 4.7 There are 2 dedicated parking spaces per property and sufficient space for turning and visitor parking with the yard/red line.
- 4.8 Each property has garden areas of sufficient size to include a dedicated area for bin stores to accommodate mixed waste and recycling receptors. Similarly, the gardens are a suitable size to accommodate a shed for storage and secure cycle parking should it be required.

Table 4 Summary of Policy Compliance

Relevant Local Plan Policy	Assessment	Compliant
S/3 Presumption in Favour of Sustainable Development	The proposed dwellings would improve the social and environmental conditions for the area through the compliance with space standards.	yes
S/5 Provision of New Homes and Jobs	The scheme will deliver 2 family homes for the local area	yes
CC/4 Water efficiency	The target will be delivered through internal fit out and installations	yes
CC/8 Sustainable Drainage Systems	The scheme can incorporate soakaways similar to the adjacent dwellings and will include water butts.	yes
CC/9 Managing Flood Risk	The site is within FZ1 and is appropriate development.	yes
HQ/1 Design Principles	The scale and character of the proposed development reflects the rural setting and the fact this is a barn conversion scheme. Unit 2 has the benefit of a Class Q approval. Parking opportunities for residents and visitors are provided along with opportunities for cycle and bin storage for each property within the gardens/courtyard. The orientation of key rooms and windows are designed to maximise daylight and privacy for occupiers.	yes
Policy NH/3 Protecting Agricultural Land	Development of the site would not result in the loss of any land in arable production. The site includes farm buildings and associated yard areas.	yes
Policy NH/4 Biodiversity	Part of the site has the benefit of a Class Q. The change from yard to garden area provides opportunities for creating	yes

	new habitats through future planting schemes.	
H/8 Housing density	The density is dictated by the existing site character, being 2 existing barns for conversion to 2 homes.	yes
H/12 Residential Space Standards	The criteria are met: Refer to Table 5: Accommodation Schedule (below)	yes
H/17 Reuse of existing Buildings in Countryside	Unit 2 benefits from residential conversion under Part Q of the GPDO, 2015. This scheme is identical save for the change to the site layout/parking area for that unit. The proposed second conversion follows similar principles and is also deemed appropriate.	No
SC/11 Contaminated land	The site has previously been considered appropriate for residential conversion under the extant Class Q approval. No change in the intervening period. The larger site remains suitable for residential use	yes

Table 5: Accommodation Schedule

Policy H/12 criterion	Unit 1	Unit 2
A – beds/persons/sqm	4 bed/8p – 372sqm – above 3sqm storage	4 bed/8p – 368sqm – above 3sqm storage
B – at least 1 double bedroom	5 double bedrooms	4 double bedrooms
C – single room minimum criteria	n/a	n/a
D – double room minimum criteria of at least 11.5sqm	All compliant	All compliant
E – 1 double is min 2.75m wide and other doubles are min 2.55m wide	All compliant	All compliant
F – 50% GIA for areas with less than 1.5m head height	All compliant	All compliant
G – discount areas less than 0.9m height	n/a	n/a
H – built-in storage	All compliant	All compliant
I – min floor to ceiling height of 2.3m for 75% of GIA	All compliant	All compliant

Flooding and Drainage

- 4.9 The site lies within Flood Zone Level 1 which is suitable for this type of development.
- 4.10 The surface water will be drained in the same manner as the adjacent houses using soakaways. Permeable paving and gravel are proposed to replace any concrete yard areas.
- 4.11 Foul drainage will be the same principle as the adjacent housing by septic tank within the courtyard amenity space which will be collected on a regular basis. A suitable turning area is available within the communal area to the front of the two properties.

Access, cycle parking and servicing

- 4.12 The established access drive is suitable for the proposed conversion. The courtyard is a suitable size to ensure that refuse, delivery and emergency vehicles can turn within the yard to enter and exit in a forward gear.
- 4.13 Secure cycle parking can be achieved to the private gardens to each property and 2 car spaces are identified on the site plan per property with ample space for additional visitor parking as required. There is ample room within the yard to park additional vehicles, as necessary.

Siting, Design and External Appearance

- 4.14 The drawings prepared by Boyd Seddon Architects demonstrate the proposed site layout and the proposed conversions. The general theme is suitable for the rural location and complements the other established residential properties and extant permissions.
- 4.15 The previous structural report by MNP for unit 2 accompanies this application to demonstrate that this type of building is capable of conversion to residential use.

Hard and Soft Landscaping

- 4.16 The proposed development does not require the removal of any trees. The layout will comprise grassland or permeable paving as part of the drainage strategy for the site.

Ground Conditions

- 4.17 The ground conditions are suitable for the proposed development.

Archaeological and heritage impacts

- 4.18 There are no heritage assets on the site. The neighbouring converted agricultural buildings includes Grade 2 listed barn. The scheme is for the conversion of the existing buildings and the scheme seeks to complement the prior notification scheme and the adjacent historic buildings within the former yard to the west.

Ecology and Trees

- 4.19 The site benefits from an extant Class Q to convert one of the buildings to residential. The scheme seeks to complement the extant permitted developments and extends the principle to the second unit. As part of the Class Q, it was demonstrated that there are no ecological constraints to development. It is proposed that a further bat survey is carried out prior to the commencement of development, secured by condition.
- 4.20 The unit 2 ecological appraisal that was undertaken by Ramm Sanderson accompanies this application. It identifies opportunities to enhance the environment for bats and the application would support the incorporation of bat boxes on existing trees.
- 4.21 There are no trees on site that require assessment. The existing hedge to the boundaries is proposed to be retained in its entirety.

Residential amenity

The design of the two properties will ensure there will be no undue overlooking between the two homes. The gardens will be private and are suitable for 4/5 bed properties. There will be no impact on the existing homes from this proposed development.

5.0 Conclusion

- 5.1 This Planning Statement has been prepared and submitted by Roebuck land and Planning Ltd on behalf of the applicant.
- 5.2 The principle of a residential use has been established on the site through the extant permitted development rights for unit 2. The proposed development would complement/repeat the same conversion principles and the two properties work well together. The floorplans reflect the quality standards sought by the Council and would not materially change the character of the locality.
- 5.3 The detailed plans demonstrate that the proposed development can be located on the site without harm to the wider countryside. The scheme has been designed to respect its rural location through the style of openings and materials choice.
- 5.4 The proposed conversion complies with adopted policy.
- 5.5 The Council is therefore respectfully requested to approve the full planning application without delay.