

Design and Access Statement

For Application: Change of use of three holiday lets to three residential dwellings, Smugglers Barn, Jevington, BN26 5QB.

Amount

Smugglers Barn is a large converted barn in Jevington village. The barn was converted into a dwelling in 1990 (WD/1990/0386). In 2004 an application was approved to convert existing outbuildings on the site into three holiday units (WD/2004/2259/JBN). These holiday lets have been successfully let since that time. My clients who own the site have reached retirement age and placed the main house with the three holiday lets on the market for sale in June 2020 and again in December 2022. Attached is an email from Ragers and Roberts confirming how the property was marketed. The result of the marketing has 17 viewings but no one showed any interest in purchasing the site. No offers were made. My clients then marketed the site through Winkworths (see attached email). They launched the property on Rightmove on the 31/03/2023. Despite wide marketing, only one viewing took place, but the person did not make an offer. Rightmove had an asking price of £1,850,000 for the whole site.

In view of the lack of interest in this site with the holiday lets, even though the site has been marketed since June 2020, this application is being submitted to convert the existing holiday lets into three small residential dwellings. Copies of the sales particulars are also attached with the application

If permission is approved, there will not be any outward changes to the site, apart from demarcation of individual gardens.

Layout

The three units are all one bedroom.

Scale

The existing three holiday lets have floor areas of 64.0sq.mts, 49.4sq.mts, and 37.4sq.mts.

Appearance

The converted barn is two storey, constructed of flint work with a slate roof, whereas the three holiday units are single storey, white rendered with clay tiling roofs.

Landscaping

The site is well maintained with landscaping and large open lawns.

Access Component

There are two vehicular access points into the site to serve the main house and holiday lets. There is ample parking on the site.

Eco Systems Statement

The relevant Policy is set out below.

Policy SD2: Ecosystem Services:

Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This will be achieved through the use of high quality design, and by delivering all opportunities to:

- a) Sustainably manage land and water environments;*
- b) Protect and provide more, better and joined up natural habitats;*
- c) Conserve water resources and improve water quality;*
- d) Manage and mitigate the risk of flooding;*
- e) Improve the National Park's resilience to, and mitigation of, climate change;*
- f) Increase the ability to store carbon through new planting or other means;*
- g) Conserve and enhance soils;*
- h) Support the sustainable production and use of food, forestry and raw materials;*
- i) Reduce levels of pollution;*
- j) Improve opportunities for peoples' health and wellbeing; and*
- k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.*

Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.

In this case it is considered that the most appropriate Ecosystems Services questions would be:

1. Consider the Environmental constraints.

The site is located above the flood plain.

It is served from a country lane with an existing access which does need changing.

In view of the age and location of the main barn bat boxes will be fixed to the exterior of these buildings.

2. It is considered the following criteria set out in Policy SD2 is applicable in this case.

- a) Harvest the rainwater run-off from the roof.
- b) Provide bat boxes
- c) See a above
- d) The land is not liable to flooding.
- e) The conversion of the three units will use the existing large residential garden where plants and shrubs have been cultivated for many years and these will be retained and increased where possible.
- f) There are no soil changes proposed with this development.
- g) The current garden provides vegetables, and this will be maintained and increased.
- h) Install low carbon fixtures and fittings f required.

Biodiversity Statement

This is an established residential site with manicured lawns and gardens. There would be no biodiversity issues with the site.

Lighting Assessment

Policy SD8 relates to Dark Skies. The holiday lets have no upward windows or roof flights. The units have normal window openings with blinds and curtains.

Heritage Statement

The converted barn is not listed and there are no heritage assets nearby.

Landscape Appraisal

The existing landscaped gardens will be retained.

Flood Risk Assessment

The land is not with a flood zone area.

Land Contamination Assessment

There are no contamination issues.

Noise Assessment

If the units are converted there is likely to be less overall noise as the day to day or weekly change overs could cause some minima noise issues.

Planning Statement

Policy SD23; Sustainable tourism.

This Policy includes the following paragraph which concerns the loss of visitor accommodation.

2. Development proposals that would result in the loss of visitor accommodation, visitor attractions and recreation facilities will not be permitted unless : a) Evidence is provided that the current use is financially unviable and a robust marketing campaign of at least 12 months has been carried out that clearly demonstrates there is no market demand for the existing use or an equivalent tourism use;

Evidence is attached that shows the site has actually been advertised since June 2020 (three years), whereas the Policy quoted above only requires at 'least 12 months marketing.

It is considered that in view of the extensive and long marketing of the whole property, my client fully complies with the relevant part of Policy SD23.

Jevington is not a recognised village where the SDNP has allocated specific housing numbers. However, in this case it is considered the three units would amount to 'windfall' numbers. The Local Plan set out the following paragraph in respect of windfall allowance at 7.32.

The development of previously unallocated or unidentified land, known as 'windfall sites', will count towards the Local Plan housing provision figure. This is known as a 'windfall allowance', and is not attributable to particular settlements. Therefore windfall sites will not count towards settlement specific housing provision figures. A review of past planning permission implementation, using dwelling completion records, has provided strong evidence that there has been consistent delivery on windfall sites as a proportion of total dwellings built; therefore allowance of a modest element of windfall housing supply is justified. However, in the context of a national park, it is appropriate to adopt a conservative allowance. The windfall allowance is calculated as 51 dwellings per year for the National Park area, based on an analysis of past trends, whilst taking into account the emphasis on

future growth taking place primarily within tightly drawn settlement boundaries, generally in the form of infill development

It is considered that permissive should be granted in this case. My clients have had the site on the market for sale for three years and despite thorough marketing have been unable to sell,

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