

Our Ref:22.120

Michael Pingram
Planning Officer – Tendring District Council
Planning Services
Town Hall
Station Road
Clacton on Sea
Essex, CO15 1SE



Dear Mr Pingram

26th September 2023.

Planning Submission and Planning Statement
Newhouse Farm, Hall Road, Great Bromley, CO7 7TP.

Please find enclosed our application for full planning permission and listed building consent for the conversion of the existing form agricultural farm complex at Newhouse Farm, Great Bromley.

The submission includes the following documents:

5847 Drawing Issue Sheet
5847 PA 01 Site Location Plan
5847 PA 02 Existing Site Plan
5847 PA 03A Proposed Site Plan
5847 PA 04A Proposed Landscape Plan
5847 PA 10 Building 1 Existing Plan and Sections
5847 PA 11 Building 1 Existing Elevations
5847 PA 12 Building 2 Existing Plan
5847 PA 13 Building 2 Existing Elevations and Sections
5847 PA 15A Building 1 Proposed Plans
5847 PA 16A Building 1 Proposed Elevations
5847 PA 17 Building 1 Proposed Elevations
5847 PA 18A Building 2 Proposed Plans
5847 PA 19A Building 2 Proposed Elevations
5847 PA 20A Building 2 Proposed Sections
5847 PA 50A Plot 10 Essex Barn External Fabric Details
5847 PA 51 Plot 9 Cottages External Fabric Details
5847 PA 52 Plot 8 Stable Barn External Fabric Details
5847 PA 53 Plot 7 Shelter External Fabric Details
5847 PA 54 Plot 6 Workshop External Fabric Details
5847 PA 55A Fenestration Details
Design and Access Statement WKA
Newhouse Farm Heritage Assessment
ABC Planning Statement (This Letter).

The planning application was submitted via the planning portal – including payment of the application fee.

Introduction.

This planning statement supports an application for full planning permission and listed building consent for the development of existing buildings at Newhouse Farm, Hall Road, Great Bromley, Colchester, CO7 7TP.

Newhouse Farm is located north-east of Colchester within the District of Tendring. Cited to the north side of Hall Road, the B1029, between the village of Great Bromley to the east and the hamlet of Bromley Cross to the west.

The planning application is submitted following positive feedback within pre-application 22/30242/Preapp with the District Council and Essex County Place Services.

Newhouse Farm is a complex of agricultural buildings that are associated with the adjacent grade 2 listed Great Bromley House (was Newhouse Farm before subdivision); the complex includes a large 18th Century grade 2 listed barn together with four buildings that are regarded as being curtilage listed.

The pre-application process has confirmed the principle of residential redevelopment is the most viable route forward to secure the future of the heritage assets, the application therefore presents for consideration under the National Planning Policy Framework, Paragraph 80 – representing the optimal viable use of a heritage asset.

The Proposal.

Planning Permission and Listed Building Consent is sought for the conversion of the existing buildings at Newhouse Farm to form five new dwellings, broken down as follows:

18th Century Grade 2 listed Barn and cart lodge (plot 10) – to form five bedroom barn conversion.

Late 18th/early 19th Century Workers Cottages (plot 9) – to form three bedroom dwelling.

17th Century Stable Barn (plot 8) – to form four bedroom barn conversion.

19th-20th Century workshop (plot 6) – to form three bedroom, single storey dwelling.

19th-20th Century shelter shed (plot 7) – to form two bedroom, single storey dwelling.

Planning Policy

National Policy

Paragraph 80 of the National Planning Policy Framework, The Framework, provides the baseline on which a planning application for the re-use of heritage assets can be positively considered. Paragraph 80 guides us:

80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would

significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area

The application focus is on section 80 b, this supports the securing of the heritage asset through a development that represents the optimal viable use.

At pre-application stage the site history was discussed. The property has explored options for primary alternative use through community and commercial redevelopment. The location away from a large population combines with the scale of any rebuild project for community use to make this unattractive and unviable.

The property has previously been through a process of marketing to seek a commercial owner and use, the listed status and level of investment required has failed to find a viable developer to take the assets forward. The preservation of the heritage assets is appropriately achieved through residential conversion – this is confirmed in liaison with Essex County Council Place Services who have invited the principle of the application to be submitted as the most suitable route observing paragraph 80.

Framework Paragraph 130 requires planning applications for development to be visually attractive, sympathetic to local character and result in a good standard of architecture. The proposal for conversion respects the existing character through a sympathetic conversion, the physical works required to form the five properties utilise the structure in a natural manner utilising traditional building materials. In this capacity the proposal delivers sympathy, a good standard of architecture and compliance with Paragraph 130.

Local Policy

The following local planning policies are considered to be relevant to the application submission.

Local Plan Section 1

- SP1 Presumption in Favour of Sustainable Development
- SP2 Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)
- SP4 Meeting Housing Needs
- SP7 Place Shaping Principles

Local Plan Section 2

- SPL3 Sustainable Design
- HP5 Open Space, Sports and Recreation Facilities
- LP3 Housing Density and Standards
- LP4 Housing Layout
- PPL4 Biodiversity and Geodiversity
- PPL5 Water Conservation, Drainage and Sewerage
- PPL7 Archaeology
- PPL9 Listed Buildings
- PPL10 Renewable Energy Generation and Energy Efficiency Measures
- DI1 Infrastructure Delivery and Impact Mitigation

Design, Layout and Appearance.

As a series of heritage assets, listed or curtilage listed buildings the need for a high quality design stands alongside the requirement to protect and preserve the assets. This is embodied by The Framework with Paragraph 130 which sets the generic – quality design approach. Local Policy SP7

takes this forward in seeking high standards of design and positive responses to local character and context. Further, Policy SPL3 requires development to be well related to the site and surroundings, including siting, height, scale, massing, form, design and materials.

The proposed conversion utilises the existing internal layouts in a respectful manner in order to create the five proposed dwellings. Comparison between existing and proposed plans demonstrates how fortunate and natural the internal conversion is. Reviewing the 17th Century barn (plot 8) as an example; the existing openings internally and externally are re-purposed without alteration within the proposed form. This approach is embodied throughout the design approach.

Externally the proposal presents as a restoration of the original forms as far as practical. Traditional materials are re-used and repeated. Overall traditional, simple, respectful approach to the material palette, detail and landscaping – this is all shown within the proposed drawing set.

Highway Safety

SPL3 seeks new development to be practical in respect of the highway network, including appropriate provision for vehicle and cycle parking.

PPL10 extends the parking standards in seeking renewable energy generation and by association electric car charging points to be provided.

The application contains three amendments to the current site layout that work together to improve highway safety.

As organically developed the site would have seen phases of development and growth from horse power through to tractors as mechanisation took place, in doing so the site access points have evolved but not fundamentally changed - regardless of road conditions to Hall Road. The proposed site layout closes two existing site access points. The layout relocated the existing boundary wall to Hall Road to support sight lines, this is combined with a reconfigured primary access that balances sight lines in both directions through a small relocation to the east.

The new infrastructure presents the opportunity to provide on-plot electric car charging, this meets the requirements of PPL10; the access closures and upgrades meet the requirements of SPL3 of the Local Plan.

Renewable Energy/Sustainability

Renewable energy is drawn in within policy PPL10 of the Local Plan. PPL10 requires proposals for new development to consider the potential for renewable energy generation.

The proposal as a conversion of heritage assets presents limited opportunity to locate renewable energy without harm to the assets. Solar panels could be attached to the respective roofs, this will create a positive impact in renewable terms; it could also be feasible to consider a small scale wind turbine on site.

The applicants submit that in this farmyard/barn setting the renewable requirement of PPL10 would not be supported by Essex County Council Place Services team in their capacity as historic buildings specialist advice. By way of example the applicant observes the workers cottage conversion as the more modern element of the development may be appropriate for solar installation when considered in isolation. However as a complex both primary elevations face listed buildings in the large barn (front) and Great Bromley House (rear); together with the attached curtilage listed assets and proximity to the road for primary views - making the physical impact undesirable.

The applicant is open to renewables being introduced should the District Council wish to place greater weight to policy PPL10 as opposed to Framework paragraphs 80 and 130 and Local Policy SP7 – the applicant stands open for negotiation on this matter.

Financial Contribution

Pre-application discussion has set out the requirement for financial contribution as part of the planning application process.

A Unilateral Undertaking will be provided during the live application, this will incorporate a contribution in respect of East Coast Recreational Disturbance Allowance (RAMS) and Open Space as set out within the pre-application response. In this capacity compliance with Local Policies DI1, HP5, PPL4 and accordingly paragraph 55 of The Framework is complied with.

Conversion/Construction Details

Relevant to the conversion the following details are enclosed:

Existing plans are annotated with frame details – most relevant to the Essex Barn (plot 10) which has been subject to vandal/fire damage and requires moderate frame repairs (see drawing reference 5847PA10).

Drawing references 50a/52/53/54 contain proposed section/insulation details requested as a result of pre-application.

Drawing reference 55A contains proposed fenestration details required as a result of pre-application.

Landscape and External Finish material details are included within the applicable layout and elevation plans as annotated.

Summary

The Council is respectfully requested to work with the applicants team in delivery of this application to the benefit of the heritage assets.

Yours sincerely

Chris Board

For and on behalf of ABC Planning
[REDACTED]