

Planning & Heritage Statement

2324.016 / Brooklands Farm, Woodbury Salterton

October 2023

01392 247025
info@baseplanning.uk
baseplanning.uk

Base Planning Consultants
1 Barnfield Crescent, Exeter
EX1 1QJ

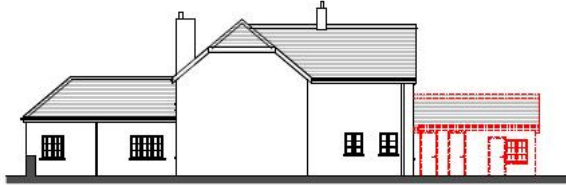
**BASE
PLANNING
CONSULTANTS**



East Elevation_Existing
1:100



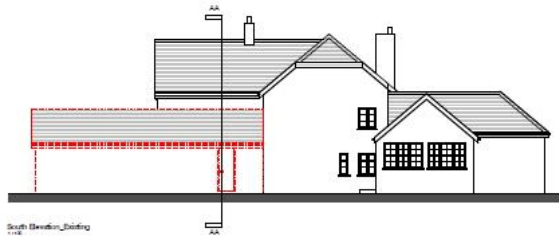
East Elevation_Proposed
1:100



North Elevation_Existing
1:100



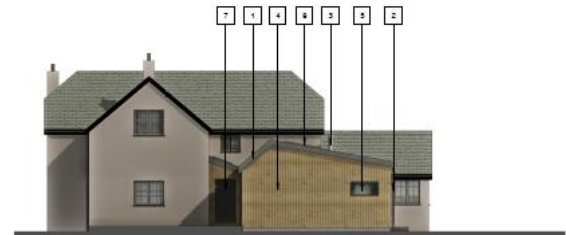
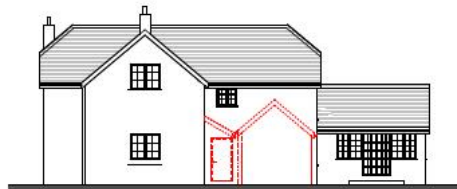
North Elevation_Proposed
1:100



South Elevation_Existing
1:100



South Elevation_Proposed
1:100



The copyright of any intellectual information and documents (statements, reports, appraisals, drawings etc) ("The Documents") prepared by the Base Planning Consultants Limited ("The Company") shall remain vested in The Company. The Company grants a licence to the applicant to use The Documents for the purposes of the project only (excluding any extension of the project). The applicant shall not be liable for use of The Documents for any purpose other than that for which they were prepared and provided by the Company unless otherwise agreed in writing, nor shall any third parties.

THE CONTENTS

1.	The Introduction	3
1.2	The Statement.....	3
2.	The Site	4
2.2	The Designations.....	5
2.3	The History	5
3.	The Proposal	10
4.	The Assessment.....	12
4.1	The Policy	12
4.2	The Main Matters	12
4.3	Principle of Development.....	12
4.4	Significance	13
4.5	Impact Assessment	13
4.6	Design and Amenity	14
4.7	Flood Risk.....	14
4.8	Biodiversity.....	16
5.	The Conclusion	17

1. THE INTRODUCTION

- 1.1.1 This Planning and Heritage Statement has been prepared by Base Planning Consultants on behalf of Mr and Mrs Harding (“The Applicant”) to accompany a householder planning application and listed building consent for a replacement rear and side extension, at Brooklands Farm, Woodbury Salterton EX5 1EL (“The Site”).
- 1.1.2 The Site (known as Higher Greendale Farmhouse) comprises a Grade II listed building¹ and is therefore a *designated heritage asset* by virtue of Annex 2: Glossary of National Planning Policy Framework (NPPF, 2021).
- 1.1.3 As per the requirements of para. 194 of the NPPF, this statement will provide *a level of detail proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal to describe the significance of any heritage assets affected, including any contribution made by their setting*. The statement therefore makes reference to the *relevant historic environment record*.
- 1.1.4 The Heritage Statement has been undertaken in accordance with the requirements set out within ‘Conservation Principles, Policies and Guidance’ published by Historic England (formally English Heritage) in 2008. Its format is as recommended within the publication ‘Analysing Significance in Heritage Assets Historic England Advice Note 12’ to ensure compliance` with the local and national statutory requirements.

1.2 The Statement

- 1.2.1 The statement contains the following subsections:
- The Site describes the application address and its history
 - The Proposal summarises the application development
 - The Assessment reviews the policy context, reviewing significance and impact
 - The Conclusion summarises the planning review of the site and proposals
- 1.2.2 It should be read concurrently with:
- Completed application form
 - Drawing Schedule (prepared by StudioExe)
 - Ecology Survey and Report (prepared by HT Ecology)

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1104169>

2. THE SITE

- 2.1.1 The Site comprises an C15 or early C16 farmhouse and buildings, historically associated with Higher Greendale Farm and Greendale Barton Dairy through both ownership and occupation.
- 2.1.2 The main farmhouse is of cob with painted render, and slate roof, with a historic but unoriginal C17 brickwork rear projection. It appears from HE record that the current colour has been applied since February 2004, which showed a white render.
- 2.1.3 The wider site hosts Brookland Farm Cottages and Brooklands Caravan Park, both well-established tourist accommodation.
- 2.1.4 The Site is located due west of Woodbury Salterton and immediately east of Greendale Business Park, with direct connectivity achieved to the A3052/Sidmouth Road via Honey Lane.
- 2.1.5 The full listing description describes The Site as follows:

Farmhouse. C15 or early C16, with later alterations. Roughcast cob on stone footings; gabled-end slate roof. 3 room, through-passage plan to house, the higher end to the right of the passage. The house was originally open to the roof as it is smoke-blackened throughout. The hall was the last room to receive a 1st floor, probably in the C17 when the rear lateral stack was inserted. This stack probably also served a wing to the rear of the hall which then served as a kitchen (as it still does; if there is a fireplace it is not visible). This wing, like the house, is of cruck construction and was open to the roof until heightened and floored in circa 1937; whether the roof was sooted or not is unknown. A single-storey C19 wing stands forward of the original service end. Inner room unheated until late insertion of angle stack. 2 storeys. Front: 3 window range; 2- and 3-light C19 casements to 1st floor; ground floor: 2 casement windows, of 4-lights to hall, 3-lights to inner room. Rear wing with 2 early C19 ground floor casement windows with saddle bars. Rear doorway to passage with chamfered lintel mitred into jambs which are now concealed. Interior: passage with chamfered lintel to former doorway into service end. Hall, 1 and 2-half beams, running axially, chamfered with step stops; fireplace with chamfered lintel, its stops removed when C18 moulded mantelpiece added. Planked cupboard doors with strap hinges. Late-C17 or early-C18 fielded panel door to 1st floor room above passage, with HL hinges. Hall 1st floor raised about 10". Roof and internal partitions: 2 jointed crucks, pegged and morticed at apex, trenched purlins, slightly cranked collars and large diagonal ridge piece; heavily smoke-blackened throughout, including rafters. Sooted thatch and battening was removed when the roof was slated. Partition of lath and plaster at higher end of hall is clean to inner room; another, lightly sooted towards hall, stands over the passage, both are late medieval insertions, and do not relate at all to either of the crucks. A third cruck, probably a jointed base cruck, visible in wing.

- 2.1.6 The Site is located on the western side of Bickwell Valley, accessed south of Muttermoor Road and North of Boughmore Road.

2.1.7 As presented at Figure 2.1, The Site's modest frontage, traditional roof form and quaint casement windows grand are its key characteristics, which contribute positively to the limited public realm.



Figure 2.1 Principal Elevation and front driveway

2.1.8 For avoidance of doubt, The Site is Grade II statutorily listed but is not within the setting or curtilage of any other designated heritage asset. The nearest other to The Site being Greendale Barton, a Grade II listed building located a notable distance southwest, immediately north of the Honey Lane junction.

2.2 The Designations

2.2.1 According to Local Plan Interactive Map, The Site is outside any defined Built-Up Area Boundary (BUAB) (Strategy 7) and is not subject to any other designations.

2.2.2 The Environment Agency Flood Map for Planning highlights The Site is within Flood Zones 2 and 3, owing to the proximity of Grindle Brook.

2.3 The History

2.3.1 According to the public register², The Site has an extensive planning history.

² <https://planning.eastdevon.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal=000IN4GHLI000>

2.3.2 The majority of applications relate to the associated tourism use, although applications 01/P2560 and 07/1019/LBC approved the conversion of an outbuilding, within the domestic curtilage, for ancillary accommodation (Figure 2.2).

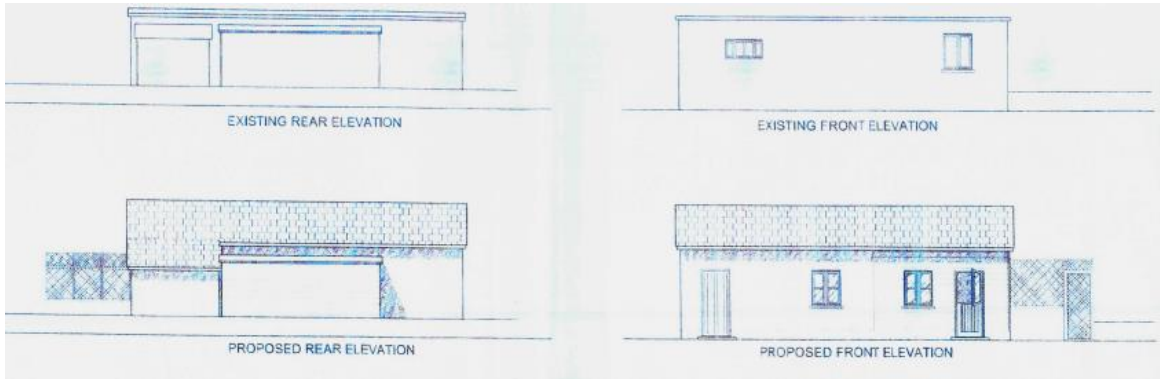


Figure 2.2 – Approved Replacement Outbuilding

2.3.3 The detached, L shaped barn which matches the farmhouse with regard to character and materiality, was approved as holiday accommodation through application ref. 11/1241/FUL (Figure 2.3).

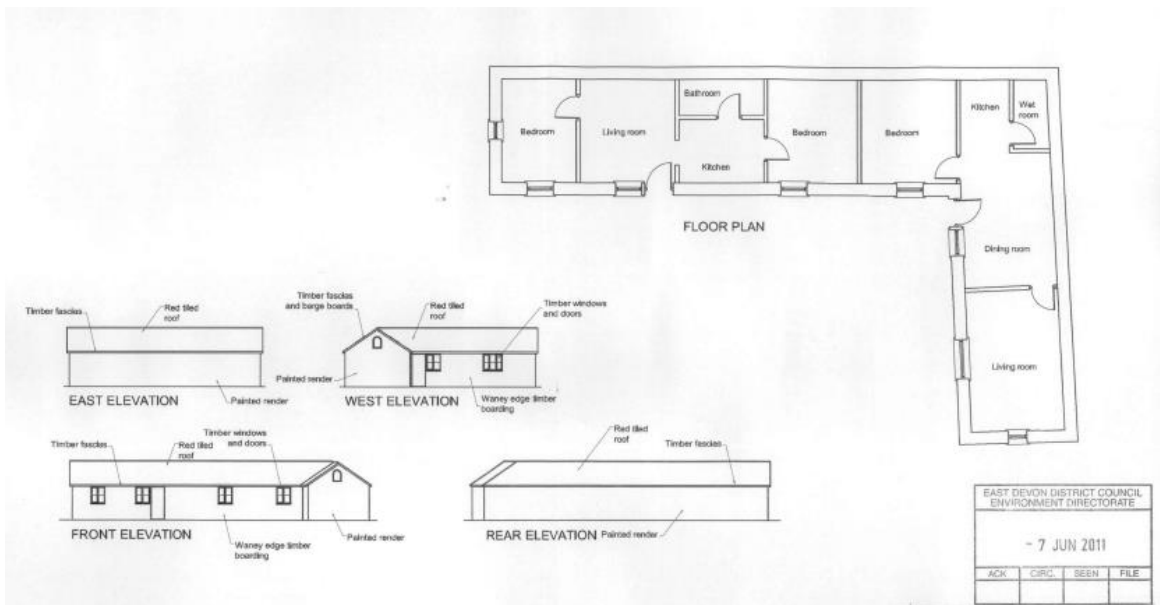


Figure 2.3 – Approved barn conversion

2.3.4 The Tithe Map (c1840), available on Devon County Councils Environment Viewer, shows The Site in its original form, with retained front projection. The rear extensions to The Site were evidently more extensive at this time, spanning almost the full width of the host.

2.3.5 The L shaped barn can be seen to the immediate north.



Figure 2.3 Tithe Map

- 2.3.6 From the Woodbury Tithe Apportionment, it appears The Site was occupied and farmed by John White, and owned by Thomas Putt, a Sir and 1st Baronet, who was the MP for Honiton between 1679 and 1686 and mayor of Honiton in 1685, who owned a great deal of land within the parish.
- 2.3.7 Parcels of land at both Higher Greendale and Greendale Barton were under the same ownership and occupation during this time.
- 2.3.8 The earliest map to denote The Site is the 1888 OS Map (published 1889) which shows largely as it exists today. As evident, and as referenced within the listing description, the more recent rear, bricked projection existed at this time.
- 2.3.9 The relationship with Higher Greendale and Greendale Barton can be seen from this map.

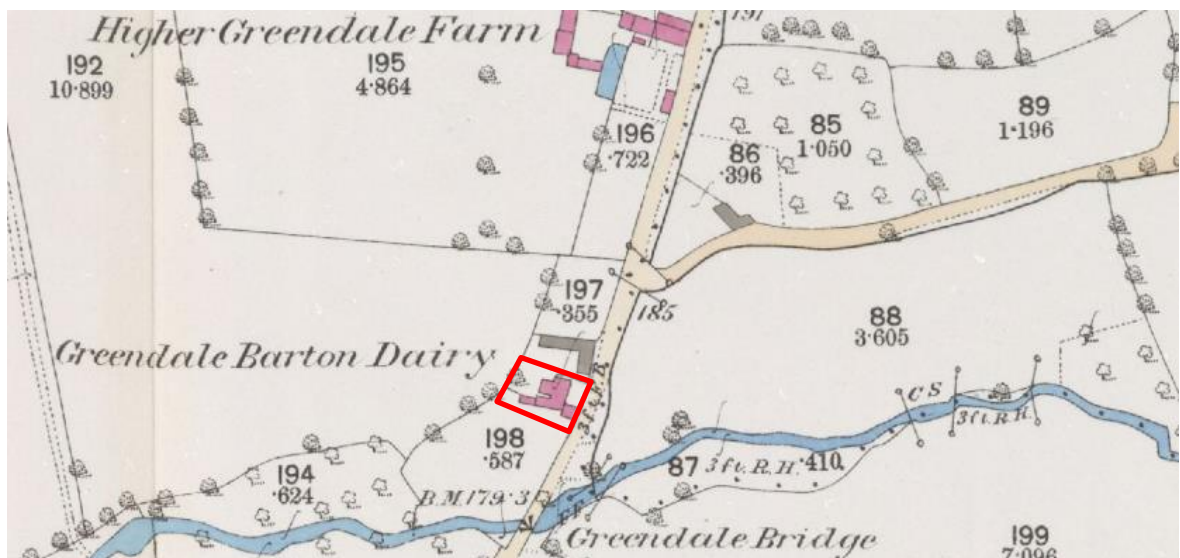


Figure 2.4 1888 OS Map

2.3.10 By 1903, the functional relationship with both Greendale Barton and Higher Greendale was seemingly lost and The Site became relatively isolated between these neighbouring farms. The built form, nonetheless, appears to remain largely as it exists today (Figure 2.5).

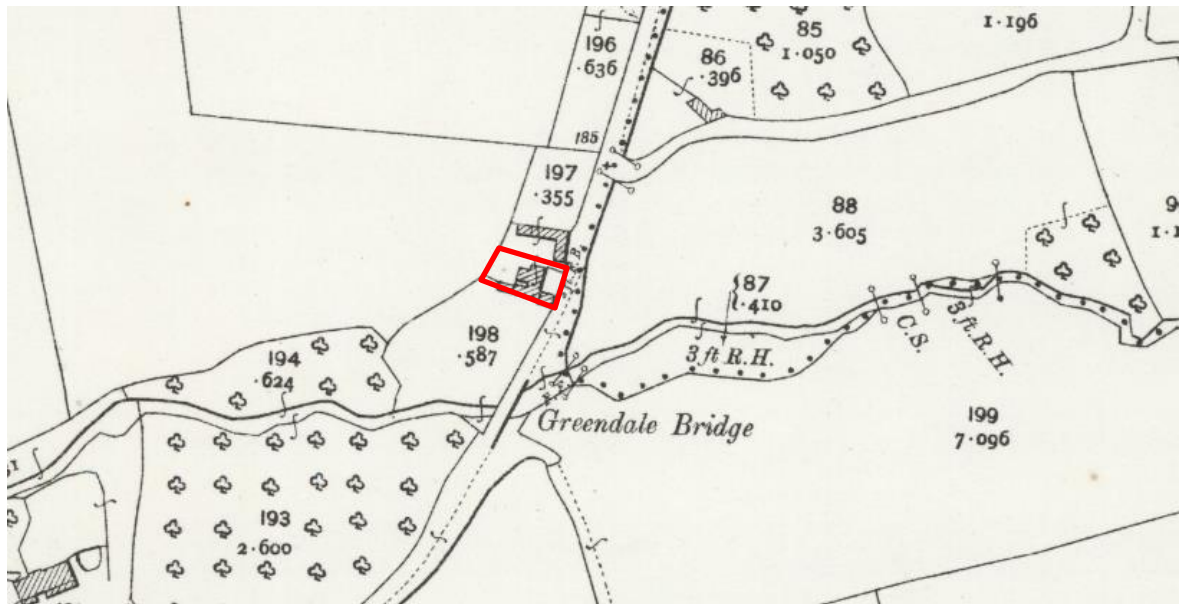


Figure 2.5 – 1905 OS Map

2.3.11 Aerial photography dated 1946 shows The Site in context, pre-dating any farm diversification and tourist/commercial development which now exists to the immediate west (Figure 2.6).



Figure 2.6 – 1946 Aerial Photography

2.3.12 As presented through the mapped history, The Site retains much of its historical character and rural charm, with the majority of its farmhouse character retained.

2.3.13 An aerial photograph dated 1979 shows The Site as it existed then. As evident, the projection proposed for replacement is clearly a later addition when viewed in the context of the main

house, with a different roof material and corrugated lean-to addition (now removed) (Figure 2.7).



Figure 2.7 – 1979 Aerial Photograph

3. THE PROPOSAL

3.1.1 Householder planning permission and listed building consent is sought for a replacement side and rear extension.

3.1.2 The proposed description of development is as follows:

Householder planning application and listed building consent for replacement extension

3.1.3 The extension to be demolished comprises a more recent, brick-built structure with a simple, pitched roof containing an informal living area and external storage.

3.1.4 The proposed replacement would project a similar depth from the west (rear) elevation, comprising a contemporary standing-seam, asymmetric, mono-pitched structure atop vertical timber clad elevations, remaining comfortably below the historic eaves of the host farmhouse.

3.1.5 This extension would contain a spacious, open plan living/kitchen/dining area, accessed via a new entrance hall opening out onto the generous, existing rear garden. In the interest of maintaining historic fabric, the original walls and layout of the host farmhouse are retained and unaltered.

3.1.6 Internally, in effort to mitigate potential flood risk, the finished floor levels would be raised 400mm when compared with the existing projection.

3.1.7 By virtue of being located to the rear of the dwelling, screened from the public realm by the main farmhouse, this sympathetic replacement extension would be imperceptible in context. This is notwithstanding the proposal would harmonize appropriately with the historic building and its setting.

3.1.8 The Applicant intends to enhance the domestic provision of The Site through a sympathetic yet contemporary extension, which is considered a further metaphor for the modest evolution of Brooklands Farm and, more specifically, Higher Greendale Farmhouse.

3.1.9 Extracts of the existing and proposed elevations and floor plans are presented at Figure 3.1.

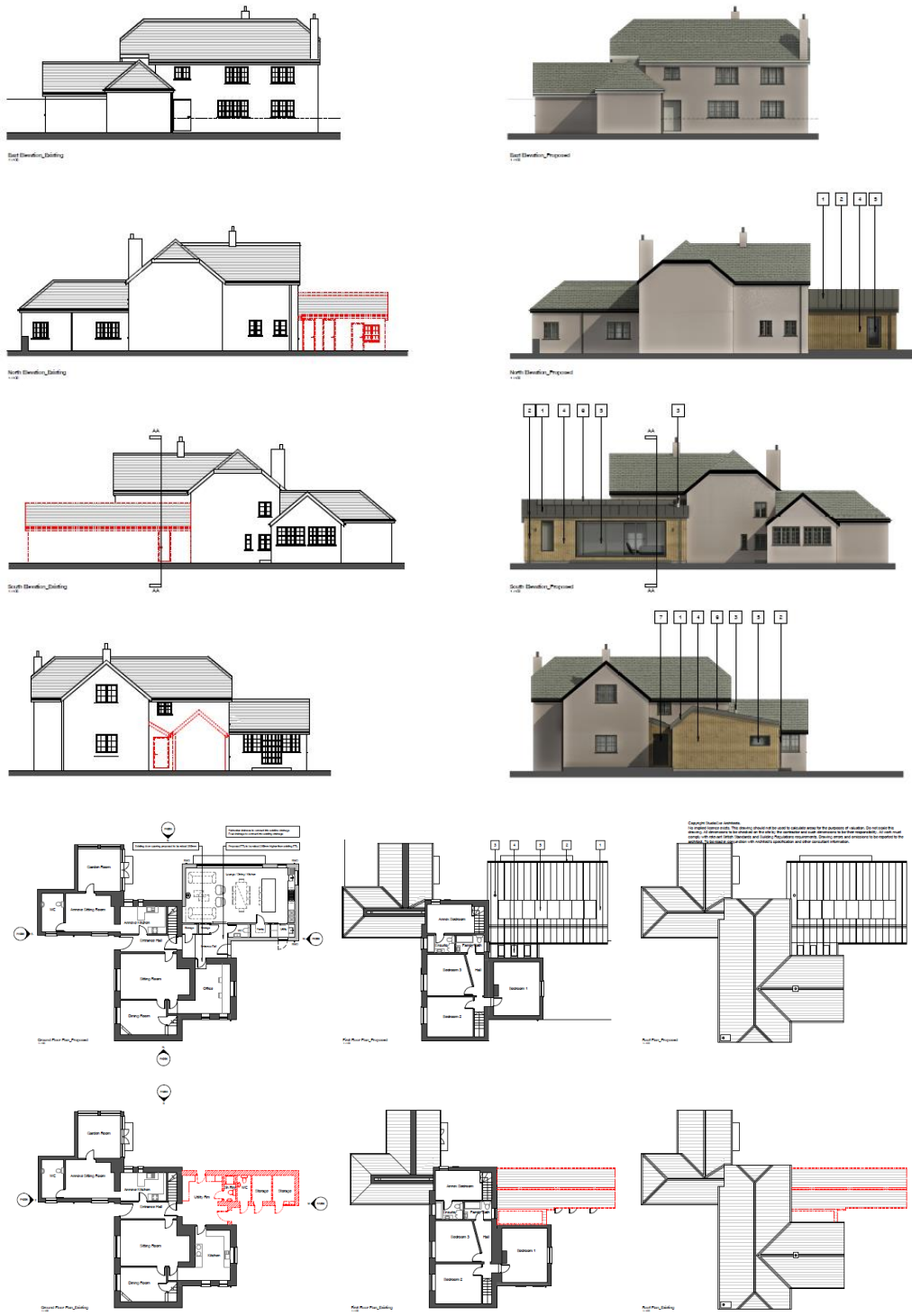


Figure 3.1 Existing (red) and proposed elevations and floor plans

4. THE ASSESSMENT

4.1 The Policy

- 4.1.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a requirement for local planning authorities to have special regard to the desirability of preserving the desirability and setting of Listed Buildings.
- 4.1.2 This requirement is reflected through Section 16 (Conserving and enhancing the historic environment) of the NPPF, with para. 199 setting out that great weight should be given to the asset's conservation.
- 4.1.3 As per the National Planning Policy Framework (2021)³, *planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise* (para. 47).
- 4.1.4 The Site is within the administrative boundary of East Devon District Council, who as local planning authority (LPA) have an adopted development plan consisting of the Local Plan (LP, adopted January 2016).
- 4.1.5 The Site is not subject to any 'made' neighbourhood plans.
- 4.1.6 The main policies of relevance to this application are considered to include LP Strategy 7 (Development in the Countryside), LP policy D1 (Design and Local Requirements), EN8 (Significance of Heritage Assets and their Setting) and EN9 (Development Affecting a Designated Heritage Asset) and EN21 (River and Coastal Flooding).

4.2 The Main Matters

- 4.2.1 On review of relevant planning histories, the main material planning matters relevant to this proposal are:
- Principle of Development
 - Significance
 - Impact Assessment
 - Design and Amenity
 - Flood Risk
 - Biodiversity

4.3 Principle of Development

- 4.3.1 Located outside a defined BUAB, The Site is subject to the policy provisions of Strategy 7 which limits development to *where it is in accordance with a specific Local or Neighbourhood Plan*

3

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located.

4.3.2 In this context, policies D1 and EN8 are considered to provide broad parameters for domestic extensions to designated heritage assets, respectively, and are discussed in the following subsection.

4.3.3 These policies and material considerations are assessed in the following subsections.

4.4 Significance

4.4.1 The Site is Grade II listed and is therefore a designated heritage asset under NPPF.

4.4.2 The special interest of The Site is primarily due to its traditional farmhouse character with much of the original shape retained. The materiality has also stood the test of time, comprising a cob and render finish with a traditional slate roof.

4.4.3 In terms of the specific special interest and significance of The Site, the historic dwelling presents a modest principal elevation with quaint casement windows, set back from the adjoining highway behind a half height cob wall.

4.4.4 In addition to the more recent rear extension, proposed to be replaced, overtime The Site has experienced other less attractive ad-hoc repairs including a rebuilt, brick chimney stack. The external finish has also been painted a soft pink, as opposed to the original white painted render.

4.4.5 Due to no nearby footpaths, The Site is located on what is largely a through-road meaning its contribution to the public realm is limited although the principal elevation remains its key feature when experienced from the street scene.

4.4.6 The proposed development would also be screened by the host and dense, existing verdant boundary.

4.5 Impact Assessment

4.5.1 It is proposed that a more recent brick built rear and side projection be replaced with a contemporary timber clad extension.

4.5.2 Given the position of the host dwelling, the proposed extension would be indiscernible from the street scene, with the modern enhancement only experienced from within The Site and associated private spaces. This ensures the principal elevation remains the key feature of the heritage asset.

4.5.3 Notwithstanding the proposal avoiding impact to the setting of the main dwelling, the contemporary design provides a harmonising juxtaposition with its historic host, providing a pleasing addition to the character of the property which reflects the historic evolution if the dwelling in that a more recent addition is being replaced.

- 4.5.4 The historic core, layout and fabric of the host dwelling is retained in all regards.
- 4.5.5 The proposal is considered to accord with LP policy (and statutory requirements) and has duly prioritised enhancing the character and setting of the listed building.

4.6 Design and Amenity

- 4.6.1 Policy D1 details a number of principles development should accord with including (1) respecting key characteristics, (2) ensuring an appropriate scale, massing, density, height, fenestration and materials and (3) do not adversely affect landscape characteristics and amenity.
- 4.6.2 In this context it is relevant the proposed extension would comprise a comparable footprint to the existing arrangement, achieving a modest increase in width in the interest of both high quality design and internal functionality. Nonetheless, the proposal remains subordinate to the host dwelling and of a scale which retains an appropriate, spacious density for the plot.
- 4.6.3 Owing to proportionate scale, height and massing, and relative isolation due to separation distances from neighbour, it is concluded there will be no *adverse impacts* in this regard, as is required by LP Policy.
- 4.6.4 The extent (width and depth) of the proposal ensures no trees and/or boundary hedges are at risk, with the proposal situated comfortably within a predominately already developed area.
- 4.6.5 As such, it is concluded the proposal accords with design policy in all respects.

4.7 Flood Risk

- 4.7.1 As confirmed by the Environment Agency Flood Map for Planning, The Site (and proposal) are within Flood Zones 2 and 3.
- 4.7.2 The Site, and specifically the existing projection, have been subject to significant flood damage (Figure 4.1) and the applicant intends to improve resilience and mitigate future flood risk through appropriate design solutions.



Figure 4.1 – Height of flood water

- 4.7.1 In accordance with PPG⁴, the proposal amounts to minor development and, as such, the proposals have provided a plan of the finished floor levels.
- 4.7.2 On the basis the proposal replaces a formerly existing structure, namely a rear and side projection which is considered 'less vulnerable', the finished floor levels have been raised by approx. 250mm.
- 4.7.3 Whilst floodwater found its way into the projection proposed for demolition (Figure 4.2), the main house (which is situated at a higher floor level) avoided the same level of damage. As such, the proposed floor levels are set to be similar.

⁴ <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>



Figure 4.2 Flood water in entrance

- 4.7.4 The proposal would also be located on an existing area of hardstanding, therefore the additional built form would not result in any additional run off which would continue to drain into main sewers and nearby watercourse, as per the current arrangement.
- 4.7.5 The proposal therefore accords with standing advice as the floor levels are no lower than existing floor levels and, on this basis, the proposal complies with LP Policy EN21 as the development would be at less risk from flooding and would not increase the likelihood from flooding.
- 4.7.6 Through improving flood resilience of The Site, the long-term integrity of the historic building is better protected which is considered to amount to *public benefit*, in accordance with the NPPF (para. 202).

4.8 Biodiversity

- 4.8.1 Reference should be made to the Ecology Report prepared by HT Ecology.
- 4.8.2 This assessment, including emergence survey, found no evidence of roosting bats nor nesting birds.
- 4.8.3 In the interest of biodiversity net gain, a single bat and single bird nest box are recommended, which the LPA are invited to impose by condition to ensure accordance with LP Policy EN5.

5. THE CONCLUSION

- 5.1.1 This householder planning application and listed building consent seeks a replacement side and rear extension at Brooklands Farm, Woodbury Salterton.
- 5.1.2 The proposal is concluded to be of high-quality design and appropriate scale, replacing a non-original structure and resulting in a modest enhancement to The Site whilst preserving the character and setting of this designated heritage asset, maintaining neighbour amenity and achieving public benefit through improved flood resilience.
- 5.1.3 It is, therefore, respectfully requested the LPA grant planning permission and listed building consent.