

**PW1257 – December 2023
Design and Access Statement
to support a full application for the
Redevelopment of Part of Grove Farm, Little Bealings
(Plots 1 and 2)**

This statement is to support a full planning application for the redevelopment of part of Grove Farm in Little Bealings. This follows 3no. previous Class Q approvals for change of use of 3no. agricultural barns on the site, to a total of 5no. residential dwellings. This application relates to Barn E which is proposed for demolition and replacement with 2no. new build dwellings (Plots 1 and 2). Two separate applications are being submitted concurrently for the replacement of Barn C with 2no. dwellings (Plots 4 & 5), and Barn A with 1no. dwelling (Plot 3).

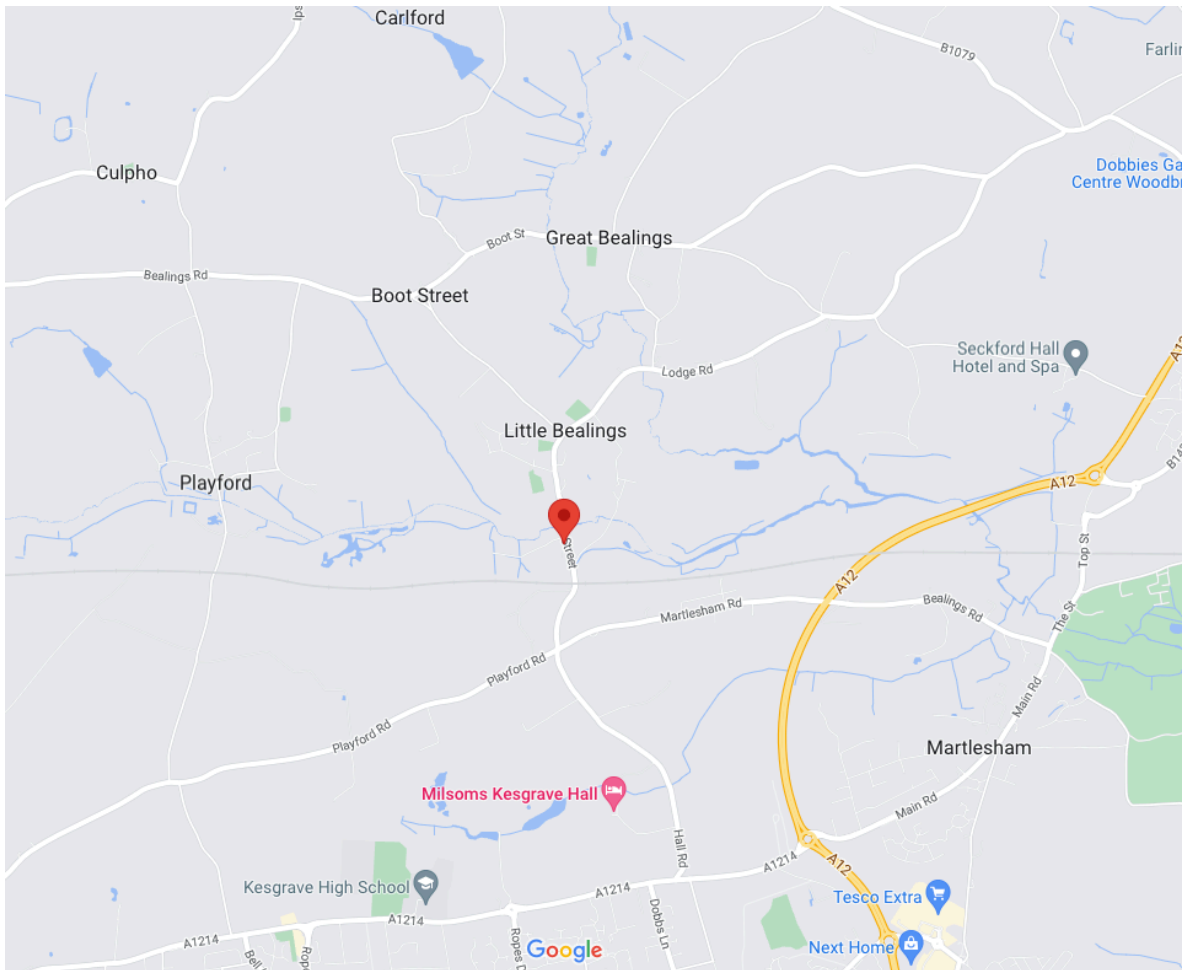
Our proposals are outlined as follows:

1.0 Introduction

Grove Farm is located on the south side of Little Bealings, on the west side of The Street as shown on the map in picture 2. Barn E is located on the south side of the site as shown in Picture 1 below. Barn E has Prior Approval for change of use to 1no. “larger dwellinghouse” of 247m² (ref: DC/23/2077/P3Q). All conditions of the Prior Approval have been discharged, we have dealt with CIL and have made a technical start on site.



Picture 1 – Aerial view of Grove Farm, with Barn E indicated.



Picture 2 – Map indicating the location of Grove Farm (red marker)

2.0 Pre-application Advice.

A request for pre-application for the redevelopment of the whole site was submitted to ESC in June 2023, and following a site visit in July 2023, advice was subsequently received in September 2023 under reference: DC/23/2308/PREAPP. The pre-app proposed demolition of the barns and replacement with 5no. new-build dwellings with a similar footprint to that approved under Class Q.

The advice concluded that “*while there may be a fall-back position in place at the time of a subsequent application, any future application would be expected to set out how the proposal might be a more preferred development to that approved such that material considerations could be considered to weigh in favour of the proposal*”. This has been addressed in section 5 below.

3.0 The Proposal.

The proposal is to redevelop the site to achieve a total of 5no. residential properties, as shown on the enclosed proposed site plan PW1257_PL302. Most of the existing buildings within the site boundary (with the exception of a ruin) will be demolished and replaced with new-build dwellings (plots 1-5). This application relates to the demolition of Barn E and replacement with 2no. dwellings (Plots 1 and 2). However, we have also provided an

overview of the total site proposal within each of the three separate applications so that the dwellings can be seen in the context of the site as a whole.

The site will be divided as follows:

Plots 1 & 2 (This application)

Plots 1 and 2 are 3-bedroom detached dwellings located in the south-east corner of the site, with a floor area of approximately 138m² each as shown on enclosed drawing PW1257_PL301. Plot 1 has a two-bay detached garage to the front of the dwelling and Plot 2 has an attached double garage to the side of the dwelling. Both plots have a private driveway and front and rear gardens. The dwellings and the garages will be finished in high-quality materials including vertical softwood boarding (stained grey) to the walls, natural slates to the roofs and PPC aluminium (colour grey) windows and doors.

Plot 3 (separate application)

Plot 3 is a 4-bedroom detached dwelling located in south-west corner of the site, with a floor area of approximately 207m².

Plots 4 & 5 (separate application)

Plots 4 and 5 are 3-bedroom detached dwellings located on the north side of the site, with a floor area of approximately 153m² each.

3.1 Design/Materials

The design of the replacement dwellings has been carefully considered and all of the proposed dwellings will have an agricultural style appearance, and have similar materials and form to the existing agricultural buildings that have Class Q consent for residential use.

The overall size and height of the proposed dwellings is smaller than the existing buildings that will be demolished as part of this proposal.

All of the new build dwellings will be more energy efficient than converting the existing buildings, and will comply with Part L of the Building Regulations.

3.2 Site Layout

The form and layout of development is similar to the existing agricultural yard, dwellings of simple form off a central vehicular access. The access and turning within the site is as approved within the Class Q consents.

We have included indicative hard and soft landscaping on the proposed site plan, and believe that the proposals will have biodiversity and connectivity benefits in the area, as well as improving the overall aesthetic of the site.

3.3 Vehicular Access

The site has an established access point from the adjacent road (The Street), which has been used for significant traffic movements by both agricultural machinery and cars. The estimated vehicular movements associated with the former pig farming would have been 12 or so heavy goods vehicles travelling to/from the site per week, and around 2-4 car movements per day. In summer months straw would also have been collected. Therefore,

approximately 15 HGV's per week and at worst 4-6 car movements per day would have been made. By comparison, if the 3no. barns are replaced with 5no. dwellings, the site is likely to have around 8-10 car movements to/from the site at most per day, most of which would probably be in peak times. Whereas the re-commencement of the agricultural operation would lead to uncontrolled use of the existing access by HGV's and agricultural vehicles, as opposed to a limited and predictable number of car movements.

Furthermore, whilst the visibility from the access to the north might be considered below standard, in the critical southern direction visibility would be adequate. The dwellings will also have sufficient parking space, and vehicles will be able to turn around on site, and exit onto the road in forward gear. The proposal is not therefore considered to pose a significant highways safety risk.

Note: some queries were raised by Highways during the application for Barn C and these were subsequently addressed. These include refuse vehicle swept paths, bin drag distances, evidence of accessing the site on foot and visibility splay/sight splay plan.

4.0 "Fallback Planning Position"

There are a number of Prior Approvals already in place for the site that we understand provide a "fallback planning position". These include the following;

- **'Barn A'** (DC/22/3733/P3Q) - This building has Prior Approval for change of use to 1no. residential dwelling with a floor area of 190m².
- **'Barn C'** (DC/23/0107/P3Q) - This building has Prior Approval for change of use to 3no. residential dwellings with floor areas of 97m², 100m² and 98m²
- **'Barn E'** (DC/23/2077/P3Q) - This building has Prior Approval for change of use to 1no. residential dwelling with floor area of 247m².

The combined floor area of the existing buildings with Prior Approval for change of use to residential 732m², and the combined proposed floor areas of the 5no. new-build dwellings is 789m² (not including garages).

All of the above approvals have had their relevant conditions discharged, we have dealt with CIL and all have had a technical start made on site.

5.0 "Material Betterment"

As outlined in our pre-app submission in Autumn 2023 and discussed at our meeting with Rachel Smith on site as part of the pre-app consultation we believe that this proposal will result in the betterment in terms of its visual impact and / or sustainability to that of the previous Class Q approvals. We can confirm the following:

That the design of the replacement dwellings has been carefully considered and uses similar materials and form to the existing agricultural buildings that have Class Q consent for residential use.

The overall size and height of the proposed dwellings is smaller than the existing buildings that will be demolished as part of this proposal.

The form and layout of development is similar to the existing agricultural yard, dwellings of simple form off a central vehicular access. The access and turning within the site is as approved within the Class Q consents.

This proposal will result in the reduction of buildings on this area of land. It is proposed that all existing buildings including the large pole barn will be demolished and replaced with the five dwellings and garages.

We note that the pre-app suggests that the existing agricultural buildings are not active. This is not the case. We have exemption under CIL where ESC accepted that the existing buildings are in lawful use and have been in lawful use for 6 months out of the last 3 years. As you are aware they could be used intensively for agricultural purposes and there is no restriction on working hours, vehicle movements etc. If approved, our current proposal will include restrictions on working hours for construction and provide better neighbours for the existing dwellings and residential accommodation that borders the site on two sides and both sides of the existing access.

The proposed dwellings will be built to a more sustainable and lower energy use standard than the approved conversions. Under the current Building Regulations the U Values required for new build and the requirement to meet specific SAP / EPC are significantly higher than requirements for conversions.

The amount of glazing on this proposal is reduced from that approved under the Class Q applications.

The site area proposed for change of use is less than the current area in lawful use for agricultural purposes the proposed scheme will introduce new soft landscaping and boundary treatments appropriate to the location. It will also provide an improved setting for the PROW that crosses the west end of the site. This currently runs through the developed area.

We note that there was support from the local Parish Council to the Class Q approvals. We did attend an early council meeting with the applicant and explained our overall intention for the change of use to housing and this was supported. We believe that this scheme is clearly betterment to the current Class Q approvals.

6.0 Planning Considerations

All of the following planning considerations were dealt with under the previous Class Q applications. We are therefore submitting the same information that has been approved previously.

6.1 Residential Amenity

The proposed new-build dwellings have been arranged in a courtyard arrangement to avoid overlooking issues. There will also be no impact on daylight/sunlight on any existing dwellings. The impact on residential amenity is therefore considered to be low.

6.2 Flooding

A full Flood Risk Assessment was carried out in 2018 by Create Consulting Engineers, and a copy is enclosed with this application. Although this report is a few years old, we confirm that site conditions have not changed and the information is still therefore relevant.

6.3 Land Contamination

A Desk Study and Risk Assessment was produced by Norfolk Partnership Laboratory in July 2023 in order to get conditions relating to contamination discharged. This report is enclosed with this application

6.4 Ecology

A Preliminary Ecological Appraisal was produced by Greenlight Environmental Consultancy in March 2017 and a copy of this report is enclosed with this application. This application is also supported by a Construction Environment Management Plan (CEMP), that was produced by Liz Lord in August 2023, in order to get conditions relating to ecology discharges. This report is also enclosed with this application.

7.0 Conclusion.

This statement supports a full application for the proposed redevelopment of part of Grove Farm in Little Bealings. This application is for the demolition of Barn E and replacement with 2no. dwellings (Plots 1 and 2). Two separate applications are being submitted concurrently for the remaining parts of the site, and proposals for the whole development include the demolition of existing buildings with Prior Approval for change of use to residential and replacement with 5no. new build dwellings.

This follows 3no. existing Class Q approvals in 2022 and 2023 for the change of use of 3no. barns into 5no. residential dwellings, which have now made a technical start on site, have had all conditions discharged, and have had CIL implications dealt with, thereby providing a “fall-back planning position” for the site.

The proposed scheme is considered to be “material betterment” for the site, that is better than the fall-back position of changing the use of the existing buildings to dwellings. It will provide a modest amount of housing growth for the village, will improve the site aesthetics generally, will have biodiversity and connectivity benefits in the area and will provide housing that is more energy efficient than converting the existing buildings.