

FULL PLANNING APPLICATION FOR THE CONVERSION OF BUILDINGS TO FORM 3 DWELLINGS

**Barns at Preston Farm, Preston Brockhurst, Shrewsbury, SY4 5QA**



## Planning/Design & Access Statement

**PLEASE ALSO READ DESIGNER'S NOTES ON AMENDED PLANS**

On behalf of The Acton Reynald Estate Trust & Richard Corbet

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## SUMMARY

The Acton Reynald Estate Trust & Richard Corbet are seeking to obtain planning permission for the conversion of a range of brick farm buildings to residential use, at Preston Farm, Preston Brockhurst, Shrewsbury.

Preston Farm is situated alongside the A49 Shrewsbury to Whitchurch road, in the centre of the small village of Preston Brockhurst, 8 miles to the north of Shrewsbury. Preston Farmhouse is to the immediate south of the range of farm buildings.

The remaining red-brick farm buildings are reaching the end of their useful life for modern agricultural purposes, and as a result are beginning to fall into disrepair.

Whilst the buildings are not Listed, they are nevertheless considered to be historically significant as 'Non-designated Heritage Assets'. This is confirmed by the findings of a Heritage Impact Assessment (HIA). It is therefore important that the Trust finds a new sympathetic and economic use, to ensure the refurbishment and retention of the assets, in the long term.

Proposals have been drawn up for the conversion of the existing barns to 4 residential units.

The historic layout of the farmstead will be retained.

Where possible, the design of the conversion scheme makes use of existing and previous window and door openings, and few new openings are proposed.

Each unit has sufficient private amenity space, separated by proposed new hedgerow planting.

The existing Highway accesses to the property are suitable to serve the development. Adequate parking and turning provision is made within each unit.

The proposed development has taken into account the findings of comprehensive site investigations, including an Ecological survey and a Heritage Impact Assessment.

Three of the dwellings created are 2-bedroom units, and one is 3-bedroom, which will help to meet local housing needs for smaller households or retirees.

Both local and national planning policy support the appropriate conversion of suitable rural buildings to provide new dwellings. The proposals are compliant with these policies.

Planning permission should therefore be granted.



## Introduction

This statement supports a full planning application for the conversion and extension of a historic farmstead at Acton Lea, north of Shrewsbury, to form 6 dwellings. The application is submitted by the landowners, The Acton Reynald Estate Trust and Richard Corbet.

This statement describes the site and the buildings, their surroundings, and the detailed proposals for conversion.

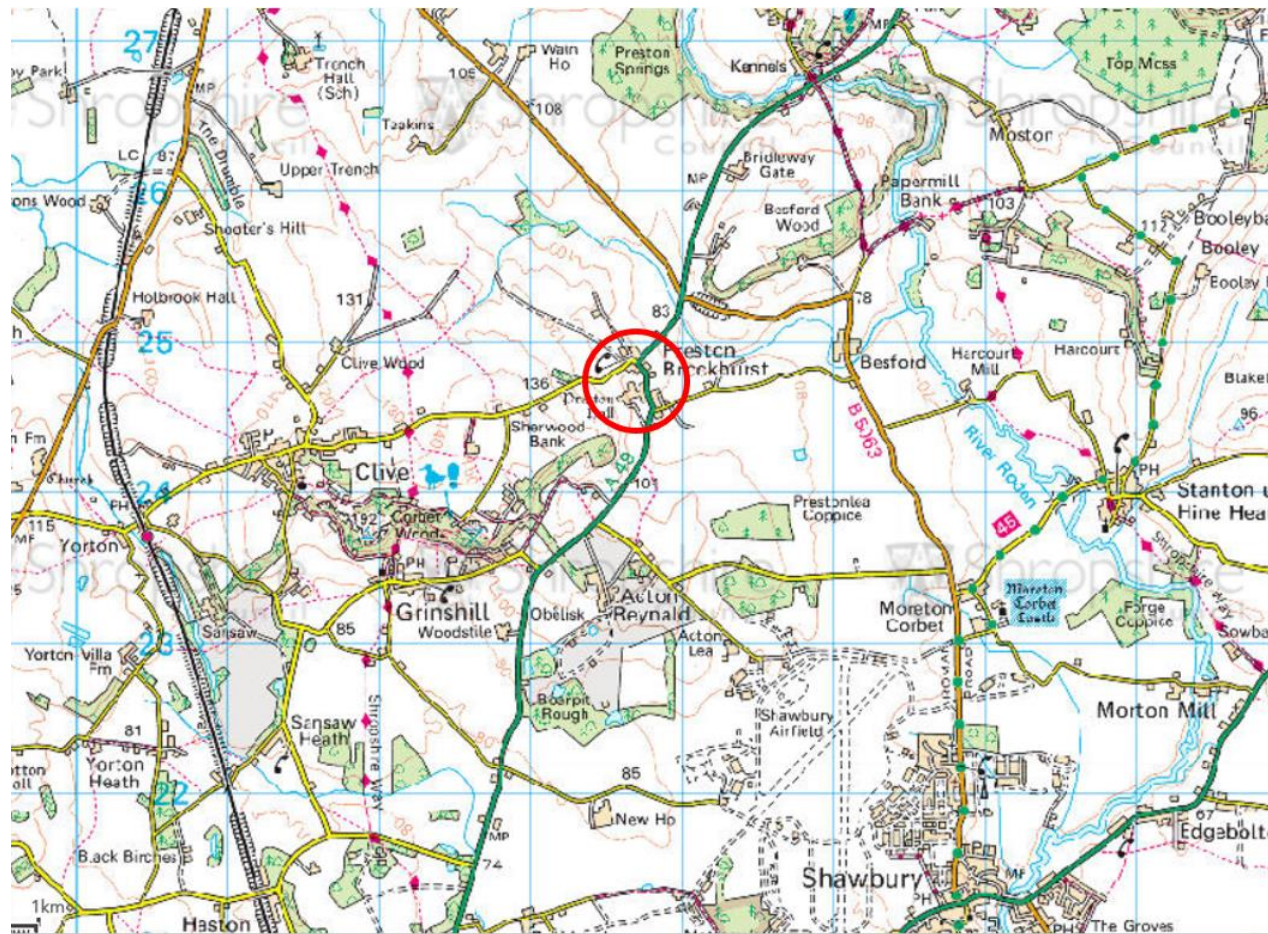
The report summarises the findings of the various site investigations carried out, describes the proposals in detail, and justifies them in terms of relevant local and national Planning policies.

It concludes that the proposals are compliant with relevant local and national Planning policies, and that planning permission should therefore be granted

## The Site and its Surroundings

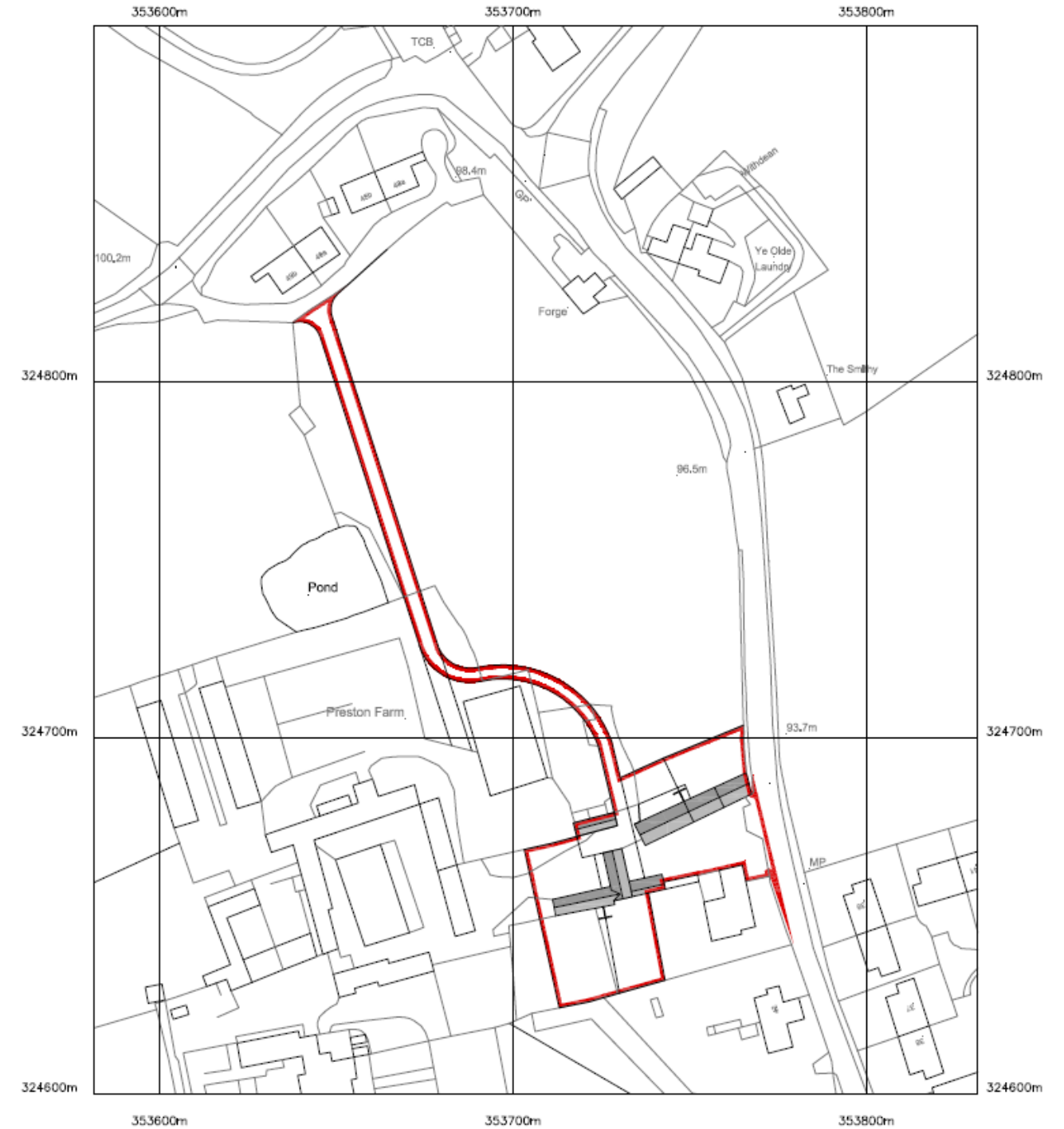
Preston Farm is situated alongside the A49 Shrewsbury to Whitchurch road, in the centre of the small village of Preston Brockhurst, 8 miles to the north of Shrewsbury.

*Site Location*



The application site comprises the range of barns immediately to the north and west of Preston Farmhouse, including a newly-installed vehicular access from High Street, which will provide vehicular access to 2 of the 4 proposed barn conversions. The other 2 conversions will be accessed via the existing courtyard off the A49.

*The Application Site*





The buildings to be converted are part of the much larger farmstead to the west, associated with the impressive Preston Hall. The Hall is listed Grade I, included in the list as 'The Old Manor House'. Some of its outbuildings within the large formal farmyard to the north, including the Stable Block and former Brew House, are listed in their own right.



## The Application Buildings

The application buildings are set around two smaller less formal farmyards to the east, and are associated with the Listed Preston Farmhouse, which is situated in a prominent position facing the A49. They include the following buildings, as shown in the photograph opposite, and are fully described in the accompanying Heritage Assessment:-

- Building A1 – The Stone Range
- Building A2 – The Stable Block
- Building B1 – The Threshing Barn
- Building B2 – Single Storey Cartsheds
- Building B3 – single storey Cartsheds

Buildings A1 and A2 are situated perpendicular to the main road. A1 is a single storey stone-built range, with the more substantial A2 Stable Block to the west. Building B1 (The Threshing Barn) encloses the rear (west) of the courtyard.

### *Buildings to be Converted*



Buildings B2 and B3 are single-storey cartsheds situated in the smaller rear farmyard, also overlooked by the rear of building B1.

### *Buildings B1(rear view), B2 & B3*





***Building A1 - Stone Range (front)***



***Building A2 – Stable Block (front)***



Buildings A1 and A2 include land to the rear, enclosed by a low stone wall, with grazing land beyond.

***Buildings A1 and A2 (rear)***



To the north of barns A1 and A2 is an open agricultural field, used for grazing.

***Grazing Land to rear of Building A1 and A2***





***Building B1 – Threshing Barn (front east elevation)***



***Barn B1 – Threshing Barn (side south elevation)***



***Building B1 – Threshing Barn (rear west elevation)***



A smaller building within the front courtyard is attached to Barn B1 and will continue to be used as garaging.

***Garage Building (for use with Barn B1)***





Also within the smaller rear farmyard are the two cartshed buildings B2 and B3

***Building B2 – Cartshed (front)***



***Building B2 – Cartshed (rear)***



***Building B3 (left)***



Preston Farmhouse and its associated outbuildings complete the southern boundary of the farmyard. The farmhouse is Listed grade II. It is likely to be privately rented, and will retain the first range of outbuildings to the left of the courtyard, as shown below.

***Preston Farmhouse***





**Building to be retained by Preston Farmhouse**

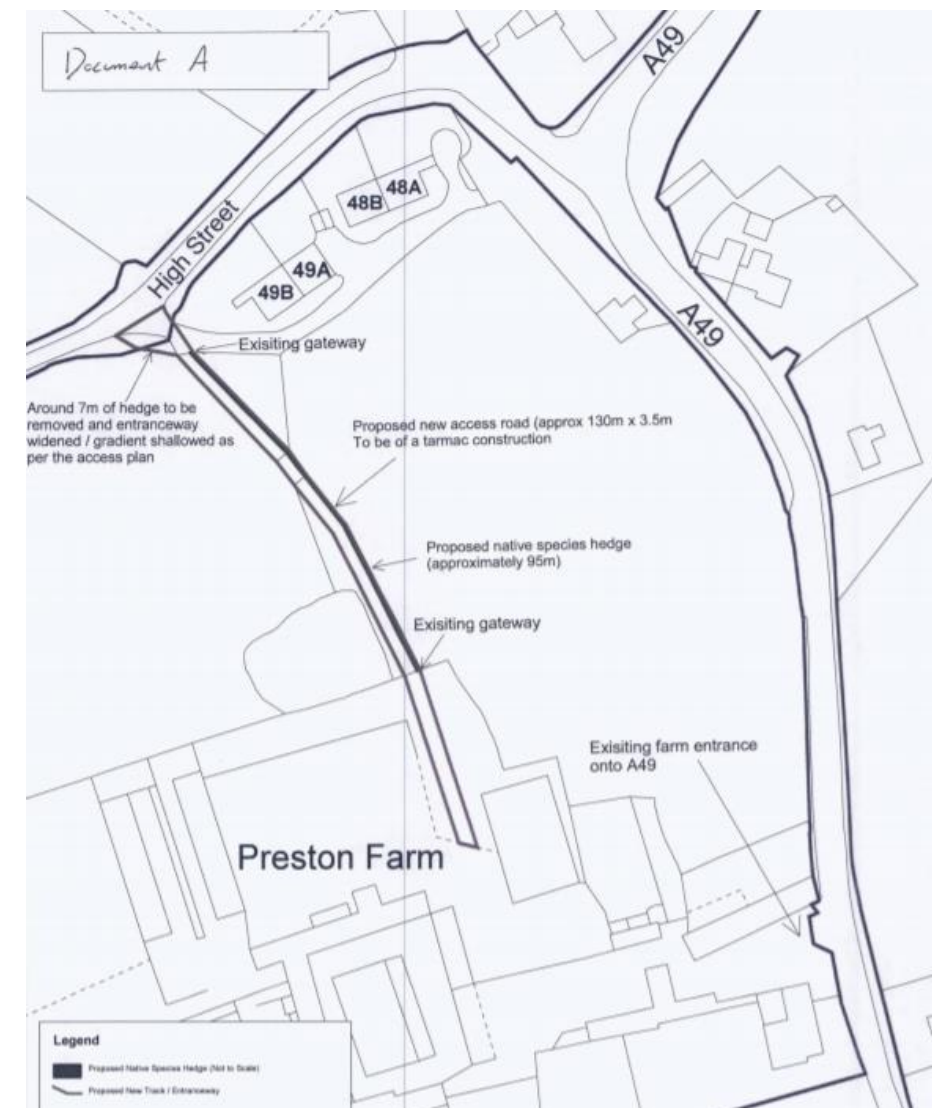


**New access to North**



To the north of the farmyards is a recently installed agricultural access road from High Street, approved under planning application reference 17/02058/FUL, as shown below.

**New access to North**

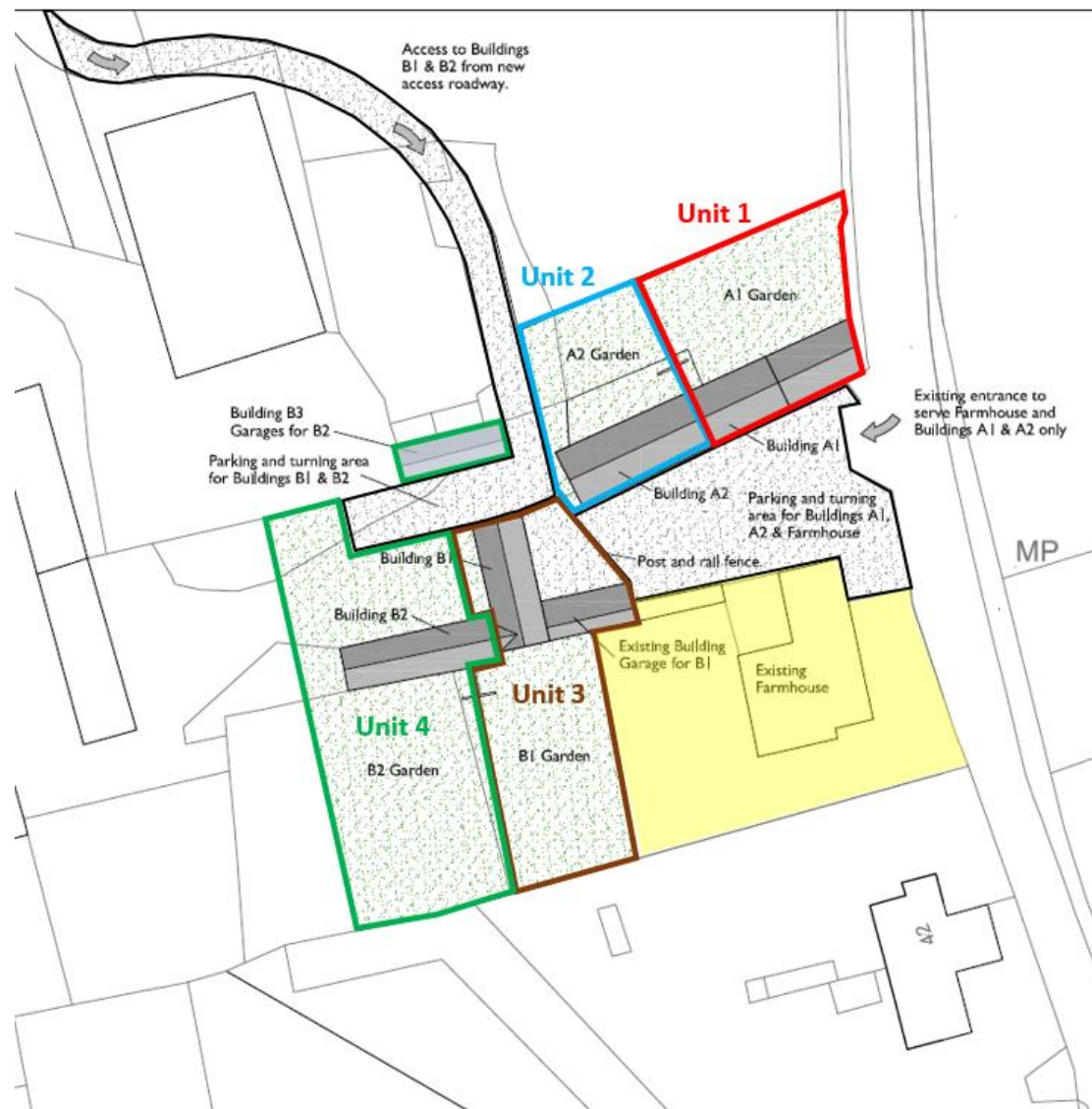




## The Application Proposals

This section explains the conversion proposals in detail. The block plan below shows how the buildings will be converted to four dwellings, along with their associated garden areas and parking/turning space.

**Block Plan**



The proposed dwellings include one 3-bedroom unit and three smaller 2-bedroom units, as set out in the table below.

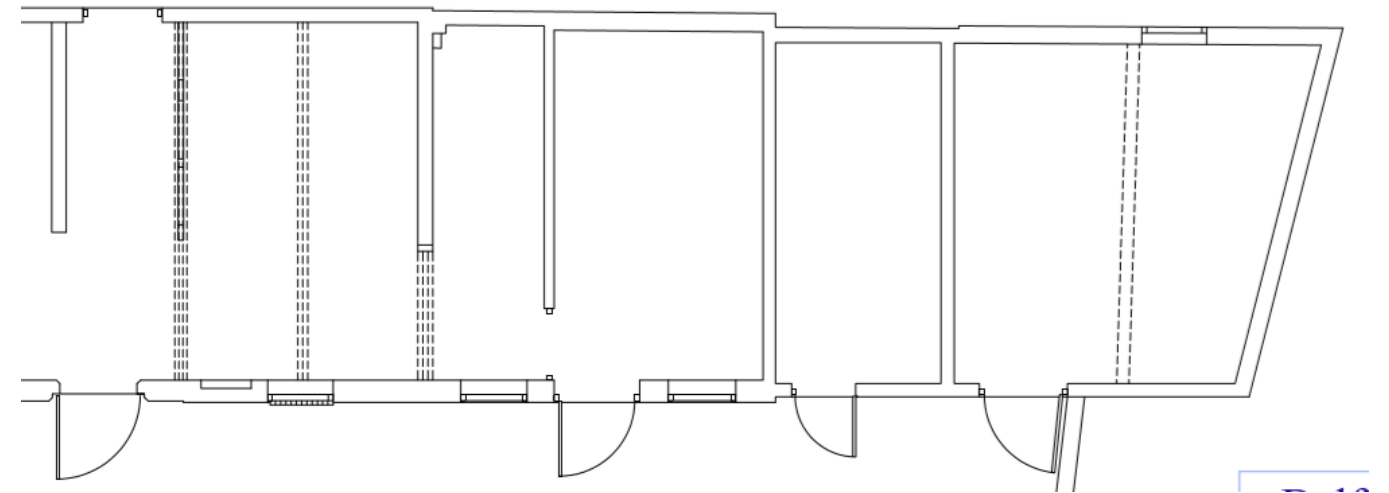
Unit	Building	Bedrooms	Internal SQM
1	A1 and part A2	2	152.22
2	A2	2	176.98
3	B1	3	152.86
4	B2	2	103.05

### Unit 1

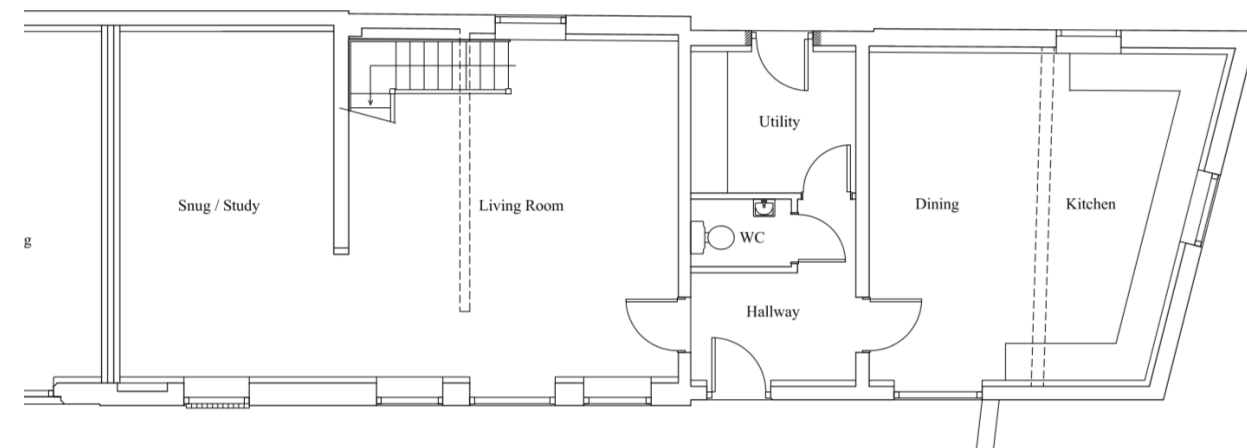
This unit involves conversion of the single-storey stone range building (A1), along with part of the 2-storey stables building (A2).

On the ground floor will be a Kitchen/Dining Room, Utility, Hallway, Living Room (with stairs to the first floor of building A2) and a Snug/Study. The existing building layout will be retained, with only one section of wall removed to create the living room and stairs.

**Unit 1 – Existing Ground Floor Plan**



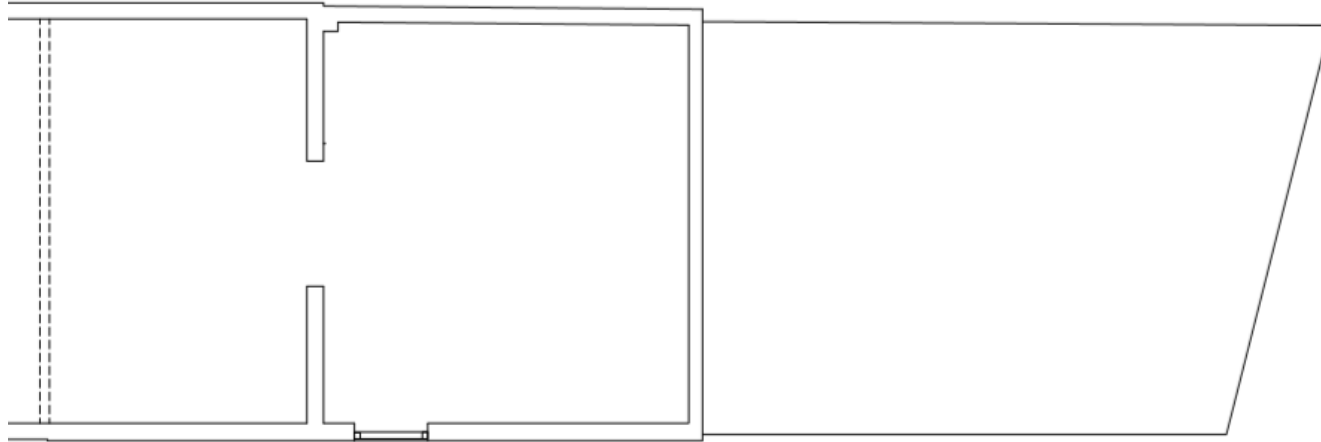
**Unit 1 – Proposed Ground Floor Plan**



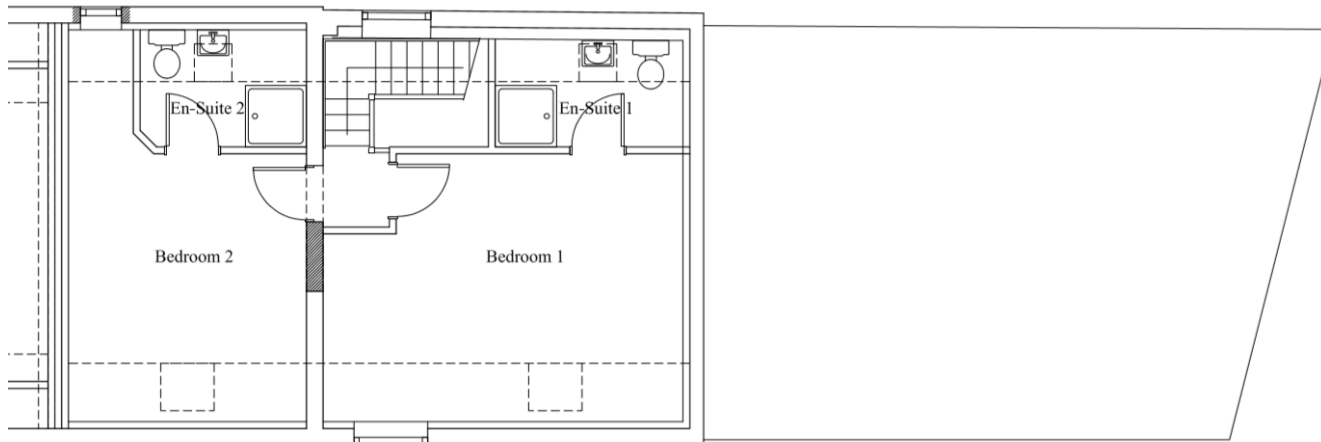


Two en-suite bedrooms will be provided in the upper floor of the end two bays of A2, with very little alteration to the existing internal layout.

**Unit 1 – Existing First Floor Plan**



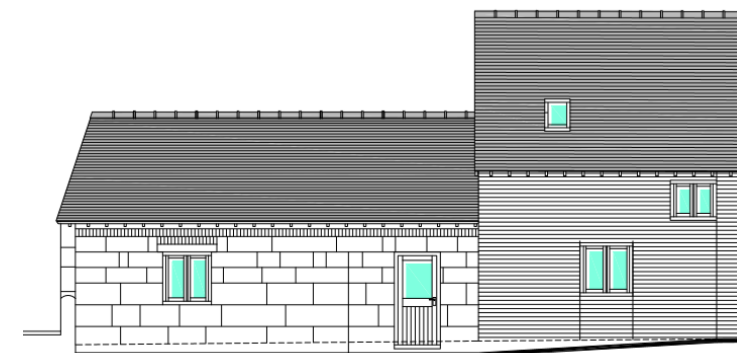
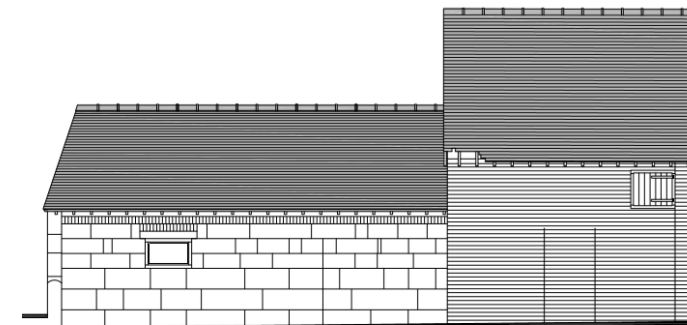
**Unit 1 – Proposed First Floor Plan**



**Unit 1 – Existing & Proposed Front Elevations**



**Unit 1 – Existing & Proposed Rear Elevations**



The existing and proposed front elevations are shown opposite. It can be seen that all of the proposed windows and doors utilise existing openings. The only additional openings are two small rooflights, which are essential to help light the bedrooms.

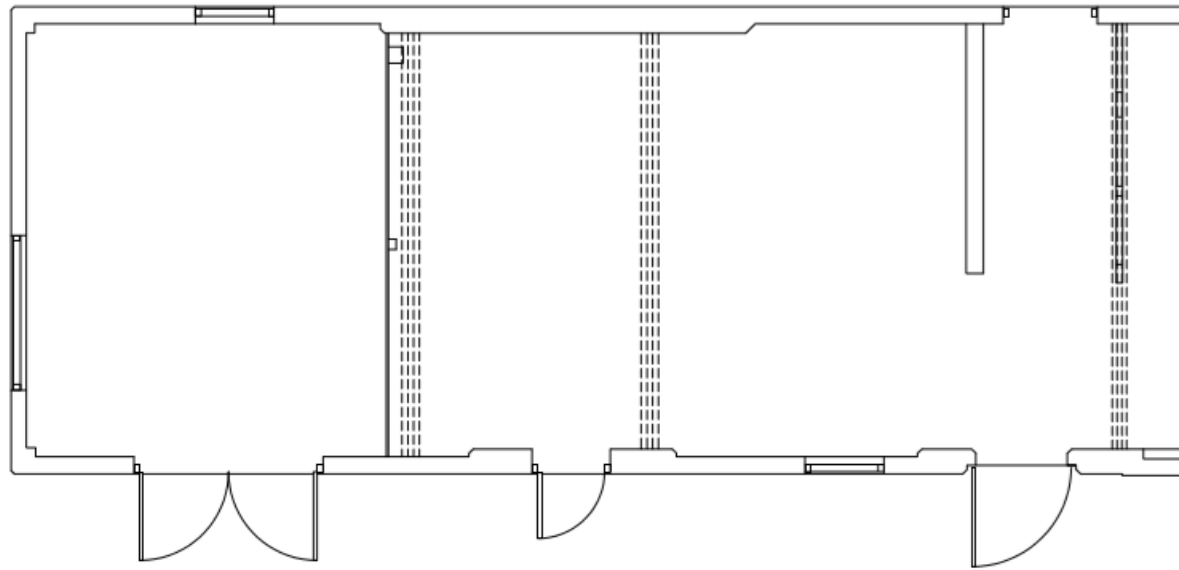
The rear elevation has only two existing window openings, and one previous door opening which is currently bricked up. The proposals introduce three windows into these existing and bricked-up openings, and a one completely new doorway. In the roof, a very small rooflight is proposed to light the en-suite.



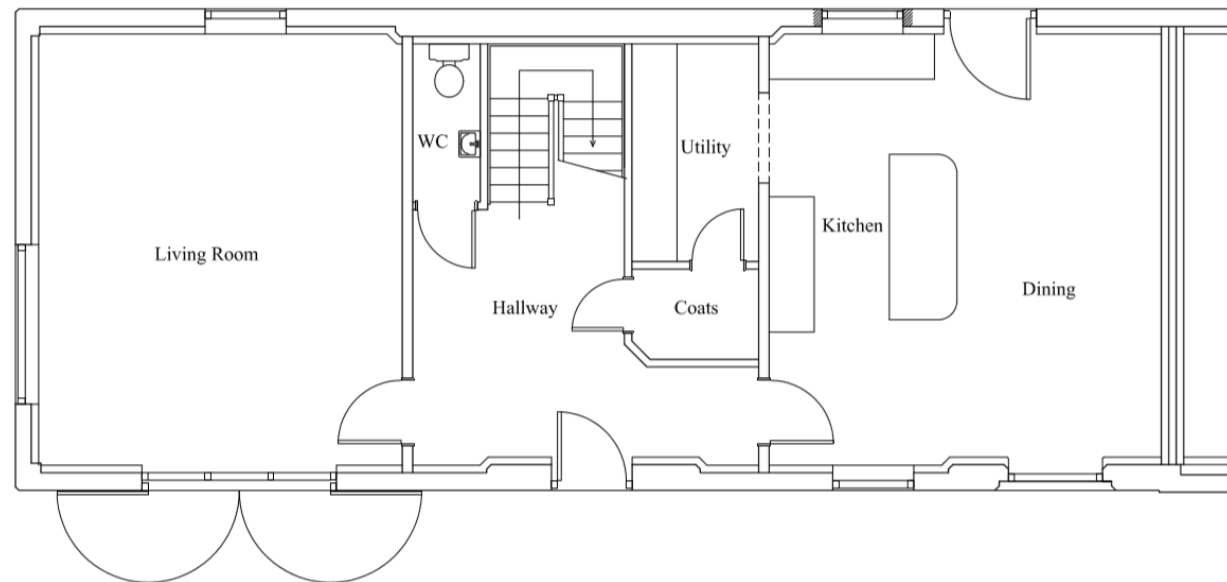
## Unit 2

This unit involves conversion of the remainder of the two-storey stables building A2 into a 2-bedroom dwelling. The left hand bay will be utilised for a living room, with the remainder of the ground floor subdivided to provide a WC, stairs, utility and kitchen/dining room.

***Unit 2 – Existing Ground Floor Plan***

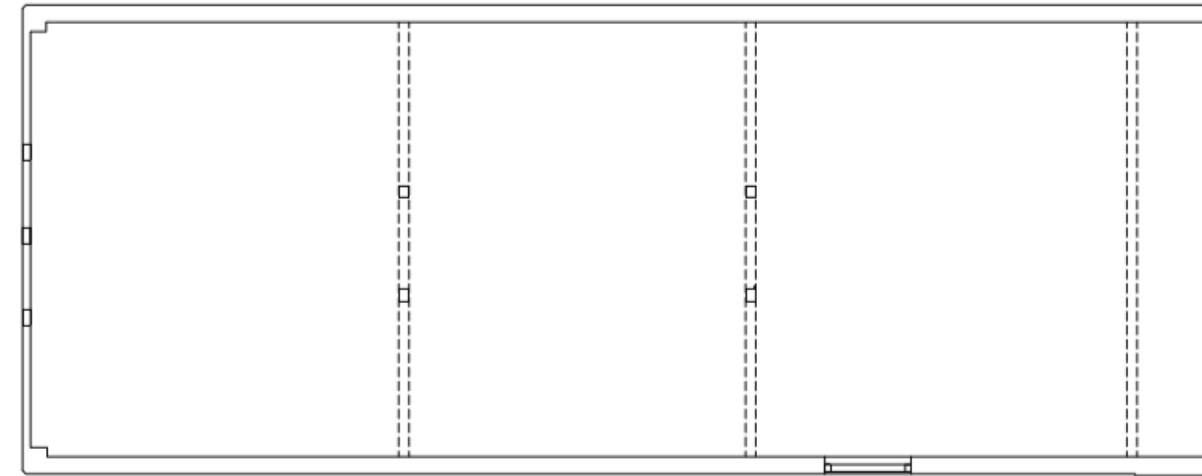


***Unit 2 – Proposed Ground Floor Plan***

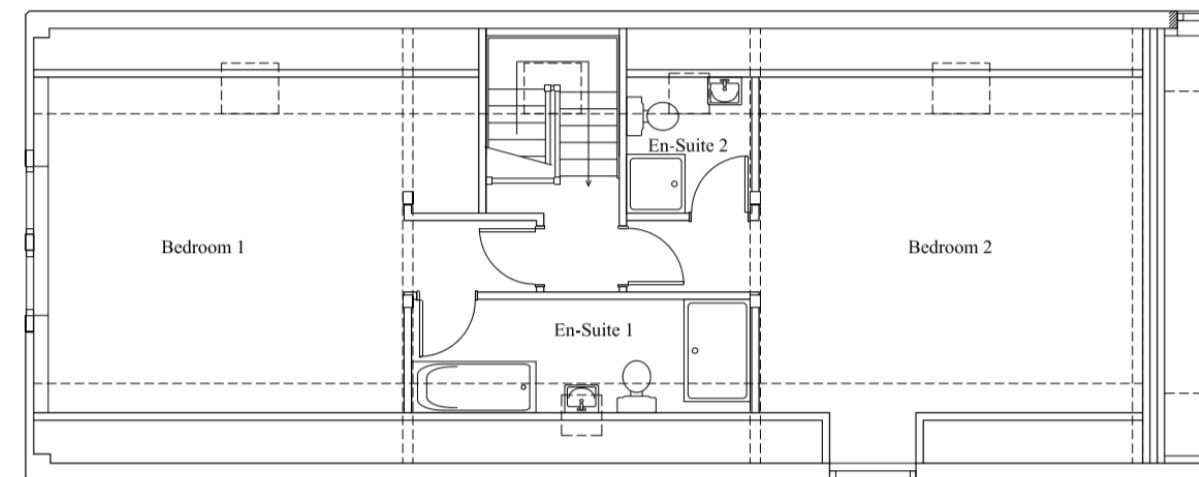


On the first floor, the attic space will be subdivided to provide 2 large ensuite bedrooms

***Unit 2 – Existing First Floor Plan***



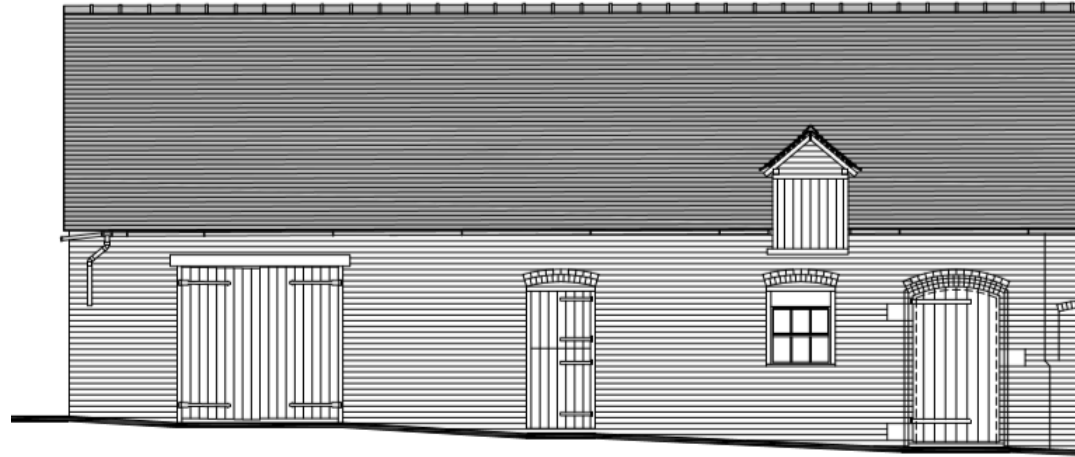
***Unit 2 – Proposed First Floor Plan***





Externally, on the front elevation, all of the proposed windows and doors utilise existing openings. One very small additional rooflight is proposed to light ensuite 1.

**Unit 2 – Existing Front Elevation**

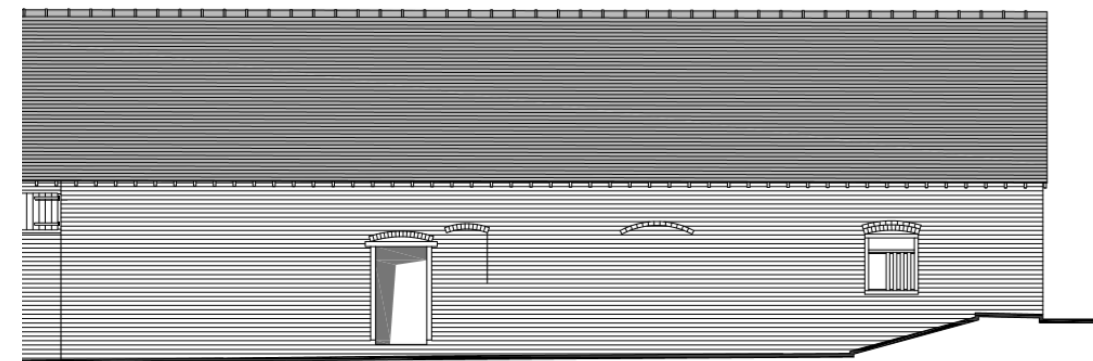


**Unit 2 – Proposed Front Elevation**

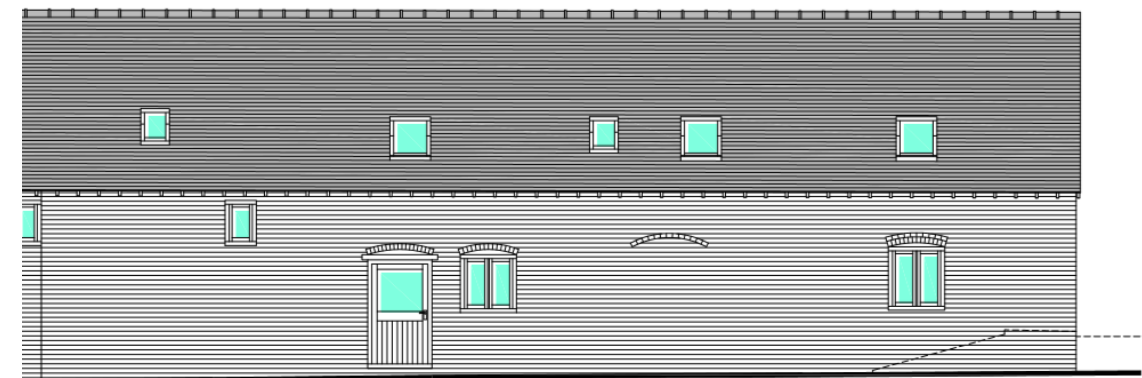


The most significant changes to provide unit 2 are on the rear elevation, where 5 new rooflights and one very small new window are proposed, but these are essential to make the proposals work, and care has been taken to limit their size. Otherwise, the two windows and one door utilise existing or previous openings.

**Unit 2 – Existing Rear Elevation**



**Unit 2 – Proposed Rear Elevation**

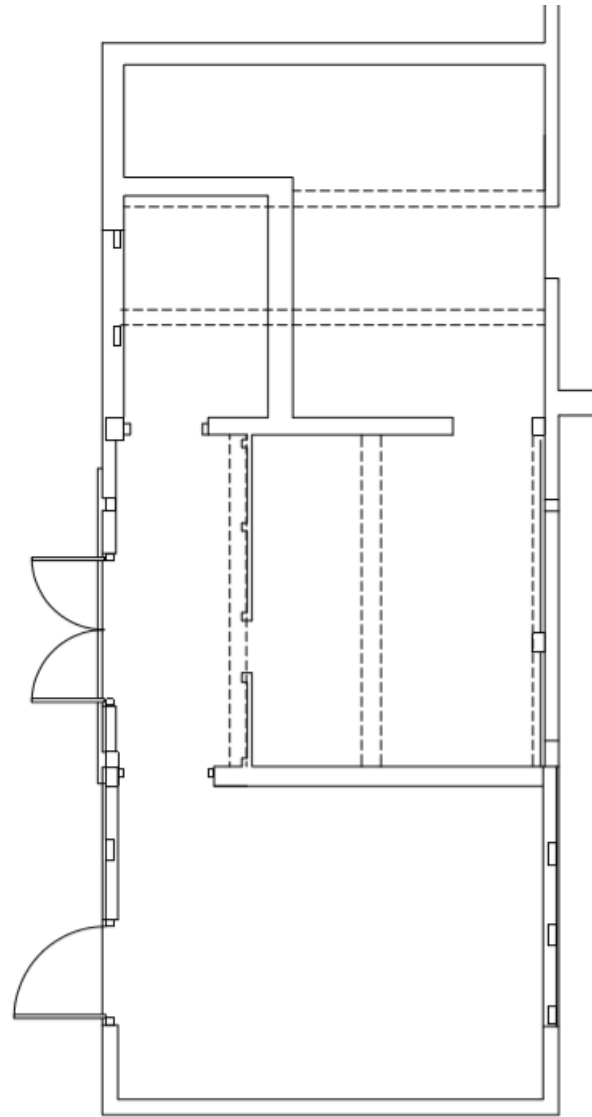




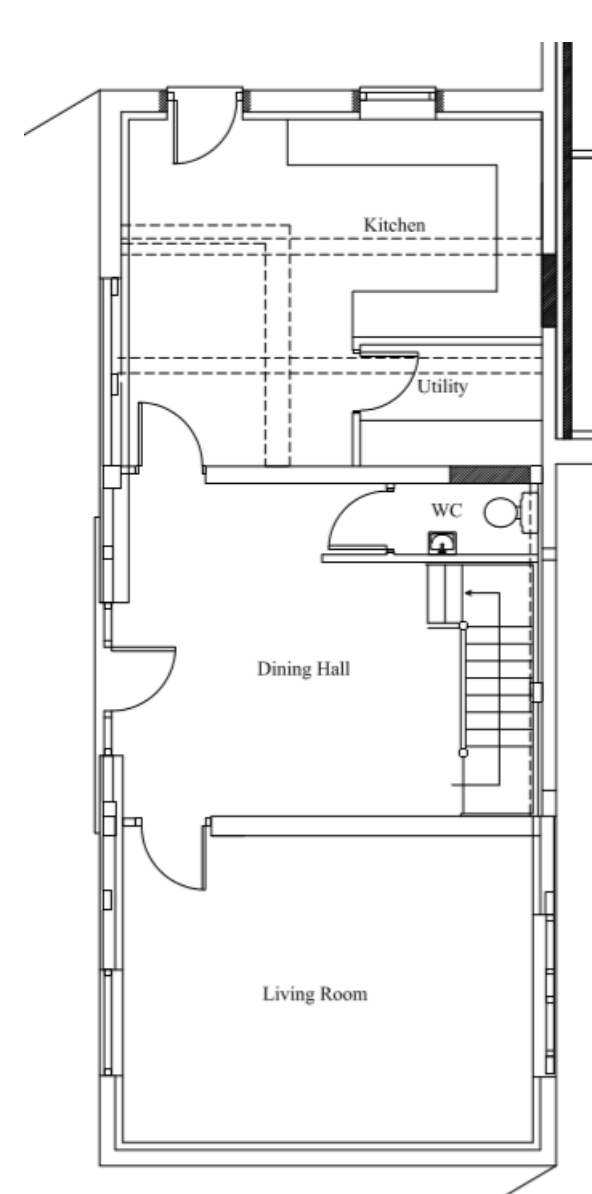
### **Unit 3**

This unit involves conversion of the former threshing barn (Building B1) into a 3-bedroom dwelling.

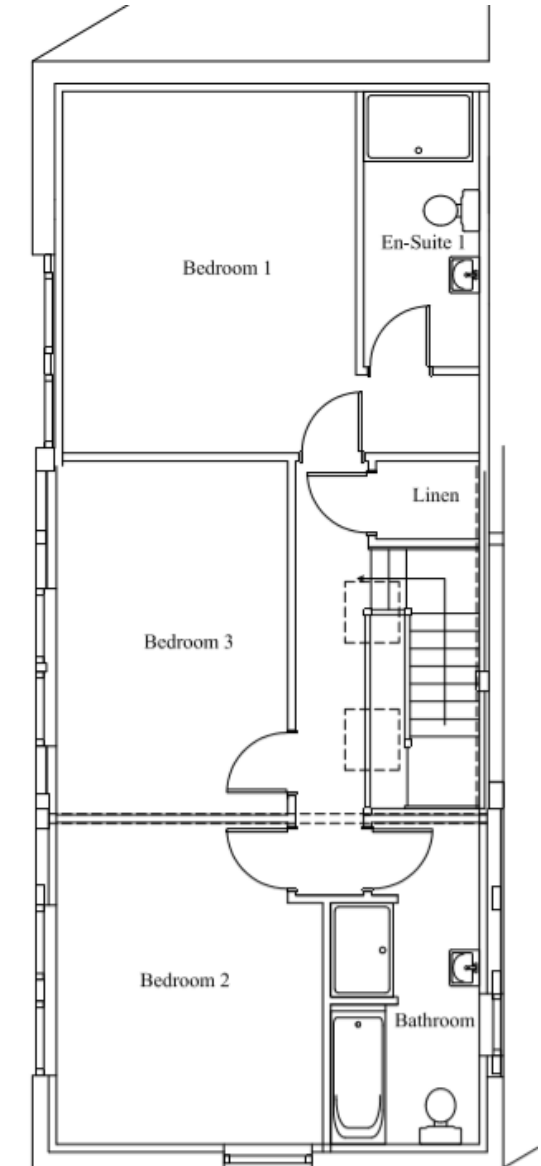
***Unit 3 – Existing Floor Plan***



***Unit 3 – Proposed Ground Floor***



***Unit 3 – Proposed First Floor***

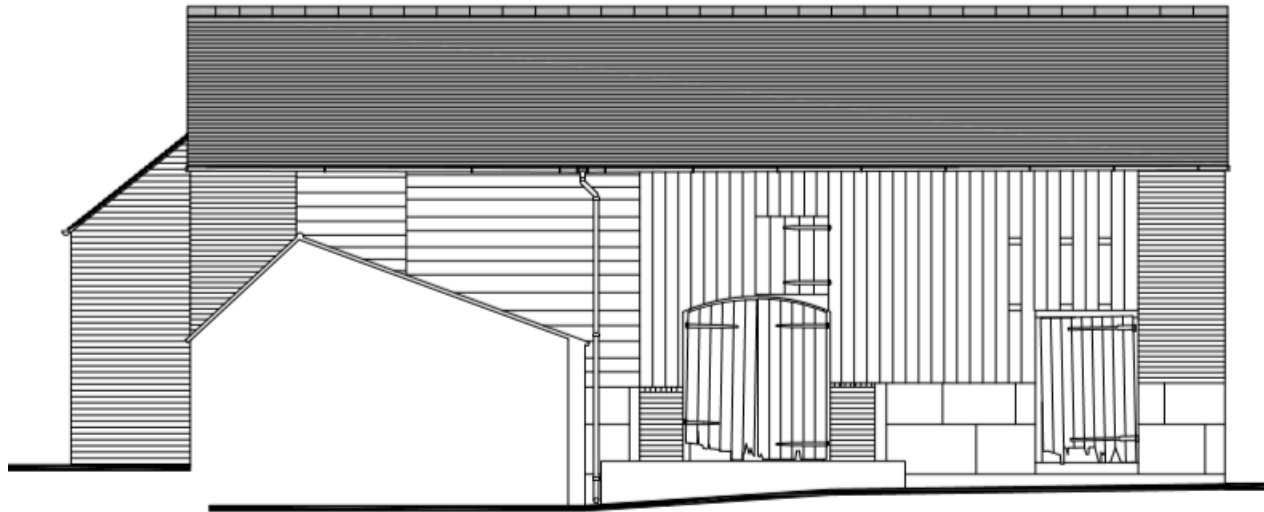


The proposals follow the original 3-bay floorplan of the building.

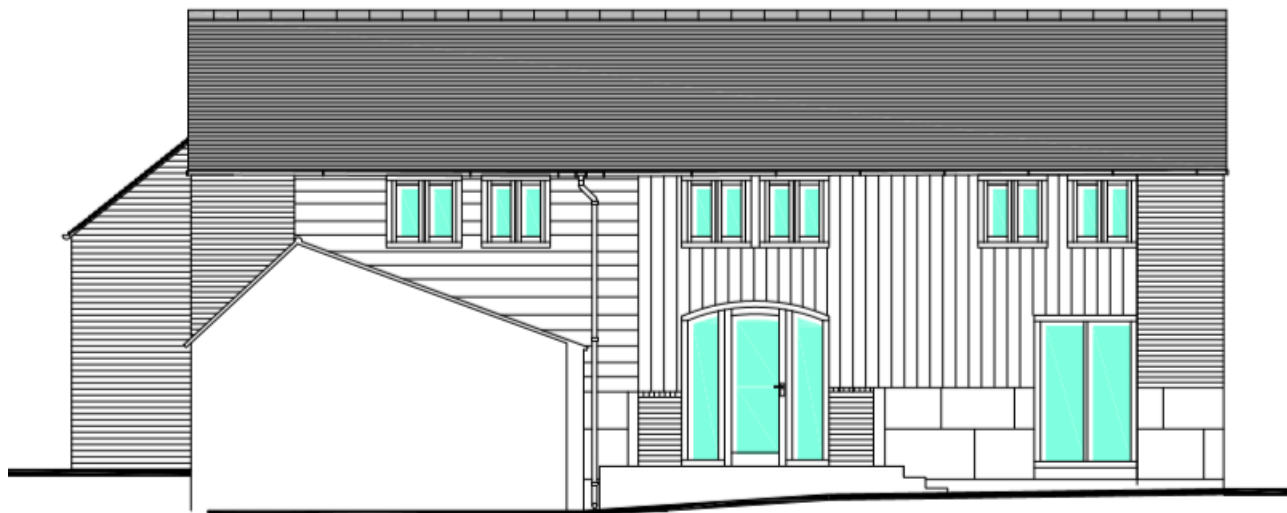


Externally, on the east elevation (facing the larger main farmyard) the two existing openings are used to provide a new entrance doorway and a window to the living room. The existing vertical and horizontal timber cladding will be renewed, and three sets of two small windows will be inserted, to light the bedrooms. No rooflights are necessary here.

***Unit 3 – Existing Front (east) Elevation***

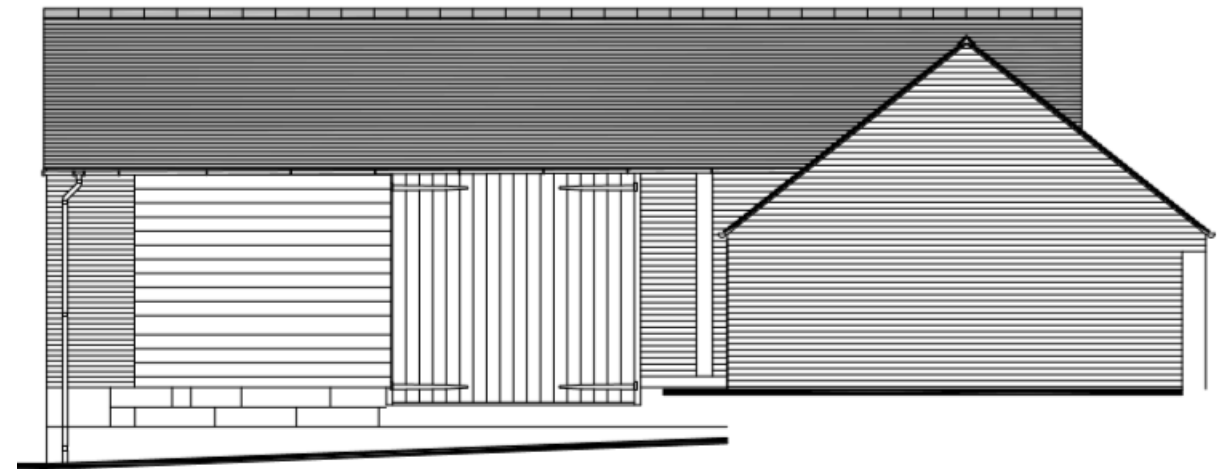


***Unit 3 – Proposed Front (east) Elevation***

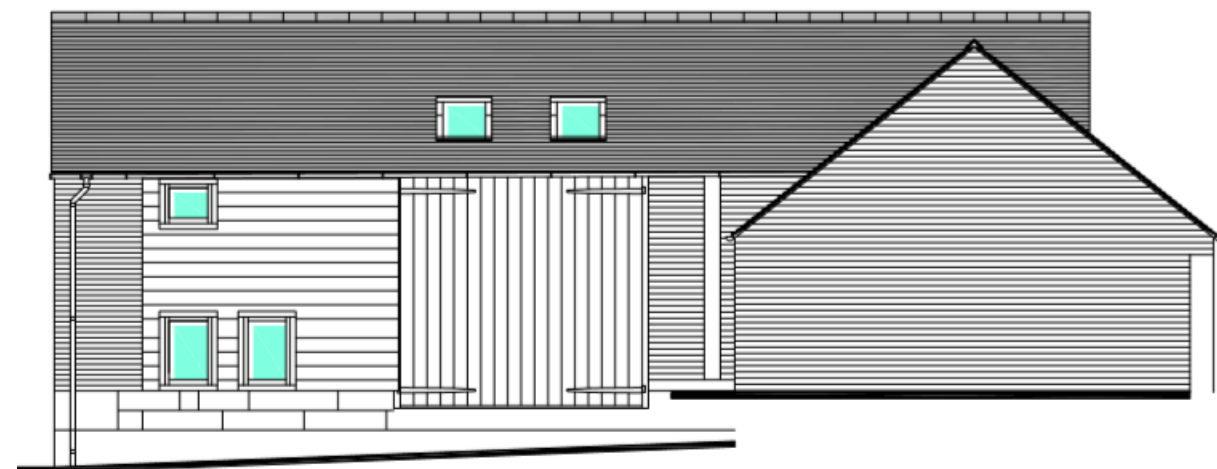


On the rear elevation, overlooking the smaller farmyard, the timber cladding to the left will be renewed and three small windows inserted. The large timber doors will be retained as historic features. Two small rooflights are added to this internal roof slope, not visible from the main road.

***Unit 3 – Existing Rear (west) Elevation***



***Unit 3 – Proposed Rear (west) Elevation***



On the blank south elevation, it is essential to provide a new doorway to access the proposed rear garden area, along with a new window to allow a view of the garden.

**Unit 3 – South Elevation**



On the north gable elevation, a new window will be inserted in the upper taking-in door opening, to light bedroom 2. No other additions are proposed.

**Unit 3 – Side (north) Elevation**

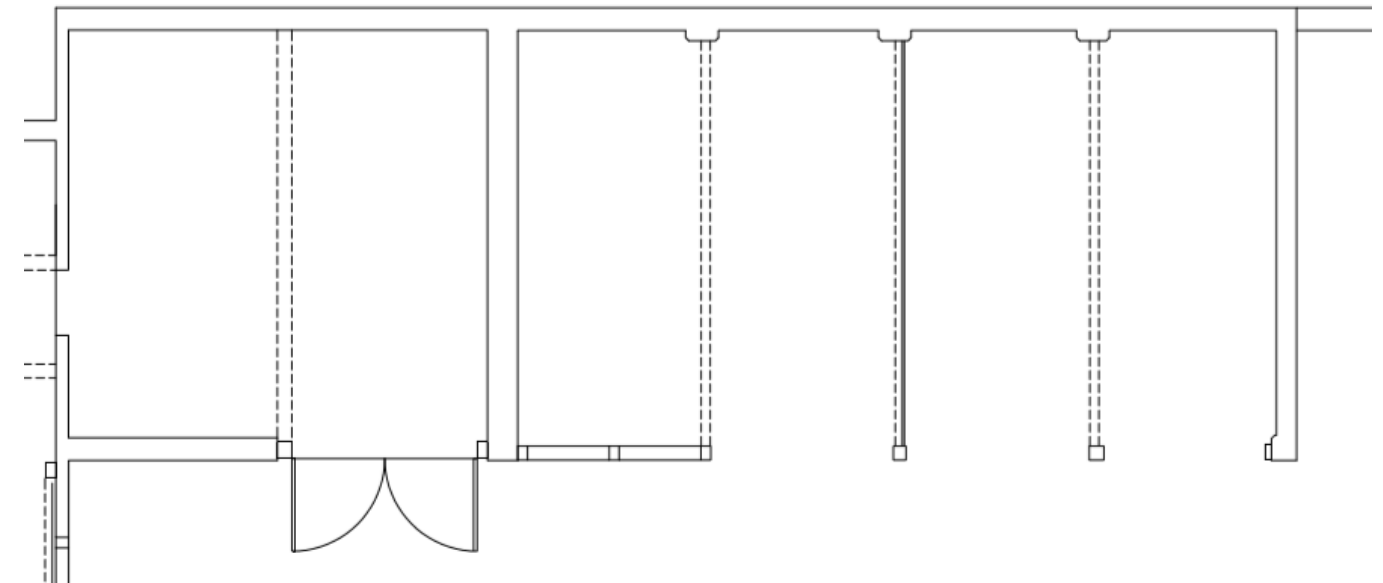


Unit 3 will also be served by the existing single-storey garages attached to its east elevation.

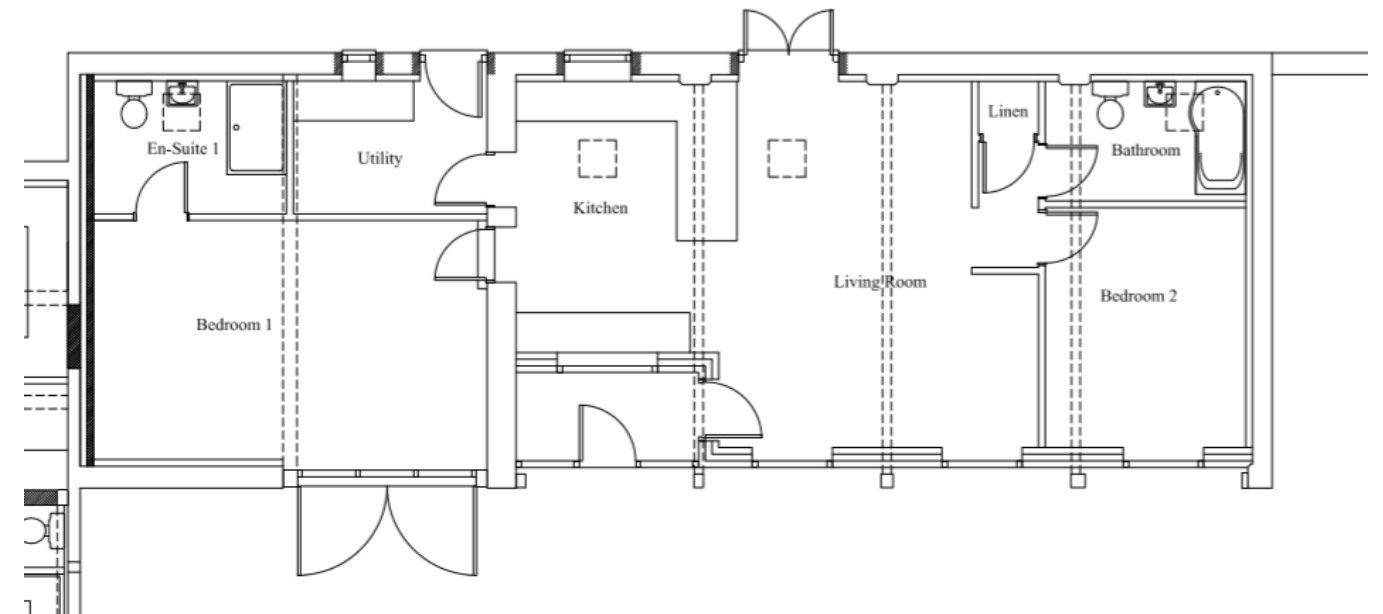
**Unit 4**

The final unit in the proposals is created by conversion of the single-storey building B2 into a further 2-bedroom unit. The left hand bay will utilised for the ensuite bedroom 1 and a utility. The remaining 4 bays will provide a living room and kitchen, along with bedroom 2 and a bathroom formed by a new inserted wall.

**Unit 4 – Existing Floor Plan**



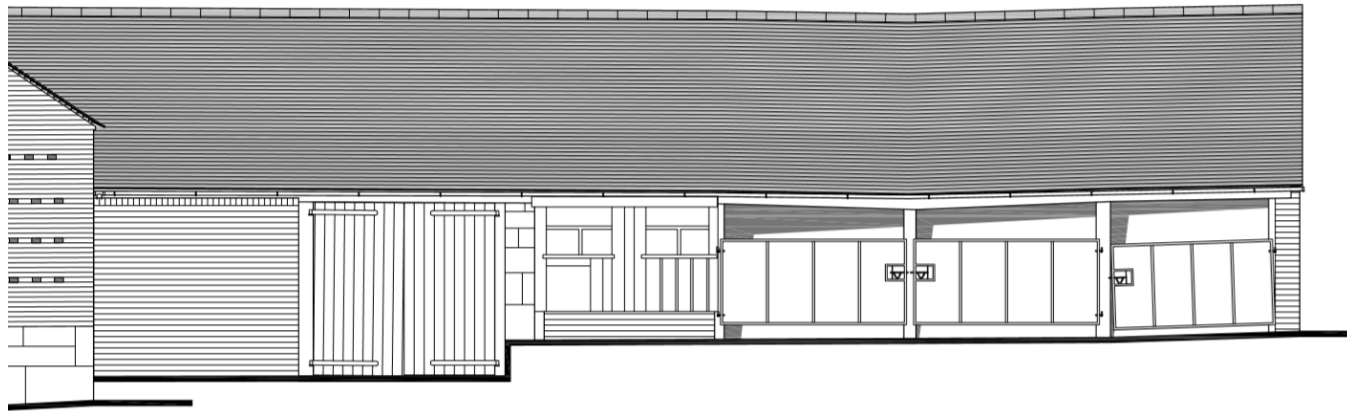
**Unit 4 – Proposed Floor Plan**





On the north elevation facing the small farmyard, full-height windows and doors will be inserted into each bay, respecting the existing openings. New horizontal timber cladding will be added.

**Unit 4 – Existing North Elevation**

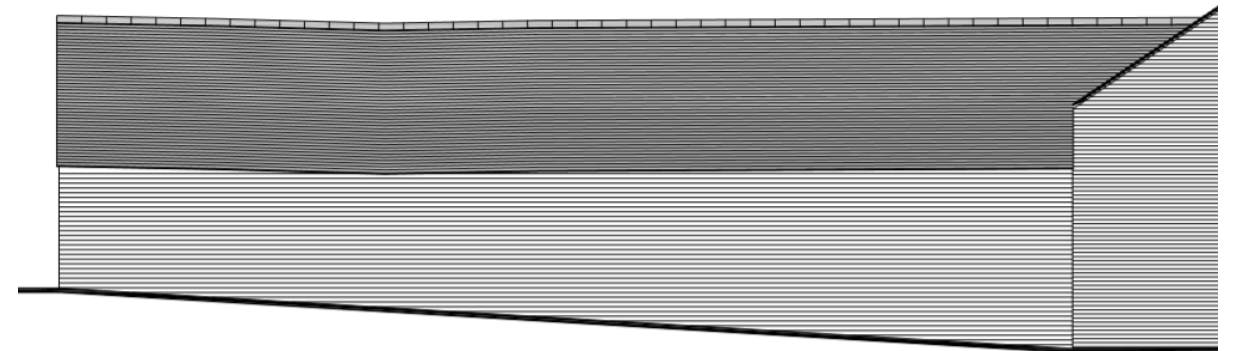


**Unit 4 – Proposed North Elevation**



On the blank south elevation facing the proposed garden area, it is necessary to insert 2 new small windows and two doors to provide access to the rear garden area from the utility and living room. Three new rooflights are inserted in the rear roof slope.

**Unit 4 – Existing South Elevation**



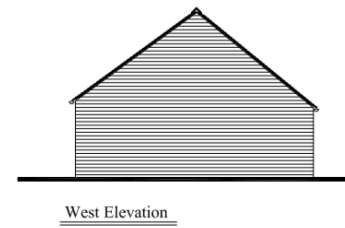
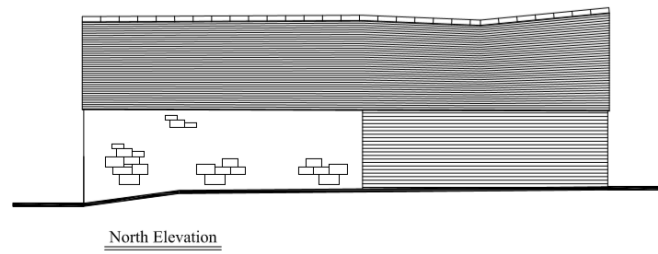
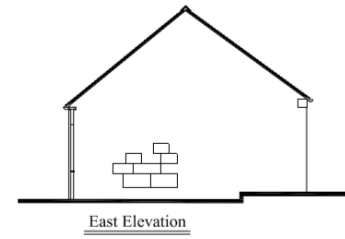
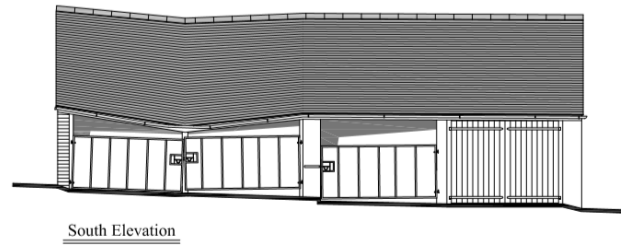
South Elevation

**Unit 4 – Proposed South Elevation**

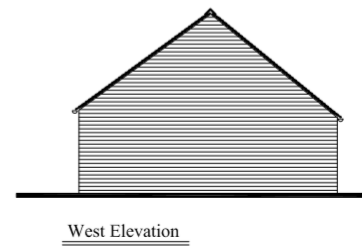
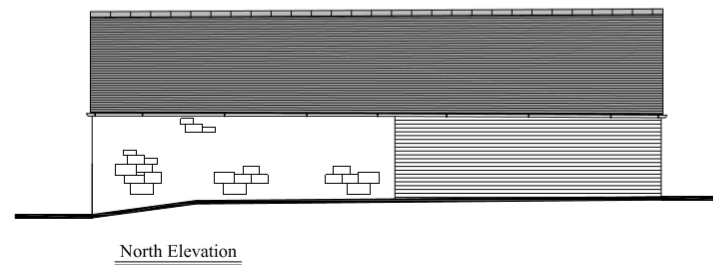
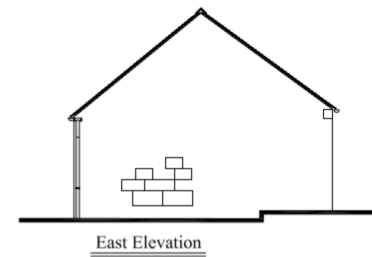
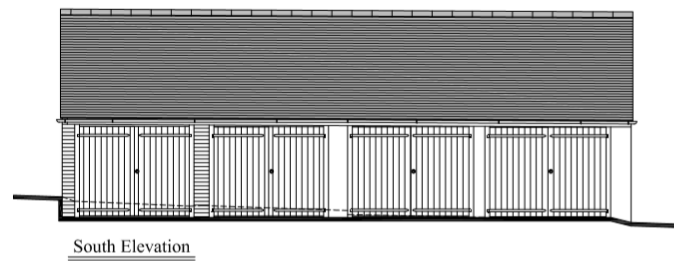


Finally, Unit 4 will make use of the existing cartshed building B3 to provide parking, with the only changes being the insertion of new side-hung doors.

***Building B3 (Existing)***



***Building B3 (Proposed)***



Overall it is considered that the proposed internal and external alterations have been kept to the minimum necessary to achieve the conversion, which will secure the long-term future of these important heritage assets.



## Site Investigations

The application is accompanied by supporting reports covering Ecology and Heritage. There was no need for a Tree Report as no trees are present. The findings of these various investigations are summarised below.

### Ecological Assessment

Greenscape Environmental Ltd was commissioned to undertake an Ecological Appraisal of land and buildings at Preston Farm on the Acton Reynald estate, to provide supporting information for a planning application relating to the development of land and conversion of buildings to residential dwellings.

The survey report has three principal aims:

- to provide an initial appraisal of the ecological value of the site and local ecological resources,
- to provide details supporting further surveys that may be required,
- to identify potential ecological constraints relating to the development, and to make recommendations for avoiding, reducing or managing the associated negative effects whilst potentially being ecologically beneficial.

### Methodology

The appraisal of the site included a desk study of the area and reviews of other surveys previously conducted in the area by Greenscape Environmental. A phase 1 ecological appraisal was undertaken at the site, OS grid reference SJ53752467 on the 14th May 2018 by P. Marshall and L. Maggs. Phase 2 bat activity surveys were conducted on the 27th June 2018, 9th and 25th July 2018 by L. Maggs, D. Cook and J. Hayes.

### Key Issues

No designated sites were found within the vicinity of the site. The proposed development is not situated within Shropshire Environmental Network core habitat or an ecological corridor, therefore no negative impact is expected from the development.

Records of protected species within 2km include typical bat species and great crested newt, however there are significant ecological barriers separating the site from many of the recorded locations.

The site is comprised of two barns constructed from brick with clay tile roofs. Potential roost features suitable for bats and evidence of nesting birds was identified within the buildings. Phase 2 surveys for bats were conducted, and no roosts were found.

Three ponds were found within a 250m radius, only one of these ponds was accessible for assessment and was deemed poor for great crested newts from the HSI. The site is considered to be of low

ecological significance due to the lack of evidence indicating the presence of bats roosting within the buildings.

### Impacts and Mitigation Measures

It is recommended that the biodiversity is enhanced post-construction with the inclusion of bat and bird boxes. It is also recommended that the landscaping be improved with the inclusion of native species hedgerows and trees.

It is considered the development can proceed without the loss of habitat of significant value and without the loss of favourable conservation status for any protected species. As there is no evidence of protected species dwelling within and around the development site, there is no requirement to address the three tests under Regulation 55 of the Conservation of Habitats and Species Regulations (2017).

There are no ecological constraints to the development as proposed.

The method statements provided in this report will be followed, and works will be conducted at a suitable time of year to minimise negative impact on birds

### Heritage Impact Assessment

The HIA was prepared by Richard K. Morriss and provides a comprehensive history of the evolution of the buildings. It establishes beyond doubt that the buildings are 'Heritage Assets' worthy of retention.

The HIA assesses the impact of the development proposals on the buildings. Its findings are summarised below.

With good design the proposals should result in relatively few external changes to the buildings. It is considered that the buildings are capable of such adaptive re-use because most already have several original or early inserted openings that can be utilised for the necessary doorways and windows for the new dwellings.

Internal changes can be designed to respect as much of the original or earlier plan forms as possible, though there are inevitably some changes to their layout associated with the conversion to dwellings. Fortunately, the interiors were mainly full-width originally so little or no historic fabric has to be removed and virtually all of the changes are additive.

The change from agricultural to domestic use will have an inevitable impact on the general character of the former foldyard and its surroundings but that is compensated by the refurbishment of the buildings and the ensuring of their long-term futures in an optimal viable reuse. Of particular benefit will be the careful restoration of the timber-framed East Barn.

### Impact on Adjacent Heritage Assets

The site is fairly secluded with few other properties nearby. The adjacent Grade II listed Farmhouse has been much altered and faces away from the foldyard. However, the proposed adaptive re-use of the

farmstead will ensure that its relationship with the farmhouse is maintained.

Just to the south of the Farmhouse is another building of similar date and construction, the White House; this is largely screened from the farmstead by the Farmhouse but the proposals will have little impact on its setting or significance anyway.

The buildings in this study are no longer within the curtilage of the Old Manor House (Preston Hall) but they do contribute to its wider setting, and that of the group of associated structures. The Old Manor House, due in no small part to its elevated position, is easily viewed from the farmyard as are several of the other listed structures.

Any changes to the buildings in the study area – and especially to the Barn – would have a limited impact on the setting of the Old Manor House and the associated heritage assets.

However, it is considered that careful adaptive re-use of the now disused buildings would enhance the setting of the adjacent listed buildings. It would result in their repair and restoration and ensure their long term future as part of the wider group of important heritage assets.

#### Archaeological Issues

The proposed works are on a 'brownfield' site – the well-established farmstead – and involve adaptive reuse of standing buildings. Consequently, the amount of groundworks required will be relatively limited.

The site is, however, of some antiquity and it is recommended that, should and deep or extensive groundworks be needed, advice be obtained from the county's archaeological advisor as to the possible need for an appropriate archaeological watching brief during such works. The main buried remains known to exist will be those of the earlier northern range of the complex.

#### Conclusions & Recommendations

The proposals for the sympathetic refurbishment and adaptive reuse of these presently redundant farm buildings of Preston Farm provide a new lease of life to the buildings which should ensure the long-term futures of these non-designated heritage assets. It will also preserve and enhance the setting of several adjacent designated heritage assets.

There will necessarily be some loss of historic fabric, but given the overall nature of the scheme that is considered to be acceptable – though it is recommended that an appropriate 'preservation by record' of any significant areas to be lost is undertaken.

The revised NPPF and current planning guidance recommends that heritage assets should be retained and restored and where necessary converted to new uses when old uses are no longer possible. Such adaptive use is considered acceptable to ensure the long-term futures of such assets, especially when it ensures their 'optimum viable use'. The buildings are now agriculturally redundant, so need a new and viable use that will not impact adversely on their significance. The proposals provide such a use that will result in relative little external change or loss of historic fabric.

The NPPF does not categorise all 'change' as 'harm' and with good design it is considered that the buildings are capable of being converted in a manner that will protect its significance and ensure its longevity. Even if it is considered that some 'harm' would result from the proposals, it would clearly be at the very lowest end of the 'less than substantial harm' spectrum. In that case, Paragraph 196 of the revised NPPF states that:

*'Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use.'*

For the reasons outlined above, this is considered to be the case in regard to these proposals and the listed building concerned. The optimum viable use is no longer the use for which the building was initially built, or for later uses for which it was adapted.

In the context of these buildings and their setting, the proposed conversion to residential use is considered to be a logical and sympathetic optimum viable use, the key public benefit of which is the securing of the long-term future of these non-designated heritage assets.

For the reasons outlined above these proposals can be sympathetic to the historic buildings and their setting, and to the settings of the Grade II listed farmhouse, the Old Manor House, and the other heritage assets associated with it. Such proposals will result in the optimum viable use and longevity of a designated heritage asset.



## Compliance with the Development Plan & Other Relevant Policies

### THE SHROPSHIRE CORE STRATEGY

The Shropshire Core Strategy is the strategic Development Plan for the County. Compliance of the development proposals with its relevant policies is discussed below.

#### Policy CS5 – Countryside & Green Belt

This policy states that :-

*“...development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, particularly where they relate to:*

- **Conversion of rural buildings which take account of and make a positive contribution to the character of the buildings and the countryside.** Proposals for conversions will be considered with regard to the principles of PPS4, giving equal priority to the following uses:
  - *small scale economic development/employment generating use, including live-work proposals and tourism uses;*
  - *affordable housing to meet local need (including agricultural workers’ dwellings);*
  - *other uses appropriate to a countryside location.*
- **Open market residential conversions will only be considered where :-**
  - *respect for the heritage asset (as also required by Policy CS17) and high standards of sustainability are achieved;*
  - *a contribution to infrastructure requirements is made in accordance with Policy CS9; and,*
  - *except where the buildings are listed, a financial contribution for the provision of affordable housing to be delivered off site is provided in accordance with Policy CS11.*
- *In all cases, development proposals should be consistent with the requirements of Policies CS6 and CS17”.*

The application proposals are compliant with policy because the subject buildings have been shown to be heritage assets of local vernacular architectural and landscape value, and their retention would be of benefit to the wider community. The design of the conversion scheme takes full account of the existing character of the buildings, with external alterations kept to the minimum.

#### Policy CS9 – Infrastructure Contributions

With regard to policy CS9, a contribution to local infrastructure via CIL will be required for those barns have been not been in use for 6 months in the last 36 months.

#### Policy CS11 – Type & Affordability of Housing

With regard to policy CS11, national planning policy requires that sites of 6 dwellings or more in designated rural areas contribute to the delivery of affordable housing. In this case, no contribution is required.

#### Policy CS6 – Sustainable Development Principles

Core Strategy policy CS6 states that :-

*“To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness, and which mitigates and adapts to climate change”.*

A number of issues are covered by the policy including sustainable design and construction, resource and energy efficiency, accessibility, high quality design, appropriate landscaping and car parking provision, and safeguarding residential amenity.

With regard to sustainable construction, the proposals are for the conversion of the existing buildings, and will be carried out in a sustainable manner, predominantly re-using existing materials, and with high levels of thermal and noise insulation. Water and energy conservation measures will also be incorporated.

The landscaping and fencing proposals are minimal, involving the erection of a post and rail fence between the two farmyards to separate the access and parking areas. Further post and rail fencing will subdivide the rear gardens to units 3 and 4.

Good levels of private amenity space will be provided for each dwelling.

The design of the conversion schemes is such that there would be no undue loss of amenity for the existing farmhouse, which has very few windows facing the barns, and which can utilise the shared parking and turning area within the larger front farmyard. It principally faces away from the proposed barn conversions, and has its own private rear garden area, and is not directly overlooked by the proposed barn conversions.

#### Vehicular Access and Parking

Each of the four residential units will least 2 parking spaces close to the entrance to the properties. Units 3 and 4 will also have separate garage blocks containing 3 or 4 garage spaces. Adequate turning space for vehicles is available within each separate farmyard area.

Units 3 and 4 will be served from the new agricultural access to High Street. Units 1 and 2 (and the

existing farmhouse) will use the existing access on to the A49. In view of this, advice was sought from Highways Consultants The Whitehouse Partnership, who have commented as follows:-

1. Preston Farm currently enjoys an access onto the A49 principal road which at this location is subject to a local speed restriction of 40 mph, although this limit does not appear to be well observed. A new access onto this road would require visibility splays of 120 metres in both directions along the highway, but the horizontal alignment of the carriageway is such that the requisite splays could not be achieved.
2. However the access in question is long-established and the change of use from agricultural to residential serving two additional dwellings would be a benefit.
3. Planning permission for a new farm access off the Class 3 Preston Brockhurst to Clive road has been granted under ref 17/02058 and condition 4 of that consent regarding details of the access construction and drainage has been approved under ref 18/00095. This access will serve the other two units.
4. The approved construction details, whilst not to the Council's specification for an adoptable highway, would be adequate to serve as a means of access to the conversion of the farm buildings to residential use. The Council's long standing policy limiting the number of dwellings served by a private drive appears to have been set aside. On that basis there would seem to be no reason why the approved access road should not function as both an agricultural and residential access.
5. The width of the approved access road (other than at the junction onto the Class 3 road) is too narrow to enable two vehicles to pass. Passing places should therefore be provided and whilst one centrally sited would suffice it would be advantageous to provide two. An initial concern was possible damage to the edge of the access road by wide agricultural vehicles but as the approved construction provides for, inter alia, kerbing this is no longer of concern.
6. On the basis that the access road will remain private its future maintenance should be considered. Three options seem possible, **1**, maintenance remains the responsibility of the estate, **2**, a sinking fund is set up, **3**, a management company comprising the residents is formed.
7. A further (minor) consideration is refuse collection. Some authorities will not send their refuse vehicles down unadopted roads for fear of damage claims, and this matter would need to be addressed by condition.

In view of the above evidence, it is concluded that the proposals are compliant with policy CS6.

### Policy CS17 – Environmental Networks

This policy states that :-

*“Development will identify, protect, enhance, expand and connect Shropshire’s environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development:*

- *Protects and enhances the diversity, high quality and local character of Shropshire’s natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors;*

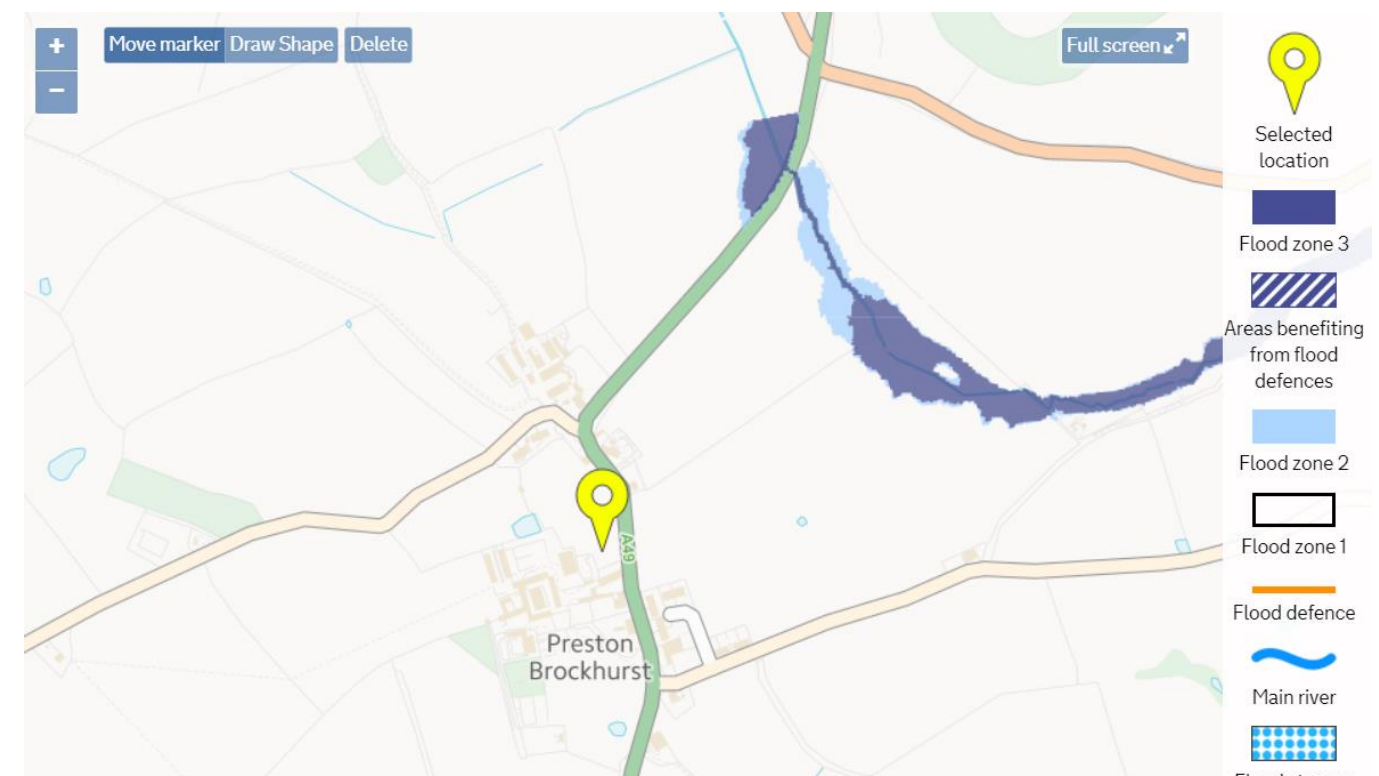
The impact of the proposals on the historic character of the building has been fully assessed by the Heritage Assessment referred to above, with no adverse impacts resulting.

Provided the advice in the Ecologist’s report is followed, and the recommendations implemented, the proposals will be compliant with policy CS17. These matters can be conditioned accordingly.

### Policy CS18 – Sustainable Water Management

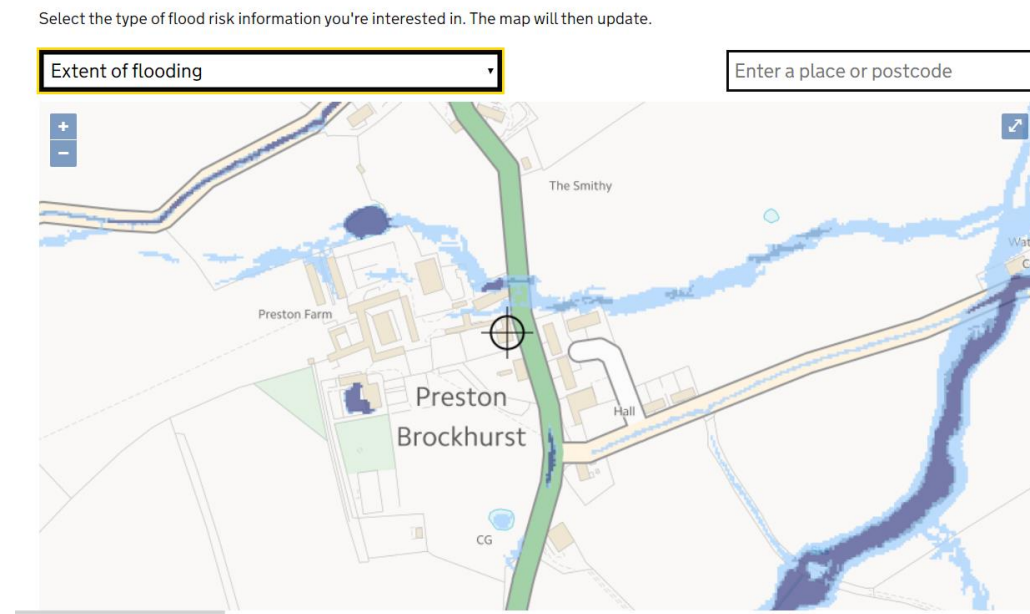
This policy requires development proposals to reduce flood risk, and manage surface water sustainably. The flood risk maps for rivers/sea and surface water are reproduced below.

**Flood Risk Map – Rivers and Sea**





### Flood Risk Map – Surface Water



There is no risk of flooding by rivers and sea. A small area of the farmyard and the proposed rear gardens to Units 1 and 2 is shown to be at risk of flooding from surface water. However, this matter arose from surface water discharging from the larger farmyard to the west, and has recently been investigated and resolved by the Applicant.

#### THE SHROPSHIRE SAMDEV PLAN

The SAMDev Plan provides more detailed development management policies controlling new development. The relevant policies are discussed below.

#### Samdev Policy MD2 – Sustainable Design

This policy states that :-

*“.....Further to Policy CS6, for a development proposal to be considered acceptable it is required to:*

*.....2. Contribute to and respect locally distinctive or valued character and existing amenity value by....iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13....”*

For the reasons set out in the Heritage Impact Assessment, the application proposals comply with this policy.

#### Samdev Policy MD7a Managing Housing Development in the Countryside

This policy states that :-

*“Further to Core Strategy Policy CS5 and CS11, new market housing will be strictly controlled*

*outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. Suitably designed and located exception site dwellings **and residential conversions will be positively considered where they meet evidenced local housing needs and other relevant policy requirements. In the case of market residential conversions, requiring planning permission, the conversion of buildings to open market use will only be acceptable where the building is of a design and form which is of merit for its heritage/ landscape value, minimal alteration or rebuilding is required to achieve the development and the conversion scheme would respect the significance of the heritage asset, its setting and the local landscape character.....”***

For the reasons stated in the Heritage Assessment, the application proposals comply with this policy. Although the buildings require repair work, the amount of physical rebuilding is minimal, and the proposals keep the degree of alteration and new openings to an absolute minimum.

#### Samdev policy MD7b – General Management of Development in the Countryside

This policy states that :-

*Further to the considerations set out by Core Strategy Policy CS5:*

- 1. Where proposals for the re-use of existing buildings require planning permission, if required in order to safeguard the character of the converted buildings and/or their setting, Permitted Development Rights will be removed from any planning permission.....*

The Applicants have no objection to the application of this policy to the proposals.

#### OTHER SUPPLEMENTARY PLANNING POLICY

#### Shropshire Council - Type & Affordability of Housing SPD

With regard to residential conversions of buildings in the countryside, the SPD states :-

*“Policy CS5 allows conversion of existing buildings that are considered a “heritage asset” into open market dwellings. “Heritage assets” normally:*

- pre-date 1950;*
- comprise traditional materials and building methods;*
- are of permanent and substantial construction;*
- are of local significance and add value to the landscape”*

The Heritage Assessment has demonstrated that the barns are clearly heritage assets. Although not listed buildings, they are traditional vernacular farm buildings, in a classic format. Their association with the original farmhouse will remain physically intact.

The proposals are therefore compliant with the SPD.

## **Conclusion**

The application proposals are compliant with the relevant development plan policies, and other relevant local planning guidance.

Planning permission should therefore be granted.

**David Parker Planning Associates**, on behalf of The Acton Reynald Estate Trust & Richard Corbet

May, 2020