

**PW1394\_Design & Access Statement & Heritage Impact Assessment  
In support of a Full Planning Application for  
New storage Barn at  
Red House Farm, Framsdan  
March 2024.**

**1.0 Introduction**

Red House Farm is situated between the villages of Otley and Cretingham, approximately 9km to the west of Wickham Market, Suffolk. The site comprises a mown field corner to the west of the farmhouse, which until summer 2021 was formerly part of the adjoining arable field – see picture 1 and 2 below.

This application is for permission to erect a metal storage barn on the site to house machinery, accessed via a new track but using the existing site entrance.



**Picture 1 – Aerial view indicating the location of the proposed barn at Red House Farm, Framsdan**



**Picture 2 – Aerial view of the site adjacent to Red House Farm, Framsdon**

## **2.0 Purpose of This Report**

Peter Wells Architects have been appointed by the owners of Red House Farm, to apply for permission to erect a metal storage barn on agricultural/amenity land to the west of the dwelling. This report should be read in conjunction with drawings PW1394\_PL01, PL02revA and PL03 which show the site layout and floor plan and elevations of the proposed barn.

## **3.0 Site in context**

The site is located in a rural area, approximately 9 km to the west of Wickham Market. The site is not within the Suffolk Coast & Heaths AONB, a Flood Zone or within a Conservation Area. The site is adjacent to Red House Farm to the east which contains a farmhouse and outbuildings, with a group of historic farm buildings further to the east that are considered to be Non-Designated Heritage Assets, although none of the buildings are listed. However, Southwood Farm on the opposite side of the road contains a 16<sup>th</sup> or 17<sup>th</sup> century farmhouse and barn, both listed at Grade II.

## **4.0 Pre-application**

A pre-application enquiry for the proposed storage barn was submitted in 2023, and advice was subsequently received in October 2023 under reference: DC/23/04166.

The advice concluded that the agricultural building would need to meet criteria set out in JLP policy LP22 in order to be considered acceptable, and that further designs were required and reduction in the scale of the building was recommended.

## **5.0 Proposed Works**

The proposal is to erect a metal storage barn in the north-west corner of the site, that will be used to store machinery/equipment that is used in conjunction with the maintenance of the land. The proposed floor plan and elevations of the barn are indicated on drawing PW1394\_PL03.

The proposed steel-framed barn is of typical outbuilding form/design, is single-storey and is approximately 25m x 13m, with a ridge height of approximately 6.4m and eaves height of approximately 5m. The barn has two roller doors and two personal doors on the front (east) elevation. The barn will be clad in metal cladding (colour Juniper Green) to the walls and roof. There is a 25x13m concrete hardstanding to the front (east) of the building.

## **6.0 Planning Considerations**

### **6.1 Ecology**

A full Preliminary Ecological Appraisal has been carried out by Liz Lord, and a copy of her report dated March 2024, accompanies this application.

### **6.2 Access**

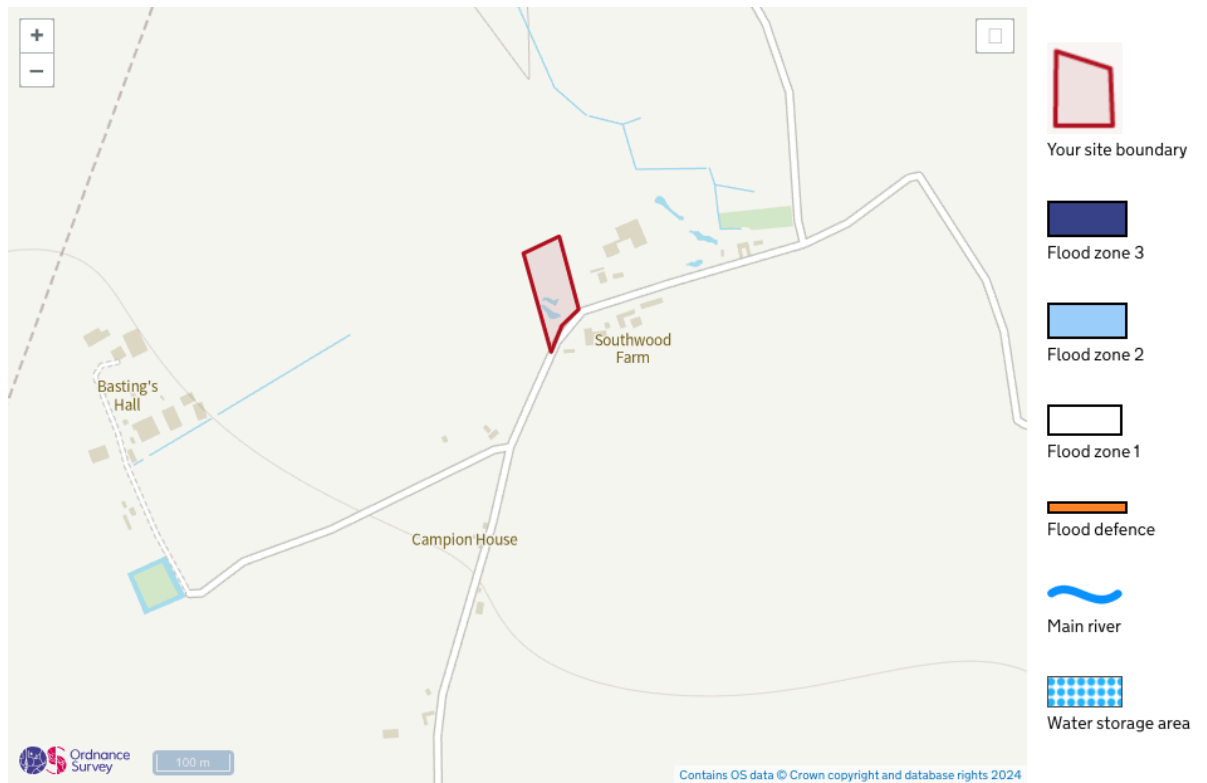
The barn will be served by a new access drive that will be surfaced with crushed asphalt, and connects to the existing field access. The access will be upgraded to form the site entrance, in accordance with SCC Highways standard drawing DM01. The access will have a bound surface for the first 5m of the access drive, and will have 2.4m x 59m visibility splays, as shown on the drawing. The visibility splays have been calculated following a speed survey that was carried out for Red House Farm on Otley Road in 2022 by GH Bullard, and accompanies this application.

### **6.3 Residential and visual amenity**

A small number of existing residential properties lie to the south and east of the site, and planning permission has been granted for the change of use and conversion of the historic farm buildings to the east to form 3no. dwellings. However, the barn is situated in the north-west corner of the site and will be well-screened from the road and nearby dwellings by a row of mature trees and vegetation on both the north and south sides of the road. The barn will be used to store, service and maintain small-scale machinery used for the surrounding land, and is therefore unlikely to have any detrimental impact on the existing nearby dwellings.

## 6.4 Flooding

The whole site is located in Flood Zone 1, see picture 3 below, so is not considered to be at risk of flooding.



**Picture 3 – Extract from the EA Flood Risk Map, showing the site in Zone 1**

## 6.5 Public Footpath

Since the pre-application enquiry, the building has been repositioned to the north-west corner of the site, so that the existing public footpath that crosses the site will be unaffected by the proposals.

## 6.6 Contamination

The site was in use as arable land until August 2021 and is not therefore suspected to be at risk of contamination. The proposed end use as an agricultural small-machinery store is not sensitive to contamination and does not include any residential use, so a land contamination assessment is not considered to be required for this proposal.

## 6.7 Landscaping

The proposed hard and soft landscaping of the site is shown on drawing PW1394\_PL02revA. The hard landscaping consists of an area of hardstanding adjacent to the building, and the new access driveway. The soft landscaping includes existing hedgerows to the north and east boundaries, which will be retained, and the remaining site will be maintained as scrub/grass. A new native hedgerow will be planted along the entirety of the western site boundary, to help obscure the building from the wider landscape. As

stated in the Preliminary Ecological Appraisal, trees and scrub growing in the pond area marked as WB1 will be removed, and the pond will be de-silted.

### **7.0 Statement Justifying the need for the proposed barn**

The property has a large area of associated land and the proposed barn is therefore required for the storage of agricultural machinery such as tractor and tipping trailers, mini digger and attachments, road trailer, ride on mowers and collectors. The barn is also required to service and maintain that equipment, and is needed for safe storage and security.

### **8.0 Planning Policy**

The application site is located outside the settlement boundary and as such is classed as a countryside location. Policy CS2 places strict control over development in the countryside, however, as the proposal is for agricultural purposes, this is listed as an exemption and the proposal is therefore considered acceptable.

However, policy LP22 of the Joint local Plan states that “there must be demonstrable evidence to justify the need for any proposals for new agricultural buildings outside settlement boundaries”. The need for the building is outlined in section 7.0 above.

The suitability and sustainability of proposals for agricultural buildings outside settlement boundaries are also subject to the following considerations:

- a) The provision of safe and suitable access for all, including the mitigation of any significant impacts on the transport network and highway safety to an acceptable degree
- b) The nature of any proposal in the locality and its relationship and impacts with surroundings (including but not limited to landscape, design, habitats sites and protected species, heritage assets and their settings).
- c) The impact on the amenity of nearby residential occupiers; and
- d) The scale, nature and extent being proportionate to the purpose, function and relationship to any existing uses.”

The proposed barn meets these considerations as it has a safe and suitable access, will not impact negatively on its surroundings, will not impact on residential occupiers and the scale is considered suitable for its function as a small-machinery storage building.

### **9.0 Heritage Impact Assessment**

In accordance with the National Planning Policy Framework (NPPF), a heritage Impact Assessment has been carried out in support of proposals for the erection of a storage barn on land to the west of Red House Farm in Framsdon.

#### **9.1 The National Planning Policy Framework**

The law relating to listed buildings is enshrined in the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and any features of importance and of their settings (Sections 16 and 66).

9.1.1 This Heritage Impact Assessment to accompany the proposals is intended to comply with the requirements of NPPF paragraph 189. Applicants must describe the impact of proposals on the significance of any heritage asset to a level of detail proportionate to the assets' importance. This should be no more than is sufficient to understand the potential of that impact on the significance; and further, to assist under the terms of paragraph 190 with an assessment of the impact of proposals and the avoidance or minimization of any potential conflict arising from the proposals.

9.1.2. Paragraph 193 of the NPPF apports great weight to a designated asset's conservation. The more important the asset, the greater the weight should be. The NPPF asserts that significance can be harmed or lost through alteration and any harm requires clear and convincing justification.

## 9.2 The Listed Buildings.

There are 2no. listed buildings in close proximity to the site, including Southwood Farmhouse, and barn 20m west of Southwood Farmhouse. Both buildings are located to the south of the site and are Grade II listed. The listing descriptions are as follows:

TM 25 NW 5/45

FRAMSDEN OTLEY ROAD Southwood Farmhouse

GV II

Farmhouse, built in 2 stages: front range of c.1800, rear range C16 or early C17. 2 storeys. Front range of 3 windows: red brick now painted. Plaintiled roof with internal end chimneys of red brick. 3- and 4-light windows of c.1800, those at ground storey with transoms and cambered heads; iron casements and early or original leaded lights. Mid.C20 plastered and plaintiled gabled entrance porch, with boarded and battened door. The earlier range of about 4 bays is timber-framed and plastered with pantiled roof. C20 casements. Interior not examined.

Listing NGR: TM2114858120

TM 25 NW 5/46

FRAMSDEN OTLEY ROAD Barn 20m west of Southwood Farmhouse

GV II

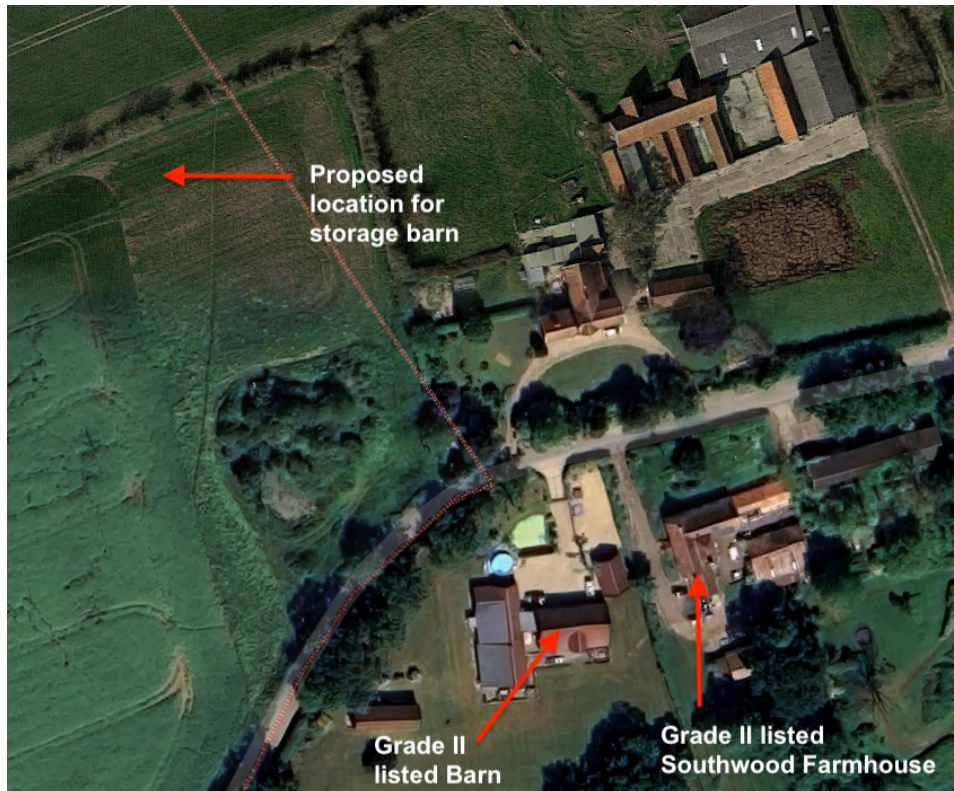
Barn, late C17 with remodelling of c.1800. 5 bays. Timber-framed and weather-boarded. Corrugated asbestos roof once thatched. A set of 4 C19 boarded doors at the centre bay north side, and a gabled C19 porch with other extensions on south side. Full-height studwork with arch wind-bracing; long tension braces added later. Butt purlin roof. Arch-braces at open trusses replaced with C19 knees. Much remodelling of walling at west end c.1800. Included for group value.

Listing NGR: TM2112258098

The proposed barn is considered to lie within the wider setting of the listed buildings, and will be approximately 120m from the barn and 160m from Southwood Farmhouse.

### 9.3 Impact of the Proposals on the setting of the listed buildings.

As shown in picture 4 below, the proposed barn will be located in the far north-west corner of the site, where it will be obscured from the listed buildings by mature trees and vegetation along the road edges. In addition, the barn is of typical agricultural barn form/design that is common in this rural area, and will be finished in metal cladding, coloured green, to help it blend in to the landscape. Overall therefore, the impact of the proposals on the wider setting of the listed buildings is considered to be low.



**Picture 4 – Aerial view showing how the barn will be obscured from the listed buildings to the south.**

### 10.0 Conclusion

This full planning application is for permission to erect a detached metal storage barn on land adjacent to Red House Farm in Framsdon. The proposed barn is located outside of the immediate setting of 2no. listed buildings, on a parcel of agricultural/amenity land, and has an agricultural form/appearance. The building is required for the safe storage, service and maintenance of small-machinery, that is used for maintaining the surrounding land.