



PLANNING  
STATEMENT

**Site Address:**  
New England Barn  
Tadlow  
SG8 0EN

---

**Prepared for:** Matthew Rice

# Contents

<b>INTRODUCTION</b> .....	<b>3</b>
DESCRIPTION OF SITE .....	3
RELEVANT PLANNING HISTORY .....	3
<b>PROPOSAL</b> .....	<b>4</b>
<b>POLICY</b> .....	<b>5</b>
DEVELOPMENT PLAN .....	5
Harborough Local Plan 2011-2031.....	5
NATIONAL PLANNING POLICY FRAMEWORK.....	5
<b>EVALUATION</b> .....	<b>6</b>
PRINCIPLE OF DEVELOPMENT .....	6
Location.....	6
Fallback Position.....	6
ECOLOGY .....	7



# Introduction

EASTING: 527579

NORTHING: 248518

CURRENT USE: Sui generis (agricultural)

AUTHORITY: South Cambridgeshire

**This statement supports a full planning application for the demolition of an agricultural building and the erection of one dwelling.**

## DESCRIPTION OF SITE

The application relates to land containing a former agricultural barn located to the east of New England Farm. The site lies outside of the Tadlow Development Framework within the open countryside. The northern part of the site lies within Flood Zones 2 and 3. Public Rights of Way (PRoW) run along the southern and western boundaries.

## RELEVANT PLANNING HISTORY

The change of use from agricultural to a dwelling house was originally granted under prior approval reference S/4700/18/PA dated 26.02.2019. One of the conditions imposed on Class Q approvals is that development must be completed within a period of three years starting with the prior approval date. Whilst work had begun within three years of the approval it had not been completed and as such, the approval had expired.

The applicant subsequently applied for a new prior approval under 22/01282/PRIOR. This was withdrawn as it did not meet the permitted development requirements as the work had started on the site.

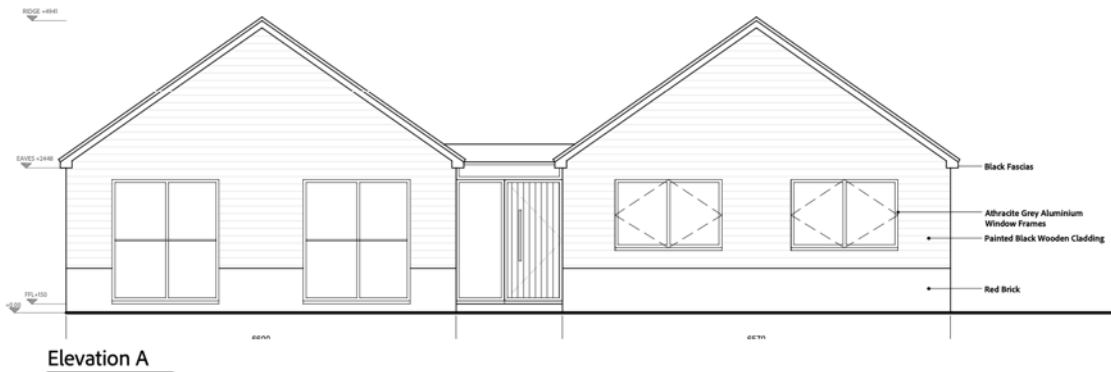
An application to regularise the work that had begun and to finish the development was approved under 22/02192/FUL.



# Proposal

The application proposes the demolition of an agricultural building and the erection of one dwelling.

The dwelling will be single-storey incorporating four bedrooms and an open plan kitchen and living area.



The external walls will be constructed of low-level red brick, with black timber cladding to the eaves. Red/brown tiles are proposed for the roof.

Sympathetic fenestration is proposed throughout allowing adequate levels of natural light into all habitable rooms.

The below image shows the proposed dwelling within the context of its surroundings. The dwelling has been designed so that it is sympathetic to neighbouring agricultural buildings.





# Policy

Section 38(6) of The Planning and Compulsory Purchase Act 2004 states *"if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

Additionally, section 70(2) of The Town and Country Planning Act 1990 requires that, in dealing with an application for planning permission, *"the authority shall have regard to the provisions of the development plan, so far as material to the application...and, any other material considerations."*

## DEVELOPMENT PLAN

The development plan comprises:

- South Cambridge Local Plan (2018)

### Harborough Local Plan 2011-2031

#### Policy S/7: Development Frameworks

2. Outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.

## NATIONAL PLANNING POLICY FRAMEWORK

**Paragraph 2:** Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

**38.** Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.



# Evaluation

## PRINCIPLE OF DEVELOPMENT

### Location

Policy S/7 of the South Cambridge Local Plan (2018) states that outside of development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where support by other policies in this plan will be permitted. The site is located outside of the Development Framework and the proposed use does not fall within the exemptions listed within Policy S/7. The proposal is therefore contrary to the development plan.

### Fallback Position

It is established in case law that a fallback position is capable of being a material consideration when considering alternative proposals for development of the same site. For a fallback position to be a relevant consideration, the basic principle is that it must be a real prospect. It does not have to be probable or likely, as a possibility would suffice (Mansell vs Tonbridge and Malling Borough Council [2017]). For the prospect to be real, there must be a greater than theoretical possibility that the development might take place.

The site benefits from an extant permission for the conversion of an agricultural building to one dwelling under 22/02192/FUL. Implementation of that building would see the creation of a large, two-storey dwelling as shown below.



The below image shows barn which sites adjacent to the site:



The proposed dwelling is more compatible with its location and appropriate in terms of scale, materials, height and colour; the visual impact is drastically reduced as a result in the reduction of the ridge line.

The visual betterment arising from the proposal better aligns with the aims of policy HQ/1 when compared with the fallback position.

## ECOLOGY

A PRA was undertaken to support the original Class Q application (S/4700/18/PA). The report concluded that the building had negligible potential for roosting bats.

The current state of the roof is shown in the picture to the right. It can reasonably be concluded that the findings of the original report remain unchanged.

A Biodiversity Enhancement Scheme was submitted with application 22/02192/FUL. It is accepted that this scheme will require amendments and it is requested that this is dealt with by planning condition.

