

Writtenstone Farm, Writtenstone Lane, Longridge. Preston
PR3 2ZN.

Conversion of barn to one dwelling construction of garage,
conversion of outbuilding to ancillary accommodation,
demolition of outbuilding, creation of new vehicle access,
garden and landscaping. Diversion of public footpath.

Planning, Design and Access Statement
JDTPL0522

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1.0 INTRODUCTION

- 1.1 This planning application and listed building consent application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants and seeks planning permission and listed building consent to convert a traditional agricultural barn to one dwelling, to modify an existing agriculture building and demolish another, construct a garage, create a new vehicle access, garden and landscaping and the diversion of a public footpath.
- 1.2 This Statement will describe the application site and surroundings, and the development being proposed. The relevant planning policies will then be discussed. We will demonstrate that the application complies with the development plan and other material considerations and conclude that planning permission should be granted.
- 1.3 This application should be read in conjunction with drawings:
- 7035 - Site Location Plan. Rev B
 - 7035_01F Existing Site Plan 1:500 scale
 - 7035_04C Existing Barn Plans and Elevations
 - 7035_07G Proposed Barn Plans, Elevations and Section
 - 7035_10B Existing Outbuilding 2 Plan and Elevation
 - 7035_11D Proposed Site Plan
 - 7035_12C Proposed Outbuilding 2 Plan, Elevations and Section
 - 7035_14C Proposed Garage Plan, Elevations and Section
 - 7035_15 Existing Outbuilding 1 Plan and Elevations
 - Historic Buildings Appraisal Sunderland Peacock Associates
 - Structural appraisal - Barn. Paul Snape Consulting
 - Structural appraisal– Outbuilding 1. Paul Snape Consulting
 - Structural appraisal– Outbuilding 2. Paul Snape Consulting
 - Preliminary Bat Roost Assessment and General Ecology Walkover. Knight Sky Ecology May 2024.
 - Bat Survey Report Knight Sky Ecology July 2024
 - Biodiversity Net Gain Assessment. Knight Sky Ecology.
 - Arboricultural Method Statement. Mulberry TMC
 - Arboricultural impact assessment. Mulberry TMC
 - Sewage Treatment and Drainage Field Layout. Paul Snape Consulting

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 Written Stone Farm is located within the open countryside, outside but close to the Area of Outstanding Beauty (National Landscape) and outside a settlement boundary as defined in the Ribble Valley Housing and Economic Development, Development Plan Document. The site is approximately 2.7km north east of Longridge. The boundary of the AONB runs along Writtenstone Lane so that the site is immediately to the west of the AONB. The landscape character type for the site is described as undulating lowland farmland whilst to the north is it moorland fringe. The landscaped around the site are agricultural fields bounded by substantial hedges including trees.

2.2 Written Stone Farm is a listed building. The listed building description is:

“SD 63 NW 7/131

LONGRIDGE, WRITTEN STONE LANE, Written Stone Farmhouse

II

House, probably late C18th. Sandstone rubble with slate roof. L-plan. 2 storeys. Facade of 3 bays with chamfered quoins and windows of 3 lights with square stone mullions and plain stone surrounds, except for the central window on the 1st floor which has a plain stone surround with semi-circular head. The door has a plain stone surround with a semi- circular head.

Listing NGR: SD6258537882”

2.3 Although the listed building description does not specifically mention the barn to be converted and the outbuildings at Writtenstone Farm in the list description due to the close proximity of the barn and other outbuildings to the listed building and the guidance in Historic England Advice note 10 we have concluded that these buildings are within the curtilage of the listed building and are to be treated as part of the listed building.

2.4 To the east of Writtensone Farm is the Written Stone this is also a listed structure. The list description is:

“SD 63 NW 7/130

LONGRIDGE WRITTEN STONE LANE The Written Stone

II Inscribed stone, 1655. Sandstone. About 8 feet long, 2 feet wide and 18 inches deep. The following is written in incised letters: 'RAVFFE RADCLIFFE LAID THIS STONE TO LYE FOR EVER AD 1655'.

For legends about the stone see Smith, Tom C., A History of Longridge, Preston, 1888, pp. 27-30.”

Listing NGR: SD6261737902

- 2.5 Writtenstone Lane is an unadopted road and a bridleway. There is a passing place near to the junction with Lower Road. A public footpath runs south west from Writtenstone Lane through the farm yard south of the house and barn.
- 2.6 According to the Lancashire County Council mapping service “mario maps” there does not appear to be a bus service along this part of Lower Road.
- 2.7 The GOV.UK flood map for planning indicates that the site is within flood zone 1 an area least likely to flood.
- 2.8 The barn to be converted to a dwelling is a traditional and substantial two storey barn built of stone with a slate roof. Attached to this to the south west is a smaller section built of stone and brick with a stone slate roof. At the rear is another section built of stone with a cement/asbestos sheet roof. To the south of the main barn is a detached red brick single storey building with rendered walls and an open front. It currently has no roof. To the south east of the barn is another red brick and rendered building with a mono-pitched roof. The buildings stand in the farmyard with the listed farmhouse and another stone outbuilding. The farmyard is surfaced mostly in concrete and is elevated from the land to the south east which slopes down away from the farm towards Lower Road. Vehicle and pedestrian access are currently off Writtenstone Lane to the north east.

3 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development comprises the conversion of a traditional barn to one dwelling and the creation of a garage in place of a former concrete midden, the conversion of an existing outbuilding to ancillary domestic outbuilding and the demolition of another outbuilding adjacent to the main elevation of the barn.
- 3.2 A new driveway is proposed from Written Stone Lane to serve the barn conversion and the existing farmhouse. The existing vehicle access is to be closed off. As the existing access is also a public right of way, the planning application also proposes to divert the public footpath to the south east to take a route parallel to the existing footpath but not through the farmyard. The route meets up with the existing route of the footpath to the south east of the buildings.
- 3.3 A modest garden area is proposed to the west of the barn conversion which adjoins the existing garden to Writtenstone Farm to the north. The proposed curtilage to the south west and south east encompasses the area of the existing farmyard and outbuildings.

4 DEVELOPMENT PLAN POLICY

- 4.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2023).

Core Strategy (2014)

- 4.2 The following policies are of relevance to the proposal:

Ribble Valley Core Strategy:

- Key Statement DS1 (Development Strategy) sets out the development strategy for the Borough
- Key Statement DS2 (Presumption in favour of sustainable development) – the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- Key Statement EN2 (Landscape) Any development will need to contribute to the conservation of the natural beauty of the AONB
- Key Statement EN4 (Biodiversity and geodiversity – The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity.
- Key Statement EN5 (Heritage Assets) – expects there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.
- Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG2 (Strategic Considerations) – expects development to be in accordance with the Development Strategy and that development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement. The policy goes on to indicate that within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. It also indicates that where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.
- Policy DMG3 (Transport and mobility) consider the development in relation to the primary route network, the provision made for access by pedestrian, cyclists and those with reduced mobility
- Policy DME1: Protecting Trees and Woodlands aims to protect trees from development and requires applications which affect trees to be accompanied by a detailed arboricultural survey
- Policy DME2 (Landscape & townscape protection) development should enhance local landscapes
- Policy DME3 (Site and Species protection and conservation) -seeks to protect wildlife species protected by law and their habitats.

- Policy DME4: (Protecting Heritage Assets) in considering development proposals the Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.
- Policy DMH3 (Dwellings in the open countryside and the AONB) the conversion of buildings to dwelling is supported where they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.
- Policy DMH4 (The Conversion of Barns and other buildings to dwellings) – Permission will be granted for the conversion of buildings to dwellings where the building is not isolated in the landscape i.e. forms part of an already group of buildings and there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure.
- Policy DMB5: (Footpaths and Bridleways) aims to protect and enhance the footpath and bridleway network.

National Planning Policy Framework (NPPF)

Section 5 Delivering a sufficient supply of homes paragraph 84 supports isolated homes in the countryside where:

“b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting;”

Section 9 Promoting sustainable transport.

“114. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

b) safe and suitable access to the site can be achieved for all users;”

“115. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

Section 12 of the NPPF achieving well-designed and beautiful places is relevant.

Paragraph 135 seeks to ensure that development adds to the overall quality of the area and is sympathetic to local character and history, built environment and landscape setting.

Section 16 Conserving and enhancing the historic environment. Paragraph 203 requires that in determining planning applications local planning authorities should take account of:

“a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.”

5 EVALUATION

5.1 The main planning issues to be considered in the determination of this planning application are:

- The principle of the development
- The assessment of heritage value.
- The design of the proposals
- Visual impact-the impact of the proposals on the quality of the landscape.
- Residential amenity.
- Highways
- Ecology
- Biodiversity net gain
- Trees

Principle of the development

5.2 The site is in the open countryside outside of the settlement boundary of Longridge. It is also outside but close to the Area of Outstanding Natural Beauty (National Landscape) and is not within Green Belt. Policy DMH3 limits new residential development in the open countryside or AONB to certain types of development. This includes the appropriate conversion of buildings to dwellings providing they are suitably located, and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction. The proposal is compliant in principle with policy DMH3.

5.3 The locational requirement of DMH3 is defined in policy DMH4 which supports the conversion of buildings to dwellings provided that the building is not isolated in the landscape and is part of an existing group of buildings. The building forms a group with the farmhouse and outbuildings at Writtenstone Farm. Policy DMH3 and DMH4 provide an exception to the development strategy for the borough which is to focus new housing development to larger settlements. As such the proposal is not in conflict with Key Statements DS1, DS2 and DMG2.

5.4 The proposed conversion of the barn to a dwelling is the optimal viable use of a heritage asset and would re-use a redundant and disused building and lead to an enhancement of its immediate setting. In principle the proposed conversion of the barn to a dwelling accords with paragraph 84 of the NPPF.

- 5.5 The structural appraisal dated February 2024 submitted with this application confirms that the main barn is suitable for conversion. It does not indicate the need for complete or substantial reconstruction. The character of the building, its materials and design are '*worthy of retention*' and it has a genuine history of being used for agricultural purposes. In principle the conversion of the barn to one dwelling is acceptable under policy DMH4. The structural report for outbuilding 2 carried out on the 13th June 2024 confirms that the outbuilding is structurally suitable for retention and re-use. The character of the building, its materials and design are '*worthy of retention*' and it has a genuine history of being used for agricultural purposes. In principle the conversion of outbuilding 2 to ancillary domestic accommodation is acceptable under policy DMH4.

Heritage Assessment

- 5.6 The barn to be converted and associated outbuildings are considered to be listed buildings by virtue of being within the curtilage of the listed building and having been constructed before July 1948. A Heritage Appraisal has been submitted with the application. The statement of significance asserts that:

"The level of interest that the barn possesses is insufficient to be able to establish the buildings as being of national importance on its own individual merit and therefore is not considered to be of a standard suitable for statutory listing and must only be of local interest as part of the local agricultural landscape and as part of the existing group of buildings at Written Stone Farm.

The significance of the barn is derived from its extant 17th century fabric, which is largely confined to its exterior, as well as its subsequent 19th century alterations which provides evidence of historical development.

However, significance has been impacted upon by past alterations to the barn. Internally, only limited interpretation can be undertaken as there is little evidence remaining, to the main barn which would indicate the historic use of the interior spaces, this is likely due to the requirements of modern farming practices and livestock welfare standards.

The barn is a large structure with an imposing and dominant visual appearance and has maintained a strong rustic agricultural character."

- 5.7 The Heritage Impact Assessment concludes that the conversion of the barn to a dwelling is the optimum viable use for the main barn and will halt any deterioration. Without a new viable use, the building is likely to deteriorate resulting in the loss of significant historic fabric. The adaptation of the small, detached brick and render building (outbuilding 2) to a domestic outbuilding will retain this building and put it to a viable use and preserve it within the setting and context of the barn and farm group. The demolition of the small mono-pitched roofed building (outbuilding 1) is proposed as the building has significant structural issues and is not capable of being re-used. Its removal will enhance the setting of the main barn which has a

high heritage value and will better reveal the main elevation of the barn and from public views along Written Stone Lane and in the wider landscape.

- 5.8 The historic and rural character of the building and its setting will be sustained and enhanced through the proposed improvements to the external appearance of the barn and the retention of interesting features. This includes:
- Retention of the existing internal layout, wall openings and historic fabric where possible.
 - Retention of two storey height space and exposed existing timber roof structure above.
 - Reinstatement of original openings.
 - Enhancement of the appearance of the roof of the 19th century shippon by replacing the corrugated sheet roof with a standing seam zinc roof.
 - Replacement of defective rainwater goods with painted cast iron rainwater goods.
- 5.9 Interventions to the barn which are required to implement the new optimal viable use has been limited to a small number of new window and doors openings to the interior and exterior. These alterations as a whole would not affect the character and appearance of the barn.
- 5.10 The public benefits of the scheme are summarised in the Heritage Assessment. The principal benefit is securing the optimum viable use for the heritage assets. The National Planning Policy Guidance: Historic Environment, paragraph 016 ID 18a-016-20190723 states *“Where a heritage asset is capable of having a uses, then securing the optimum viable use should be taken into account in assessing the public benefits of a proposed development.”*
- 5.11 The barn has a strong agricultural character by virtue of its rustic vernacular appearance. The proposed conversion of the barn and outbuilding 2 will provide a new optimum viable use for these designated heritage assets that will be consistent with their conservation. The proposal complies with the requirements of Key Statement EN5, policy DME4 and paragraphs 196 and 203 of the NPPF.

Design

- 5.12 The barn to be converted is a traditional two storey stone built barn with a lower section at the south west end and single storey section on the north west side. The main elevation of the barn faces south east towards land which slopes towards Lower Road. The main elevation of the farmhouse also faces south east. The south east elevation of the barn contains two large openings, the waggon entrance to the main barn and large opening into lower section of the barn at the south east end. The conversion scheme re-uses the large openings to light double height spaces within the interior. All other openings are re-used as windows or otherwise retained with fixed timber shutters. One new modest sized opening is

proposed, on the ground floor to the left of the wagon entrance and an existing ground floor opening to the left of the blocked 17th century is enlarged to its previous size. Photograph 16 of the Heritage Assessment shows a stone cill with infill stonework above, beneath a small two-light window. The main barn will retain its natural blue slate roof. The lower section to the south west is to have the remaining stone slates removed and re-roofed in blue slate. The timbers within the roof are defective but are to be repaired, and a blue slate which is lighter weight than stone, will be used to re-roof this section to match the main roof of the barn.

- 5.13 The north east gable of the barn faces towards the main farm yard and is close to the main elevation of the listed farmhouse. The existing openings in this elevation are to be re-used, no new openings are proposed. The main north west elevation of the C17th stone barn is obscured by the later C19th shippon. The appearance of the shippon will be enhanced by the replacement of the modern corrugated fibre cement sheets and clear polycarbonate sheets with graphite coloured standing seam zinc roof covering and flush fitting rooflights. There is also an enhancement through the reinstatement of the existing opening in the lower section of the barn.
- 5.14 The structural survey section 4 suggests that the south west gable elevation of the barn has been rebuilt in brick which has then been rendered. See structural survey photographs 14 and 16. It is proposed to re-use the existing openings and re-open the doorway on the ground floor. This elevation will be re-rendered with a lime-based render. These works will lead to an enhancement of the appearance of the building.
- 5.15 The south west gable of the single storey shippon is finished in stone. It is proposed to introduce one large opening in the gable elevation to light the main sitting room of the proposed dwelling. Two metal flues are proposed to serve wood stoves in the main living spaces of the kitchen and sitting room. The alterations to the barn are minor introducing some new openings on the exterior and a staircase and some subdivision of the space to the interior. Large spaces are retained within the building including double height spaces. These alterations are minimal and necessary to provide additional natural light and to create rooms within the interior which is necessary to accommodate the new use.
- 5.16 The proposed garage stands on the footprint of an existing midden which is surrounded on three side by concrete walls. The base of the midden is at a lower level than the farmyard. The garage will be at a significantly lower level than the farmhouse and barn and is positioned as part of the grouping of the buildings at Written Stone Farm. The gable of the garage will face towards Lower Lane and the garage doors will face towards the proposed site access.

Only the gable to the roof will be visible within the yard. It is proposed to be constructed out of natural stone and with a natural slate roof. Drawing 7035-14 C shows the floor level and height of the garage in relation to the farmhouse.

- 5.17 It is proposed to demolish Outbuilding 1 which stands in front of the main elevation of the barn. This building is poor structurally and not suitable or capable of re-use. Outbuilding 2 is in a sound condition. It is proposed to adapt this building and re-roof it in blue slate to create a domestic ancillary outbuilding. This will involve building up the north west elevation creating a roof structure of the same profile as the original and re-rendering the exterior.
- 5.18 The residential curtilage of the dwelling is shown as an inset on drawing 7035-11D Proposed Site Plan. The majority of the area to be used with the proposed dwelling as its curtilage is currently the hard surfaced area of the farmyard. On the south east side it follows the existing boundary between the farm and the field below. On the north west side the curtilage extends into the field between the barn and the existing garden to the farmhouse. The boundary will be defined by a stock proof post and wire fence. There is adequate space within the curtilage for the parking and turning of cars. The remaining area within the red edge which is not identified as curtilage is required for landscaping, biodiversity net gain and foul drainage.
- 5.19 The proposed conversion of the stone barn to one dwelling, including a domestic garage and outbuilding a fully accords with the requirements of policy DMH4: The Conversion of barns and other buildings to dwellings and DMG1:Geneal considerations.

Visual impact-the impact of the proposals on the quality of the landscape.

- 5.20 The conversion of the barn to a dwelling provides a viable future for the building preserving its positive contribution to the landscape. The development will generally improve the setting of the listed buildings by the removal of the obsolete and structurally poor outbuilding 1. The outdoor space associated with the dwelling is created from the clearance of part of the agricultural building and relates closely to the buildings and part of the rising ground to the northwest close to the garden of the farmhouse.
- 5.21 The new vehicle access relates well visually to Written Stone Lane and provides an area where the sewage treatment plant can be sited and planting to achieve biodiversity net gain including the planting of 17 new trees. The access will as a result not appear out of place in the landscape being closely related to Written Stone Lane and leading directly to the centre of the group of buildings at Written Stone Farm. The proposal preserves the visual qualities

of the landscape and reflects local distinctiveness in the vernacular style, scale, features and building materials as required by Key Statement EN2 and policy DME2.

Residential amenity

- 5.22 There is sufficient distance between the existing farmhouse and the proposed barn conversion for there to be not loss of privacy through overlooking of windows or private outdoor amenity space and complies with the requirement of policy DMG1 in this respect.



Existing access to Written Stone Farm from Written Stone Lane with field access opposite.

Highways

- 5.23 The application seeks planning permission for a new vehicle access from Written Stone Lane. The previous owner of the Written Stone Farm owns Cottam House Farm and farms the surrounding land. He regularly uses the vehicle entrance to Written Stone Farm to turn agricultural vehicles and to aid access into the field opposite see photograph. To avoid conflict and safety issues between agricultural vehicles and vehicles and pedestrian accessing the existing and proposed dwelling at Written Stone Farm a new vehicle access is proposed off Written Stone Lane. The existing access will be permanently close off. The new vehicle access will cross a short length of the field. The entrance of Written Stone Lane will

be wide enough for two cars to pass and will create an additional passing place on Written Stone Lane which is a single-track road, road number X405. There is an existing passing place on Written Stone Road close to the junction with Lower Road.

- 5.24 The existing access is also a public footpath. It is proposed to relocate the footpath to the south east. The footpath will then run parallel to its existing route but outside the proposed residential curtilage. The new route retains public views from the footpath of the listed building Written Stone Farm and its associated outbuildings and is not more onerous to walk than the existing route. The proposal complies with policy DMB5.
- 5.25 Written Stone Lane serves Cottam House Farm which is a working farm and farmhouse, Cottam House Cottage which has two holiday cottages associated with it and the existing Written Stone Farm which comprises a farmhouse and farm buildings. The conversion of this large barn and outbuilding to one dwelling will permanently extinguishing the agricultural use of these buildings will not lead to a significant increase in vehicles using Written Stone Lane or its junction with Lower Road. The level of traffic associated with the proposed dwelling will be similar to the level of traffic associated with the farm buildings if they were to remain in active use. Lancashire County Council mapping service mariopmaps does not record any collisions on Lower Road near to the junction with Written Stone Lane or on Written Stone Lane.
- 5.26 Planning permission was granted in 2013 reference 3/2013/1017 for the conversion of annexe at Cottam House Cottage to be used as a holiday let. In 2020 reference 3/2020/0888 permission was granted for a new build holiday let on land at Cottam Cottage Farm. The highway authority did not object to either of these applications, indicating that there was no highway concern regarding a modest increase in use of Written Stone Lane. The low level of traffic associated with the proposed development, the addition of a passing place, and the removal of agricultural traffic visiting Written Stone Farm will improve safety and convenience for other users of Written Stone Lane and for pedestrians.
- 5.27 The proposed conversion provides four bedrooms. The site layout provides ample parking for cars in the yard area and with the proposed garage in excess of the 3 car parking spaces required by the Lancashire County Council car parking standards. The proposal complies with policy DMG1 and DMG3 and NPPF paragraphs 114 and 115..

Ecology

- 5.28 A protected species survey has been undertaken. A preliminary Bat Roost Assessment and General Ecology Walkover dated May 2024 is submitted with the application. A site walk over

was undertaken on 12th April 2024. No evidence of bats roosting in the building was recorded. Evidence of barn owls roosting was recorded. The recommendations section of the preliminary bat roost assessment suggests a barn owl box is installed on one of the mature trees to the north of the barn and bat boxes are provided within the site. Emergence surveys were carried out on the 15th May, 6th June and 26th June 2024. The findings of the bat surveys described in the Bat Survey Report July 2024 are considered sufficient to conclude that bat roosts are likely absent from the property. The recommendations in the reports can be incorporated into the scheme so that the proposal full accords with the requirements of Key Statement EN4 policy DME3.

Biodiversity Net Gain

- 5.29 The biodiversity net gain assessment show that the 10% biodiversity enhancement required for habitats and hedgerows can be achieved (and exceeded) on site.

Trees

- 5.30 The development will result in the loss of a low-quality tree described as T5 Ash to the south east of the barn and part of the hedgerow along Written Stone Lane to form the pedestrian and vehicle accesses. The T5 ash is noted as a coppiced stump with extensive basal decay. There are no other trees are affected by the development but the arboricultural impact assessment notes that a tree to the north of the farmhouse T3 Ash is in decline due to Ash Die-back and recommends that this should be felled. The proposal includes the provision of 17 native trees, a native species hedgerow along the south east boundary and the species rich native hedgerow along the new access. Overall, there will be a significant increase in the number of native trees and hedgerow on the site. This accords with policy DME1.

6 CONCLUSION

- 6.1 The proposed conversion of the barn to a dwelling and associated development represents the optimum viable use for the buildings which is a public benefit. We have demonstrated that the buildings to be converted are appropriately located, structurally sound and capable of being converted without the need for major alterations or extensions.
- 6.2 We have demonstrated the proposed development complies with the requirements of the Core Strategy and the NPPF and as such planning permission should be granted.