

PLANNING STATEMENT – September 2022 – version 2 (final)

**1. Introduction**

- 1.1 This Statement has been prepared by Kelly & MacPherson Architects to support a full planning application submitted on behalf of the trustees of the R Elwes Fund of the Elwes Children's 1989 Settlement Trust to North Lincolnshire Council for the conversion of existing farm buildings to 7 no. dwellings at Roxby Grange Farm, North Street, Roxby.
- 1.2 Purpose - the purpose of this statement is set out the background to the applicant's proposals and to address the planning policies relevant to this application.
- 1.3 Planning Constraints and Previous/Relevant Planning Applications – there are no previous planning applications recorded on the North Lincolnshire website for this site. The site lies within Flood Zone 1 as identified on the EA flood risk mapping for rivers and seas. Part of the westerly extents of the site lie within a low-risk area of flooding from surface water – see image below. The site has a Historic Environment Record number 24931 and is a non-designated heritage asset.



Fig. 1 – GOV.UK mapping showing the surface water flood risk extents – the marker is centred over Roxby Grange with the farmstead indicated in orange to the right of the blue band of surface water flooding

1.4 The statement is structured as follows:

- **Section 1:** introduction
- **Section 2:** site description and photos
- **Section 3:** development proposals
- **Section 4:** planning policy context
- **Section 5:** other planning policy considerations
- **Section 6:** conclusions

1.5 This statement should be read in conjunction with the following application information and drawings:

Outline Sustainable Drainage Strategy – by Roy Lobley Associates

Structural Appraisal Report – by Mason Clark Associates

Preliminary Ecological Appraisal (PEA) – by KJ Ecology

Heritage Assessment – by Kelly & MacPherson Architects

Application Drawings – by Ettridge Architecture:

22 41 101 Existing Plans 1-6

22 41 102 Existing Plans Plots 7-8

22 41 130 Existing Site and OS plans

22 41 151 Existing Elevations Plots 1-6

22 41 152 Existing Elevations Plots 7-8

22 41 500 Proposed & Existing Roof Plans

22 41 1201 Proposed Plans Plots 1-6

22 41 1202 Proposed First Floor Plans Plots 1-6

22 41 1203 Proposed Plans Plots 7&8

22 41 1230A Proposed Site Plan

22 41 1251 Proposed Elevations 1

22 41 1252 Proposed Elevations 2



Fig. 2 – location plan of the site (not to scale)

## **2. Site Description, Physical Context and Photos**

- 2.1 The application site is a former horse yard sited in open countryside approximately 300m from the eastern side of the village of Roxby in North Lincolnshire.
- 2.2 The application site comprises an almost fully enclosed yard located tight to the north side of North Street and includes a number of single and two-storey C19 ranges. The main yard is enclosed by 'C' shaped contiguous ranges with a detached range to the south side and a further spur range extending northwards from the north-west corner. To the north of the main yard is a detached C19 two storey building with lean-to side and rear elements and a C20 detached one and a half storey building, which together form a loose yard to the northern part of the built site. Within the south-western corner of the site is a small Anglian Water service building (highlighted in blue on the above fig. 2).
- 2.3 The south boundary of the site is formed by the south elevation of the main yard with a strong line of mature poplar trees to the west end of the yard extending either side of the site entrance. The main yard also forms the southern end of the eastern boundary of the site. The extents of the site then zigzag around the eastern side of the northern yard and run between the two detached buildings to the north end of the site. The boundary to the north-west of the yard buildings is not marked and has a deep drainage ditch within which are growing 5 mature willow trees, which lie outside of the application site boundary. A field access crosses over this ditch and the western site boundary continues without delineation except for several mature deciduous trees.
- 2.4 Access to the site is directly off North Street via a gated entrance. An access track runs to the west side of the buildings and links to two field accesses to the north and west of the site and has two spurs into the main yard and between the north side of the main yard and the detached buildings to the north.
- 2.5 Open fields extend beyond the northern and north-western boundary of the site. To the east is a pair of C19 semi-detached cottages fronting onto North Street with gardens and outbuildings to their west, north and east sides. A detached C19 dwelling is to the west side of the site and is separated from the site by a large garden area bounded by mature trees. To the south side of North Street is an extent of hedging with agricultural fields beyond.
- 2.6 In general, the ranges are predominantly single and one and a half/two storey of rubble stone construction with brickwork detailing. Roofs are pitched with gabled and hipped ends and mainly of natural clay pantile coverings with part of the main range being of profiled sheeting and the eastern range and northern detached building of natural slate roof covering. Most of the door and window openings are contemporary to the C19 built fabric and are function specific to the previous and original use of the buildings as a horse yard with associated animal stabling, feed and transport storage with some agricultural use. Further details and photos of the ranges and buildings are shown in the accompanying heritage assessment.
- 2.7 The buildings are in varying states of repair and a structural appraisal report has been carried out by Mason Clark Associates. The synopsis findings state that there appears

to have been longstanding downward movement to the internal and external walls, as evidenced by the cracking, leaning to walls and general dilapidated condition of some of the buildings forming the farm complex. In the opinion of the structural engineers, the extent of the movement has not affected the overall stability of most of the buildings. However, the condition of buildings 1 and 2 and external stairway to Building 8 are of concern, and they cannot guarantee the short-term stability of these buildings. Various structural defects works are recommended including further surveys, partial demolition repair works and a further structural design check to establish possible extents of underpinning to the existing foundations. The severe reduction of the canopy volume of all vegetation near the buildings is also recommended.

- 2.8 The buildings are vacant and were previously used as a horse yard – it is not known when this used ceased. Given the extents of dilapidation of some of the buildings they may not have been used for several years.
- 2.9 The landscape context is relatively open, undulating agrarian landscape to the south, east and north. North Street, which links westwards to the village of Roxby, is relatively enclosed by mature and semi-mature tree and hedge planting to both sides.



Fig. 3 – Google Earth view of the site showing the rural context



Fig. 4 – the site entrance which lies on the north side of North Street – the line of mature poplar trees to the east side of the entrance are a strong landscape feature of the site and wider setting



Fig. 5 – looking west along North Street – the southern end of the farmstead buildings sits tight to the roadside



Fig. 6 – a view into the site from the entrance off North Street



Fig. 7 – a view looking southwards towards the site entrance from the northern part of the site



Fig. 8 – the detached two-storey building to the northern side of the site – the landscape is open fields to the north and some of the mature willow trees, which lie outside of the application site to its north-west side can be seen to the left of the photo



Fig. 9 – an access on the western side of the site into the adjacent arable fields



Fig. 10 – the northern edge of the site



Fig. 11 – looking east through part of the open northern yard area between the main 'C' shaped crew yard and the C20 building to the north of the site



Fig. 12 – part of the north elevation of the main yard buildings



Fig. 13 – the eastern side of the main yard



Fig. 14 – part of the northern range of the main yard – the yard is divided by some freestanding stone and brick-built walls



Fig. 15 – the eastern range of the main yard which is an open cart shed with an enclosed end bay to its south side tight to North Street



Fig. 16 – part of the southern range of the main yard which also sits tight to the north side of North Street

### **3. Proposed Development**

- 3.1** The development proposal is for the conversion, rebuilding and repair of the existing buildings and yard to create 7no. new dwellings with associated parking, access, landscape and amenity spaces. The subsequent drawings form part of the application documents and were produced by Ettridge Architecture:



Fig. 17 – site layout plan

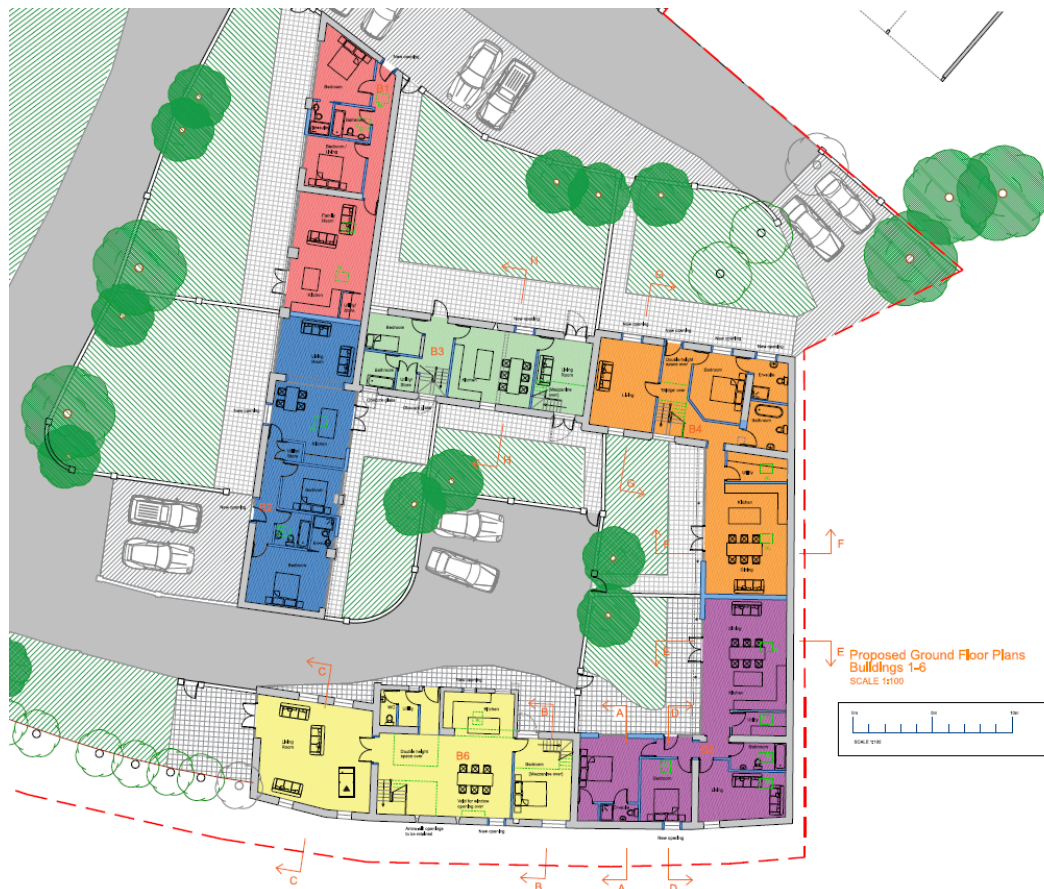


Fig. 18 – ground floor plans for the conversion and rebuilding for the main yard to 6 dwellings



Fig. 19 – the ground floor layout for the conversion of Building B7 (noted as B8 on this drawing) to a single dwelling

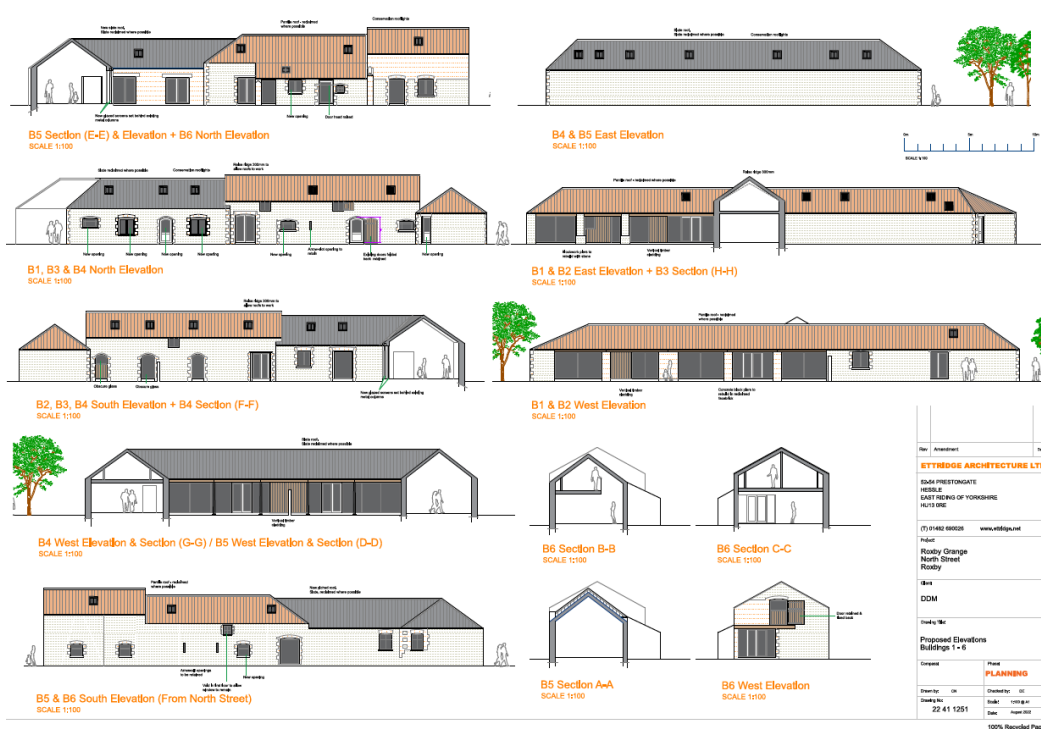


Fig. 20 – proposed elevations for the conversion and rebuilding of the main yard buildings

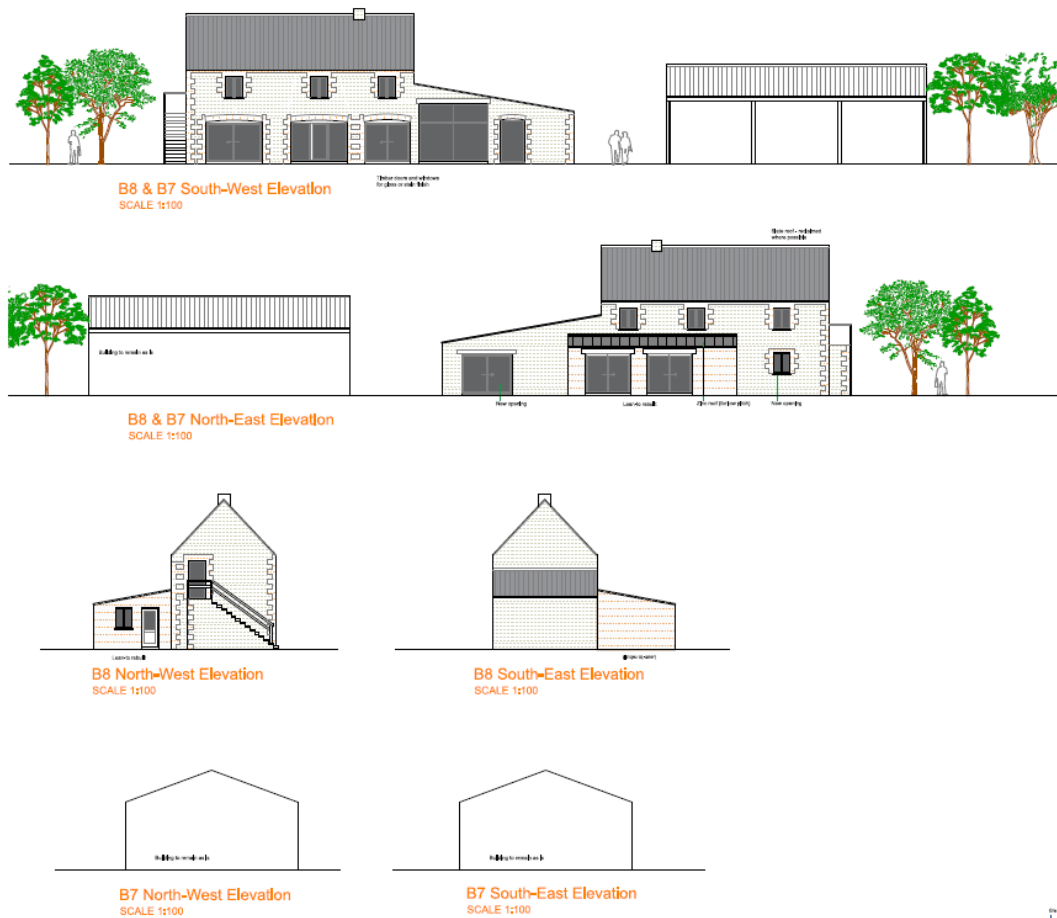


Fig. 21 – proposed elevations for the conversion of Building B7

#### 4. Planning Policy Context

- 4.1 Planning law requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan is, therefore, the starting point for the assessment of all planning proposals. Development plan policies of relevance to this application are listed below.
- 4.2 The Government’s planning policies, as set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), are also a material consideration in deciding planning applications. The NPPF sets out the Government’s planning policies for England and how these should be applied. The most recent iteration of the NPPF was published in July 2021. Paragraph 219 states: "Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."
- 4.3 Local Plan Policy – the North Lincolnshire Local Development Framework (LDF) was adopted in June 2011 and sets out the long-term vision for North Lincolnshire and

- provides a blueprint for managing growth and development in the area up to 2026.
- 4.4 The LDF core strategy Policy CS6: Historic Environment states that the council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains. The policy goes on to state that all new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value. Development proposals should provide archaeological assessments where appropriate.
- 4.5 Local Plan Policy – the North Lincolnshire Local Plan was adopted in May 2003 and has since been replaced by the Local Development Framework (LDF). Most of the policies included in the Local Plan have been saved together with a number of supplementary planning guidance notes and development briefs. The key saved policies for this application are RD2 and RD9, which relate to rural development.
- 4.6 Policy RD2 relates to the control of development in open countryside. RD2 states that 'Development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is: (v) for the re-use and adaptation of existing rural buildings.
- 4.7 The application site lies approximately 300m to the east and outside of the defined development limit boundary for the village of Roxby. The site is therefore in open countryside as defined within both the Local Plan and the LDF. The site comprises an established yard of existing rural buildings. The intention is for these buildings to be re-used and adapted to provide new dwellings.
- 4.8 Policy RD9 relates to the re-use and adaptation of rural buildings for residential use in open countryside. RD9 states that 'Proposals for the conversion of rural buildings in the open countryside for residential use will only be permitted if:
- i) the building is of architectural or historic importance to the rural scene and is of substantial and permanent construction capable of conversion without major alteration;
  - ii) it can be demonstrated that residential re-use or adaptation is the only way to retain a building in viable continued use and/or secure the retention/improvement of the building;
  - iii) the development will not create a need for new buildings to house activities displaced by conversion;
  - iv) the general design of the conversion retains and respects the original character of the building and is in keeping with its surroundings. Any extension should respect the scale and appearance of the original building; and
  - v) the development will not lead to the loss of habitat for protected species.
- 4.9 The application site buildings are of architectural and historic importance to the rural scene. The C19 buildings are locally listed and were subject to a heritage at risk survey in 2015. A separate heritage assessment has been prepared to accompany this application setting out the heritage significance of the locally listed buildings and the

- impact of the proposed development on this significance.
- 4.10 Heritage Significance - the yard includes both a regular and loose courtyard layout comprising stone and brick-built structures under pantiled and slate covered roofs, which retain much of their original layout, fabric and design including door and window openings and detailing. The buildings have good aesthetic significance. The site also has good local narrative significance reflecting changing farming methods in rural Lincolnshire during the C19 and C20. The dilapidation of some of the buildings and lack of maintenance detracts from the aesthetic significance of the buildings.
- 4.11 Heritage Impact – the development proposals would have some positive impact on the identified heritage significance of Roxby Grange Farm through the retention, repair and rebuilding of the extant built fabric and the retention of the overall layout and design of the yard without any need for extensions or significant alterations. The insertion of 4 new openings to the north elevation of B4, the raising of the roof to B3 by 300mm, the insertion of 30 no. new rooflights, the removal of the existing yard walls, the erection of new brickwork boundary walls around and between the plots and the removal of internal features such as feeding troughs will have some combined level of negative impact on the heritage asset though the combined level of harm would not be significant. Any harm to the key heritage significance of the yard would be balanced against the public benefits of the scheme, which would be development of the rural buildings in a sustainable and optimal viable way that can be experienced by future generations.
- 4.12 The buildings are of substantial and permanent construction and are capable of conversion without the need for major alteration. A separate structural report has been carried out by Mason Clark Associates, which concludes that the majority of the buildings are stable. The condition of two of the ranges and an external stair to a third building is of concern and would require rebuilding. Additional survey and repair works are recommended in addition to the reduction of the canopy volumes of all vegetation near the buildings.
- 4.13 Residential adaptation is the only way to retain the building in a viable and continued use and/or secure the retention/improvement of the buildings. Rural buildings of this scale, form and layout do not lend themselves readily to either continuing agricultural use due to the narrow plan forms, restricted openings and head heights and general incompatibility with modern agricultural and/or animal welfare practices. Industrial or commercial use would be very difficult to justify and/or make viable given the isolated location of the site, the restricting nature of the site layout and plan form and the potential for unacceptable changes to highways and environmental issues, which could accompany an industrial or commercial change of use.
- 4.14 The development would not create a need for new buildings to house activities displaced by the conversion. The buildings have been vacant for several years.
- 4.15 The general design of the proposed development retains and respects the original character of the buildings and their wider setting. The main geometry, density and orientation of the layout of the traditional buildings is unchanged. There is no need for new extensions to the existing buildings. The dilapidated buildings identified in the

structural report would be rebuilt to match their former layout, design and appearance.

4.16 Ecology – a Preliminary Ecological Appraisal was produced by KJ Ecology in September 2022. The site and desk-top surveys found that:

1. The desk top study revealed that there one non-statutory site (Thealby Gullet LWS) within 2kms of the proposed development. There are a few protected species recorded within 2kms of the planned development, including Badger (*Meles meles*). The only protected plant recorded within the area is English Bluebell (*Hyacinthoides non-scripta*);
2. The Preliminary Ecological Appraisal found various nests from Swallow (*Hirundo rustica*) to Woodpigeon (*Columba palumbus*). The farm buildings have features which could support a bat roost from missing mortar to slipped pantiles to a small loft. The survey also found Himalayan Balsam (*Impatiens glandulifera*) around Buildings 5 to 7 – please see the PEA report for the building numbering;
3. The Biodiversity Net Gain shows that there will be a 56.29% increase in habitat units and a 30.62% increase in hedgerow units. This satisfies the Biodiversity Net Gain requirements.

Based on the survey results, the ecologist has no objections to the proposed conversion of the buildings into dwellings, as long as the following recommendations are followed:

1. As there are birds nesting on site, then if the works are to start in the bird nesting season (March to August) then a nesting bird survey will be required. This is because all nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). If a nesting bird is found, then work in that area cannot commence until the chicks have fledged and has been agreed with the ecologist – this requirement can be included as a condition of any planning approval;
2. As the Swallows will lose nesting sites and there is nowhere for them to go, some Acer ecology designed boxes will be added to the gable ends. Other bird boxes will be added to the trees – the location and number of the bird boxes is shown in fig. 2 page 23 of the PEA;
3. As there is bat potential in the area some bat bricks will be added to the buildings - the location and number of the bird boxes is shown in fig. 2 page 23 of the PEA;
4. As there is Himalayan Balsam on site it is best to spray the plants off in the Spring when they have germinated but before they have flowered. The soil then needs scraping off to 150mm. This soil will then be classed as Controlled waste and will need to be taken to a Licenced Landfill site – this requirement can be included as a condition of any planning approval;
5. The wildflower meadow for the Biodiversity Net Gain should use the recommended plant list. The wildflower meadow should be cut in late August with a further cut in November if conditions prevail and the cuttings removed from site to reduce nutrient content;
6. A native species rich hedge needs planting along the Northern boundary – this is shown on the application site plan and relevant drawings.

## 5. Other Planning Policy Considerations

- 5.1 Access, parking and turning - will be provided within the site to current Highways standards, with the existing access off North Street being retained and improved if considered necessary. 2no. parking spaces per dwelling are shown on the site layout

plans. There is sufficient space for the required access/reach distances for emergency service vehicles.

- 5.2 Design and Access – these considerations are set out within the combined heritage and design & access statement.
- 5.3 Ecology & Biodiversity – areas for lawn, wildflower meadow planting and indigenous hedging have all been indicated on the block plan to provide biodiversity net gain for the development.
- 5.4 Structural Condition – please see the information set out in items 2.6 and 4.9 of this statement and in the accompanying structural appraisal set out by Mason Clark Associates.
- 5.5 Surface Water Drainage – the accompanying Outline Sustainable Drainage Strategy produced by Roy Lobley Associates states that the site is located on superficial deposits of sand and gravel and that this is confirmed by a historic borehole record. The proposed SUDs is for the shared access and private drive gravel areas to be used as a soakaway with a void structure of 0.30 and with gravel to a depth of 260mm. The report also concludes that the infiltration requirements are indicative only for the purposes of the strategy and will be confirmed after percolation tests to BRE Digest 365 have been undertaken at the detailed design stage.
- 5.6 Foul Water Drainage - would connect to the existing Anglian Water below ground foul water mains drainage which runs along North Street.
- 5.7 Flood Risk – according to the GOV.UK Flood Map for Planning, the site lies within Flood Zone 1 and therefore has a low probability of flooding from rivers and seas.

## **6. Conclusions**

- 6.1 The proposed conversion of the former rural buildings to 7no. dwellings would provide additional housing to the local area and help support the limited local services in the village of Roxby. The development would be sustainable in that it would provide jobs during the conversion construction works, support the local economy and contribute to the local community.
- 6.2 Development would improve the environmental and biodiversity aspects of the area through additional hedge, wildflower meadow and tree planting.
- 6.3 The buildings can no longer be used for the purpose for which they were originally built, or the purpose for which they were last used. The buildings are capable of conversion with minimal alteration, including limited need for inappropriate new openings and additional features. No extensions are proposed to the existing buildings. The dilapidated buildings identified in the structural report as being unstable, would be re-built to match the former design, layout and detailing of the existing buildings where possible.
- 6.4 The buildings are of historic merit, have good local aesthetic and narrative heritage significance and are intrinsically worthy of retention in their setting.
- 6.5 Retention and appropriate conversion of this building would protect, conserve and enhance the historic environment of Roxby.
- 6.6 The development proposals would not detract from the character of the area and would enhance the appearance of the locally listed buildings, which are currently in a

poor to reasonable state of repair.

- 6.7 The development proposals are considered to accord with all the relevant local and national planning policy including highways, ecology and biodiversity and drainage/flood risk.