

Planning Statement – Scalegill Hall Farm, Scalegill Road, Moor Row

Proposal:

Hybrid planning application for the redevelopment of Scalegill Hall Farm including full planning permission for the demolition of redundant farm buildings, the refurbishment of the Grade II Listed Scalegill Hall, conversion of an existing stone barn to two dwellings, and outline planning permission for residential development with all matters reserved except access



Thomsen Estates

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1.0 Introduction

- 1.1 This planning statement has been prepared on behalf of the applicant in support of a hybrid planning application on land at Scalegill Hall Farm, Scalegill Road, Moor Row.
- 1.2 The purpose of this statement is to set out the planning case in support of the development of the site, and it should be read in conjunction with the plans submitted.
- 1.3 Section 2 of this Statement will set out the site's context, Section 3 covers the proposed development, Section 4 relates to the planning history of the site and surroundings, Section 5 will set out the planning policy context against which the application must be considered and undertakes a planning assessment of the proposed development and Section 6 will draw together the conclusions.

2.0 The Site

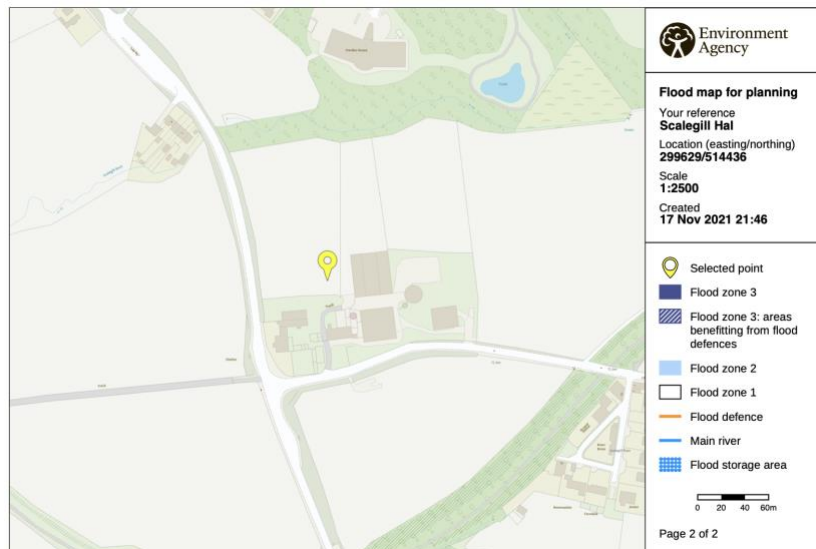
- 2.1 The application relates to a former agricultural unit extending to 1.27 hectares which lies to the north of Scalegill Road. The development adjoins further agricultural land to the north and east, to the west it adjoins the A595 and to the south it adjoins Scalegill Road, between the A595 and Moor Row.
- 2.2 The site is currently agricultural, consisting of an old residential farmhouse, and a mixture of modern and traditional agricultural building, all of which are in a poor state of repair. The topography of the land is fairly flat, and it is contained by hedgerows/a post and wire fence to the sides of the field, and a significant stone wall adjacent to the A595.
- 2.3 The application site is situated approximately 300m to the west of the established Local Plan settlement boundary for Moor Row from 2015, and more recent residential approvals are closer to the site. It is therefore close to the local amenities in the village consisting of the Primary School, playpark, social club, bakery, beauticians, Church and car garage. It is close to the A595 which provides bus route access to Whitehaven which is the Main Service Centre in the Borough as detailed in the Copeland Local Plan. It is 20m from a bus stop with a half hour daily service in either direction across the Borough.
- 2.4 The A595 to the west provides easy access to both Sellafield and Whitehaven and continues north towards Carlisle, and Egremont and Sellafield to the south. The A595 links to the A66, 13 miles north of the site which connects to Penrith and Junction 40 of the M6 to the east.
- 2.5 In summary therefore, the site is situated within a long-established residential area that is within reach of the best range of facilities that the Borough can offer.
- 2.6 There are no Conservation Areas or Tree Preservation Order's on or directly adjacent to the site.
- 2.7 The residential dwelling Scalegill Hall and the adjacent boundary wall to the western edge of the site with the A595 are both separate Listed Buildings/Structures, as detailed below from the Copeland Borough Council GIS map:

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- 2.8 The site is located in an area that the Environment Agency Flood Map for Planning has noted as Flood Zone 1, and as such have a low probability of flooding. There is watercourse to the northern edge of the applicants land to the north, and a foul sewer located following the route of the A595.



- 2.9 The dwelling Scalegill Hall currently stands empty and is unfortunately in a poor condition. Unfortunately, much of the associated farmland previously with the farm unit is on the other side of the busy A595, and the hall originally fell out of use because it became disconnected, and the tenant farmer lived elsewhere nearer to the main area of land. When the A595 became the strategic road that it now is, moving cattle and even getting farm vehicles across became impossible.

3.0 The Proposed Development

- 3.1 The application is a hybrid planning application for the redevelopment of Scalegill Hall Farm including full planning permission for the demolition of redundant farm buildings, the refurbishment of the Grade II Listed Scalegill Hall, conversion of an existing stone barn to two dwellings, and outline planning permission for residential development with all matters

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reserved except access. All details regarding scale, layout, landscaping and appearance of the residential development proposed on the site would be covered within a subsequent reserved matters application, if this is approved. The application has also been specifically submitted in this form to allow the Local Authority to ensure that the Listed Building will be fully renovated in appropriate time prior to the completion of the adjacent residential site.

- 3.2 The proposed dwelling would utilise a new point of access from Scalegill Road which is near to the current the main access to the site, and the farm buildings. The historic access points for Scalegill Hall and the adjacent barn, have been unused for a long period of time. This has been due to the inactivity of the house, and also their location closer to the A595 junction, with reduced visibility.
- 3.3 Again while not forming part of the application at this stage, the proposed scale of the outline residential development is around 20 dwellings on the site, which is as detailed on the indicative layout plan. This is in addition to the existing single residential unit, and the proposed conversion of the existing stone barn into two dwellings on site.
- 3.4 The layout of the proposed residential development could potentially take the form of a courtyard type development, as detailed on the indicative layout plan. Given the size of the site, all dwellings would have space to be large, detached properties, with sufficient space for garden land and parking/turning.
- 3.5 The properties would have a minimum of two in curtilage parking spaces, although the plots could accommodate more parking for cars if necessary. The dwellings in the surrounding area towards Moor Row are generally detached, two storey dwellings. The nearest development site, approximately 180m to the east, is a self-build site, which is nearly entirely properties of this nature.
- 3.6 The application site is considered well related to Moor Row due to its proximity; also, to the road network and it is considered that the development of the site in the proposed form is possible without having any adverse impact on the surrounding area. The likelihood is that this will be an improvement to the area, given the current condition of the site.
- 3.7 The proposed residential development site is enabling development, to allow for the full renovation of the Listed Building Scalegill Hall. Scalegill Hall currently stands empty and is unfortunately in a poor condition, as shown on the photo below . The Grade II listed building dates from the 17th century and, despite the lack of proper care in recent times, still retains much of its original fabric. But its poor condition means it requires considerable repairs and renewal to ensure that the fabric which survives is preserved. This will be achieved through the planning application submitted.
- 3.8 The application is accompanied by a development viability appraisal, and this concludes that *'LSH can advise that for the listed buildings to be restored viably, the development of up to c.18 new build units would need to be delivered to enable the wider scheme to produce a reasonable return to a developer and landowner.'*

4.0 Planning history

- 4.1 There is no previous planning history directly on the application site.
- 4.2 The following applications are the only planning applications on the application site, but are not considered to be of particular relevance to the proposal:
- 4/90/0840/0 – Corn Tower – Scalegill Hall, Moor Row – Approved
 - 4/94/0587/0 – Cattle Housing and concrete apron – Withdrawn
 - 4/21/2558/0F1 – Hybrid application for refurbishment of Scalegill Hall and outline residential development - withdrawn

5.0 Planning Policy and its application to the proposed development

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Local Development Plan consists of policies within the Core Strategy and Development Management Policies DPD (December 2013). The policies in the following paragraphs are considered relevant to the proposed development.
- 5.3 The Local Plan sets out a long-term spatial vision and strategic objectives to support Copeland's vision which is "Working to improve lives, communities and the prosperity of Copeland". Although it was adopted before the updated NPPF (2019) it was adopted after the first NPPF that was published in March 2012 and therefore closely follows the principles of sustainable development, as defined by national policy and delivering sustainable housing in accordance with that policy.

Strategic Policies

- 5.4 **Policy ST1** of the core strategy sets out the fundamental principles that will achieve sustainable development. Amongst other things it seeks to ensure that development created a residential offer which meets the needs and aspirations of the Boroughs housing markets and is focussed on previously developed land away from greenfield sites.
- 5.5 **Policy ST2** sets a spatial development strategy whereby development should be guided to the Principal settlement and other centres and sustain rural services and facilities.
- 5.6 The above are the strategic policies with particular relevance to residential housing sites.
- 5.7 **Policy SS1** seeks to improve the housing offer of the borough by, amongst other things, by allocating housing sites to meet local needs in locations attractive to house builders and enhancing the general surrounding residential environment of the borough.
- 5.8 With regards to the above, it is noted that the site is within the vicinity of a number of residential properties within Moor Row. The proposed residential development can be built to a high standard, will have minimal impact on local amenity and improve the borough's

housing stock in this desirable residential location, as shown by the success of the nearby self-build site.

- 5.9 **Policy SS3** requires housing development proposals to demonstrate how the proposal helps to deliver a range and choice of good quality and affordable homes for everyone. This is assessed by how well a proposal meets the identified needs and aspirations of the Borough's individual Housing Market Areas as set out in the Strategic Housing Market Assessment (SHMA). The aim of the policy is therefore to: -
- Create a more balanced mix of housing types and tenure within that market area, in line with the evidence provided in the SHMA
 - Include a proportion of affordable housing which makes the maximum contribution (consistent with maintaining the viability of the development) to meeting identified needs in that market area
- 5.10 **Policy SS5** sets out the Council's position in relation to the provision and access to open space and green infrastructure. This aims to protect against the loss of designated open space, set the minimum open space standards for new development and promote the establishment, improvement and protection of green infrastructure. As proposed, there could be a central area of open space in the development, given the size of the site.
- 5.11 **Policy ENV1** sets out an approach to ensure that new build development is not prejudiced by flood risk, by permitting new build on sites outside areas at risk of flooding and ensuring that new development does not contribute to increased surface water run-off through measures such as Sustainable Drainage Systems.
- 5.12 The proposed development is located within Flood Zone 1 which the Environment Agency (EA) define as an area having less than 0.1% annual risk of flooding and is therefore at the lowest risk of flooding. The site is therefore considered to be a low risk in terms of flooding.
- 5.13 **Policy ENV3** seek to ensure that new development will protect and enhance biodiversity and geodiversity.
- 5.14 The proposed development is currently an empty dwelling and dilapidated farm yard covered with agricultural buildings. Therefore, the development proposed does not raise any obvious concerns on this subject. There are no designations or information available which suggests that the site is subject to any biodiversity interest.
- 5.15 **Policy ENV5** relates to the protection and enhancement of the Borough's landscapes. It seeks to ensure that landscapes are protected from inappropriate change through unsympathetic development.
- 5.16 It is considered that the proposed development, being enabling development to allow for the renovation of the Listed Building farmhouse, will improve the landscape of the immediate vicinity. In addition, the remaining area that will be redeveloped for housing, will be an improvement on the dilapidated buildings on the site.

Development Management Policies

Design

5.17 **Policy DM10** states the Council will expect high standard of design and the fostering of 'quality places' and development proposals will be required to: -

- Respond positively to the character of the site and the immediate and wider setting and enhance local distinctiveness through an appropriate size and arrangement of development plots, the appropriate scale and massing of houses;
- Incorporate existing features of interest including local vernacular styles and building materials;
- Address vulnerability to and fear of crime and anti-social behaviour by ensuring that the design, location and layout of all new development creates clear distinctions between public and private spaces, overlooked routes and spaces within and on the edges of development;
- Create and maintain reasonable standards of general amenity.

5.18 It is considered that the above principles have been taken into account in the design and layout of the proposed development. The proposed dwelling on the indicative layout is considered appropriate in form, design and size, and also the size is laid out at an appropriate scale for the site and context of the wider Moor Row area. Further details regarding the exact nature of the property would be addressed through a reserved matters planning application, but it is noted that the site is suitable for 15 dwellings in the indicative form provided. The existing residential property is to be renovated to a high Conservation standard and will return to a single private dwelling funded by the adjacent residential development.

Residential Amenity

5.19 **Policy DM12** requires new build residential properties to have: -

- a separation distance of at least 21 metres between directly facing elevations of dwellings containing windows of habitable rooms
- a separation of at least 12 metres between directly facing elevations of dwellings containing windows of habitable rooms and a gable or windowless elevation

5.20 While only submitted in outline, the indicative layout confirms that the proposed dwellings could meet all of the above separation distances as noted on the indicative layout. The existing dwelling will be repaired back to a single property so there will be no issues from this with regards privacy and overlooking, and it is a substantial distance to the nearest building, which is the barn to be converted.

Drainage and Flood Risk

5.21 **Policy DM24** states where a proposed development is likely to be at risk from flooding or increases risk of flooding elsewhere, a Flood Risk Assessment (FRA) will be required to be submitted as part of the planning application. Development will not be permitted where it is found that there is an unacceptable risk of flooding; or the development would increase the risk of flooding elsewhere.

5.22 The development area is located within a Flood Zone 1 in which the NPPF recognises that all uses types are therefore appropriate.

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Access and Transport

- 5.23 **Policy DM12** requires housing development to provide a car parking provision in accordance with adopted residential parking standards. Cumbria Highways have provided a Cumbria Development Design Guide, which provides a suggested level of parking for housing development.
- 5.24 The size of the proposed site could accommodate sufficient parking for all of the proposed dwellings. The indicative layout accounts for two spaces per dwelling. The dwelling once renovated will retain parking and turning space for at least 3 cars, and garaging space in the attached barn structure. It is therefore considered that any proposed layout can meet this criterion of Policy DM12.
- 5.25 **Policy DM22** requires development proposals to be accessible to all users by providing convenient access into and through the site for pedestrians, cyclists and disabled people, access for emergency and service vehicles, meeting adopted car parking standards which reflect the needs of the Borough in its rural context. Where necessary the potential transport implications of development will be required to be supported by a Transport Assessment and a Travel Plan to manage any significant transport implications.
- 5.26 The proposed development provides a safe, functional, permeable and inclusive access allowing good sustainability to the facilities in Moor Row and allow sustainable transport links across the Borough from the adjacent A595. The proposed development site adjoins both the sustainable village of Moor Row and bus stop providing access to the wider Borough, by a surfaced, lit footway adjacent to the roadside. The new access to the site is in a suitable and safe location, with the other sites accessed being removed in future. The proposal therefore meets the aims of local plan policies DM12 and DM22.

Heritage

- 5.27 **Policy DM27** is the local Plan policy regarding heritage in the Borough. This states:
- ‘A Development proposals which protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough’s historic sites and their settings will be supported. This will be particularly relevant in the case of:*
- i) Scheduled Ancient Monuments*
 - ii) Conservation Areas*
 - iii) Listed Buildings and structures*
 - iv) Non-listed buildings and structures or landscape features of local heritage and archaeological value*
 - v) Surface and below ground archaeological deposits*

B Development proposals which have a significant adverse effect on a Scheduled Ancient Monument or its wider site or setting will not be permitted

C Development within Conservation Areas will only be permitted where it preserves or enhances the character or appearance of the area and, where appropriate, views in and out of the area. The Council will pay particular attention to:

i) How new development respects the character of existing architecture and any historical associations, landscape features, open spaces, trees, walls and quality of townscape

ii) The impact of any proposed works to trees with regard to policy DM28

iii) The design of any proposals for new or altered shopfronts and / or signage, which should be an integral part of the design and avoid the use of internally illuminated signage

D Development which affects Listed Buildings or their setting will only be permitted where it:

i) Respects the architectural and historic character of the building

ii) Avoids any substantial or total demolition, or any demolition that is not related to proposed development affecting the building

iii) Does not have a significant adverse effect on the setting or important views of the building

iv) Involves a change of use to all or part of the listed building which contributes to the conservation and overall economic viability of the building, and where the use can be implemented without any adverse alterations to the building

E Any development proposal which is considered to affect an existing or potential site of archaeological importance will be required to be accompanied by an archaeological assessment. Where archaeological deposits are evident, below ground or on the surface, evidence should be recorded and where possible requires development proposals to be accessible to all users by providing convenient access into and through the site for pedestrians, cyclists and disabled people, access for emergency and service vehicles, meeting adopted car parking standards which reflect the needs of the Borough in its rural context. Where necessary the potential transport implications of development will be required to be supported by a Transport Assessment and a Travel Plan to manage any significant transport implications.'

- 5.28 The proposed development is considered favourably in accordance with the above wording. The entire submission is based around the principle of protecting, preserving and enhancing mainly one heritage asset (The Grade II Listed Building Scalegill Hall) but also allow for any repair works necessary for the similarly Grade II Listed Wall to the western boundary of the site. The application will also allow for the future maintenance of both the property and wall, by bringing the dwelling back into use.

In addition, the revised application includes the retention and reuse of a traditional agricultural building for residential accommodation, which the Council's Conservation Officer considered to form part of the Listed Building group.

Principle – National Planning Policy Framework ("NPPF") (as revised July 2021)

- 5.29 The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF states that sustainable development has three objectives social, economic and environmental.

- 5.30 The social and economic are as follows:

"a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. "

It is noted in the above that a central aim of the NPPF is to ensure that the right type of land is available in the right areas, to ensure that the correct housing is available to meet the needs of present generations.

- 5.31 Paragraph 11 covers the issue of the application of the presumption in favour of sustainable development.

"For decision-taking this means:

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 5.32 Paragraph 49 in the revised NPPF now states "in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission."
- 5.33 During the timescale of this application preparation, the Local Authority is currently preparing a new local plan, and therefore this is submitted at a point where the presumption in favour of sustainable development as detailed in paragraph 11 above is a determining issue.
- 5.34 Paragraph 104 is regarding promoting sustainable transport, which is relevant to this proposal. *"Opportunities to promote walking, cycling and public transport use are identified*

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and pursued.” This continues in paragraph 105 stating “The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”

5.35 The proposed site is within walking distance of the centre of Moor Row, via a surfaced and lit footway along both sides of Scalegill Road. This is a detailed as a Local Service Centre within previously adopted versions of the Local Plan and is proposed to continue with this status in the Local Plan in preparation. It is 20m from a bus stop with a half hour daily service in either direction across the Borough. In the submitted application will not cause any significant increase in terms of traffic within the locality from the development, due to the size of the proposed development and its location on the strategic road network. It is not expected that there will be any strain on infrastructure capacity, and with regards to walking to facilities, as stated above the proposed development site is located within walking distance of the facilities and services found within the Moor Row settlement. The proposed development is situated near to existing housing and is only 550m walking distance from the primary school in Moor Row. The removal of the existing dilapidated farm building for ensures that there is minimal intrusion into open countryside.

5.36 Paragraph 189 states:

‘Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.’

5.37 Paragraph 190 states:

‘Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.’*

5.38 The above is noted, and it is considered that the Copeland Local Plan includes Policy DM27 to guide development in accordance with the above wording.

5.39 Paragraph 194 states:

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'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

5.40 Paragraph 195 states:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

5.41 In accordance with the above paragraphs, the planning application is accompanied by a Heritage Statement that identifies the heritage assets and assesses the impact upon them.

5.42 Paragraph 197 states:

'In determining 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.'

5.43 The above is an important section in the consideration of this planning application. The application building has now been vacant for a considerable period of time, and as such is in a highly dilapidated condition. It is only through the proposed enabling development that the property will be able to be renovated to the high standard required. This will significantly enhance the main heritage asset of the Listed Building dwelling, but also the Listed Structure of the western boundary wall and the traditional stone barn on site.

5.44 Paragraph 199 states:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

- 5.45 As stated above, this proposed development secures a viable future for the building again as a residential dwelling through the adjacent enabling development. This ensures that the heritage assets in this case will be retained and enhanced significantly, and also will have a future use which will ensure they are maintained going forward.
- 5.46 Paragraph 208 states '*Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*'
- 5.47 The above is considered relevant and important to the planning application. The application is for a residential development site in outline, as enabling development to repair the dilapidated Listed Building, Scalegill Hall on the western area of the site. Given that this is a sustainable location on the edge of a local service centre within easy reach of services and public transport, the proposal is only in conflict with the settlement boundary policy within the previous Local Plan, given that it is outside of the boundary for Moor Row. It has also been recently acknowledged by the Council that the settlement boundaries are currently out of date. Given the location however, and the conservation of the on-site heritage asset that the application allows, this is considered appropriate development.

Historic England: Enabling Development and Heritage Assets

- 5.48 This document sets out advice on enabling development, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG).
- 'Enabling development is development that would not be in compliance with local and/or national planning policies, and not normally be given planning permission, except for the fact that it would secure the future conservation of a heritage asset. Whilst only applicable in certain circumstances, enabling development can be a useful tool. The advice in this document is intended to help all those involved in enabling development proposals (local authorities, planning and other consultants, owners, applicants and other interested parties) to work through the possible options in relation to the asset in question, and to understand whether they are acceptable. Through analysis of the process, the likely alternatives to and the potential impacts of enabling development, it sets out a model against which to consider proposals.'*

5.49 **The balance of advantage**

To meet the policy in NPPF paragraph 202, an enabling development proposal can only be considered for approval if it provides benefits that outweigh the disbenefits, and where the decision-maker is confident that the scheme would secure the conservation of the heritage asset(s) – this involves assessing the position now and considering the asset's future. Whether the complete solution deals with the conservation of the totality of the heritage asset(s), or with a core group (as in paragraph 17 above), it is good practice to take the decision in the light of a realistic view of the consequences of refusal. Equally, a proven conservation deficit may not automatically lead to a grant of consent, where the disbenefits

of failing to comply with other planning policies are considered to outweigh the benefits of conserving the asset.

- 5.50 Given the detail of the proposed submission it is considered that the benefits of the proposal outweigh any disadvantages, and it is therefore in accordance with Paragraph 202 of the NPPF and the above Historic England Guide. The application is accompanied by a development viability assessment by qualified professionals able to provide a suitable opinion on the viability. This concluded as follows:

'Adopting for a minimum developer's profit at say 18% of GDV and accommodating for a land value of equal to £225,000 per acre (plus costs of acquisition), and those projected costs of construction supplied by Baker Mallett, this viability appraisal determines that the scheme is not sufficiently financially viable to accommodate an affordable dwellings allocation.'

6.0 Conclusion

- 6.1 The proposed development provides the opportunity for the renovation and repair of a Grade II Listed Dwelling and a Grade II Listed Wall through enabling development.
- 6.2 The land is considered to be located in a sustainable location for development given the proximity to a settlement and the strategic road network.
- 6.3 The proposed residential development has been sensitively designed to consider the site characteristics, surroundings, wider location and the Listed Building and Listed Structure.
- 6.4 The development does not extend into open countryside given the existing dilapidated farm buildings already located on the site.
- 6.5 It is contended therefore that the proposed development is acceptable and is in accordance with both national and local planning policy, and therefore should be approved.

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