

13th December 2024

# Planning Statement

**Jowett House Farm, Jowett House Lane, Cawthorne, Barnsley**

Change of use of agricultural building to 1no.  
dwellinghouse with associated building works

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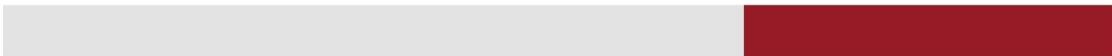
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# 1 Introduction

- 1.1 Planning & Design Practice is a multidisciplinary practice consisting of chartered town planners, architects and heritage specialists. The practice operates across England and Wales and has an exemplary track record of submitting successful planning applications and in creating sustainable development.
- 1.2 We have been instructed by Mr Fraser (the 'Applicant') to prepare and submit a full planning application for the change of use of 2 agricultural buildings at Jowett House Farm, Cawthorne to form a single dwellinghouse with associated building works, following Class Q approval (application ref: 2024/0514) for the conversion of the buildings to a dwelling in August 2024.
- 1.3 This report has been structured to provide an introduction to Jowett House Farm and discuss its planning history; details of the proposed development and the rationale for it; and an examination of the key planning issues to be considered.
- 1.4 This report should be read in conjunction with the following supporting documents;
- Jowett Farm Cawthorne - Structural Appraisal Report - 12jan2024
  - Jowett Barn Conversion-01 Exist. FP
  - Jowett Barn Conversion-02 Exist. Elevs\_
  - Jowett Barn Conversion-03 Prop. FP
  - Jowett Barn Conversion-04 Prop. Elevs\_
  - Jowett Barn Conversion-05 Prop. Wall and Roof Plan
  - Jowett Barn Conversion-06 Prop. Details
  - Jowett Barn Conversion-07 Exist. Location Plan
  - Jowett Barn Conversion-08 Exist. Site Plan
  - Jowett Barn Conversion-09 Prop. Site Plan

## 2 Site Description and Planning History

### Site Location

- 2.1 The site is located within the Green Belt, approximately 1 mile west of the small village of Cawthorne and 5 miles north-west of Barnsley. Access to the site is provided by Jowett House Lane, accessible from New Road.



*Figure 1 – Site Location Plan*

- 2.2 The site is comprised of two adjacent agricultural buildings, within close proximity to each other, located on the western boundary of Jowett House Farm. Barn 1 (the northern barn) consists of concrete blockwork and corrugated sheet metal cladding, with a steel portal frame. The barn is fully enclosed on three sides, as shown in Figure 2. Barn 2 (the southern barn) is steel framed with profiled steel cladding panels, open on 2 sides. The accompanying structural report confirmed that both barns are free from major structural defects and are capable of conversion into habitable dwellings.
- 2.3 Jowett House Farm is surrounded by agricultural fields on all sides. The barns, which are the subject of this application, are located adjacent to the largest field within the holding, located to the west of the farmstead.

- 2.4 Jowett House Farmhouse is a Grade II listed farmhouse, located approximately 35 metres south east of the application site. Jowett House was listed in 1968, prior to the erection of either barn. The buildings are outside of the curtilage of the Listed Building.
- 2.5 The proposed barns currently store machinery relating to the agricultural enterprise that is operates from the site. This includes tractors and farming equipment, as well as storing hay. The CPH number for the farming enterprise is 49/316/0426.
- 2.6 Prior approval was granted in August 2024 for the change of use of both of the agricultural buildings to form a single dwelling (2024/0514).

### Relevant Planning History

- B/82/1653/PR - Erection of three private garages – Unknown
- 2024/0514 - Prior approval application for change of use of agricultural buildings to single dwelling - Prior Approval Granted



*Figure 2 – Photo of agricultural buildings*



*Figure 3 – Photo from inside the agricultural building*



*Figure 4 – Photo of agricultural buildings*

### **3 The Proposed Development**

- 3.1** The proposal is for the change of use of 2 existing agricultural buildings to provide a single residential dwelling. The proposed dwelling has been designed to achieve Passive House standard.
- 3.2** The application is accompanied by a full set of floor plans and elevations which display a sensitively converted building which will retain much of the existing building's agricultural character.
- 3.3** Similar to the approved Class Q application (application ref: 2024/0514), the proposed dwelling would utilise both agricultural buildings. Barn 1 will accommodate a snug, kitchen diner area and additional living space, with a study on the first floor. On the ground floor of Barn 2 there will be a studio, utility, gym, shower room and garaging space for 2 cars. On the first floor there will be 4 bedrooms, an ensuite and a family bathroom.
- 3.4** Externally, the existing block work and cladding will be removed and replaced with new energy efficient cladding, which is required in order to achieve Passive House standard. The existing steel frames of each barn will be retained and continue to provide the primary structure of the dwellings. The ridge and eaves height of the building would remain unchanged. The design and external appearance of the building would continue to retain the character of the original building. Windows and doors will be added to both barns, allowing natural light to enter the internal living spaces.
- 3.5** The proposed development provides an opportunity for a more coherent conversion unhindered by the parameters of Class Q. The conversion would see the existing exterior cladding (corrugated metal sheeting, fibre cement sheeting and timber boarding) removed and replaced with more energy efficient exterior wall and roof cladding, as detailed on the accompanying plans. The proposed drawings also show a new linkage between the two buildings, which was not proposed in the Class Q approval.
- 3.6** The buildings are deemed to be structurally sound. The structural report that accompanies this application concluded that both barns are capable of conversion to residential use.



Figure 5 – Proposed elevations

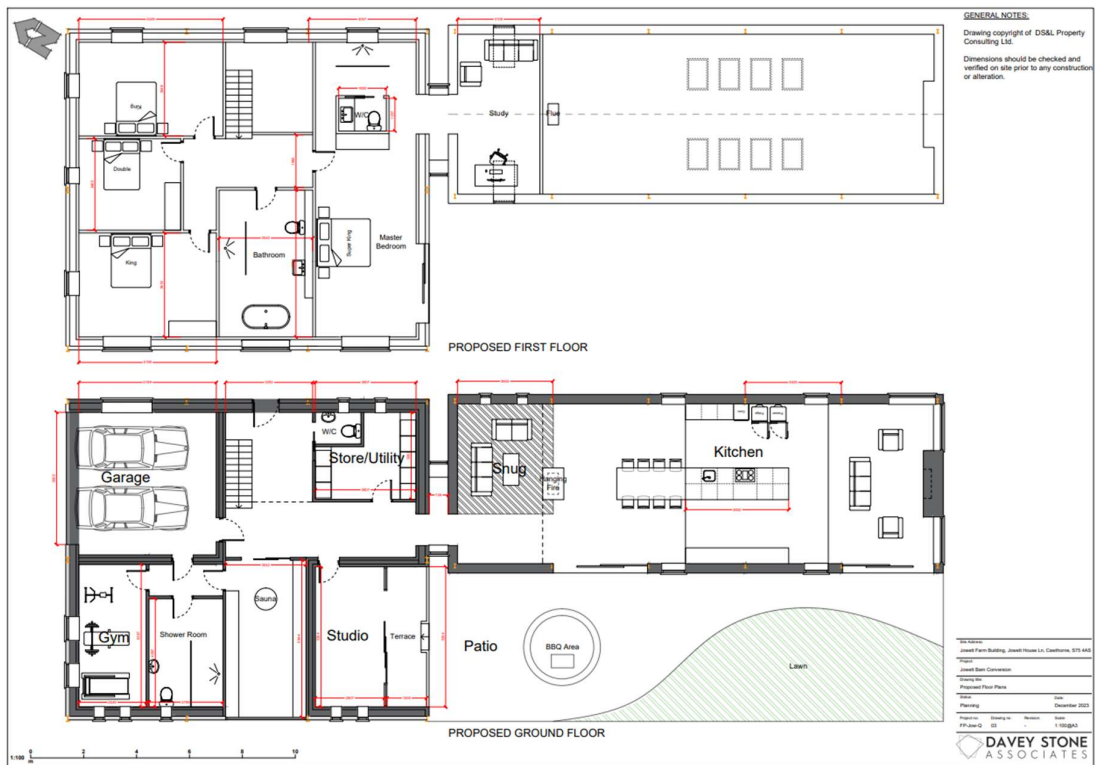


Figure 6 – Proposed floor plans

## 4 Planning Policy Context

- 4.1 The purpose of this section is to set out the relevant planning policy background which is pertinent to the site and proposed development.
- 4.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3 In this case, the development plan consists of the Barnsley Local Plan (2019). Other material considerations include the National Planning Policy Framework (2023), Cawthorne Neighbourhood Plan, the associated Planning Practice Guidance and the Barn Conversion Supplementary Planning Document (SPD).

### National Planning Policy Framework (2023)

- 4.4 *“60. To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community.”*
- 4.5 *“84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
  - 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;*
  - d) the development would involve the subdivision of an existing residential building; or*

e) *the design is of exceptional quality, in that it:*

*- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*

*- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”*

**4.6** *“123. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”*

**4.7** *“135. Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

4.8 *“154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

*a) buildings for agriculture and forestry;*

*b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*

*c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*

*d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*

*e) limited infilling in villages;*

*f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*

*g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

*– not have a greater impact on the openness of the Green Belt than the existing development; or*

*– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”*

4.9 *“155. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*

*a) mineral extraction;*

*b) engineering operations;*

*c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*

***d) the re-use of buildings provided that the buildings are of permanent and substantial construction;***

*e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*

*f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.”*

**4.10** *“208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

### **Barnsley Local Plan (2019)**

**4.11** *“Policy H4 Residential Development on Small Non-allocated Sites Proposals for residential development on sites below 0.4 hectares (**including conversions of existing buildings** and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.”*

**4.12** *“Policy D1 High Quality Design and Place Making*

*Design Principles:*

*Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:*

- *Landscape character, topography, green Infrastructure assets, important habitats, woodlands and other natural features;*

- *Views and vistas to key buildings, landmarks, skylines and gateways; and*

- *Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.*

*Through its layout and design development should:*

- *Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;*
- *Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;*
- *Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- *Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;*
- *Provide clear and obvious connections to the surrounding street and pedestrian network;*
- *Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;*
- *Promote safe, secure environments and access routes with priority for pedestrians and cyclists;*
- *Create clear distinctions between public and private spaces;*
- *Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*
- *Make the best use of high quality materials;*
- *Include a comprehensive and high quality scheme for hard and soft landscaping; and*

- *Provide high quality public realm.*

*Supplementary Planning In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.”*

#### **4.13** *“Policy GB1 Protection of Green Belt*

*The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.”*

#### **4.14** *“Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt*

*Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:*

*Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.*

*Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.*

*Dividing an existing house to form smaller units of accommodation.*

*All such development will be expected to:*

*Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and*

*Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.”*

#### 4.15 *"Policy GB3 Changes of use in the Green Belt"*

*We will allow the change of use or conversion of buildings in the Green Belt provided that:*

*The existing building is of a form, scale and design that is in keeping with its surroundings;*

*The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;*

*The proposed new use is in keeping with the local character and the appearance of the building;  
and*

*The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.*

*All such development will be expected to:*

*Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials;*

*Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and*

*Preserve the openness of the Green Belt*

*In addition to the above, when a residential use is proposed, we will allow the change of use provided that:*

*There are not strong economic reasons why such development would be inappropriate; and*

*Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use*

*We will not generally allow the change of use of Green Belt land to extend residential curtilages for use as gardens.”*

#### **4.16** *“Policy HE3 Developments affecting Historic Buildings*

*Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building’s significance. In such circumstances proposals will be expected to: Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building. Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.”*

#### **4.17** *“Policy CC1 Climate Change*

*We will seek to reduce the causes of and adapt to the future impacts of climate change by:*

*Giving preference to development of previously developed land in sustainable locations;*

*Promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques;*

*Locating and designing development to reduce the risk of flooding;*

*Promoting the use of Sustainable Drainage Systems (SuDS);*

*Promoting and supporting the delivery of renewable and low carbon energy; and*

*Promoting investment in Green Infrastructure to promote and encourage biodiversity gain.”*

## Cawthorne Neighbourhood Plan (2021)

4.18 Due to the lack of policy designations for development outside of the built framework of Cawthorne, the main consideration from the view of the Cawthorne Neighbourhood Plan will be the impact on the Green Belt.

4.19 *“Policy C10 Criteria for New Housing Development*

*New housing schemes within the settlement of Cawthorne will be supported where:*

- 1. New developments should be designed to be sensitive to the character of the surrounding area in terms of plot density, size, height, scale, density, massing and the materials (see the Cawthorne Village Design Statement Supplementary Planning Document, adopted November 2019 and NDP Policies C8 and C9);*
- 2. Schemes are of a suitable density, taking into account the character of the surrounding area;*
- 3. Adequate on-site parking should be provided to Barnsley MBC guidance in the adopted Supplementary Planning Document “Parking” and cater for those with disabilities and any communal or shared parking areas should be screened using suitable landscaping and boundary treatment which is sympathetic to the local context and conservation area; and*
- 4. Developments should aim to reduce reliance on the private car and should provide physical linkages to existing walking and cycling networks in the parish (see Section 9 of the NPPF).”*

## Other Material Planning Considerations

4.20 The Court of Appeal in the case of ‘Mansell v Tonbridge and Malling Borough Council [2017] EWCA Civ 1314’ clarified when a ‘fallback’ development may be a material planning consideration for an alternative development scheme.

4.21 The challenge by the appellant concerned whether there was a ‘real prospect’ of development under the Class Q General Permitted Development Order (GDPO) rights on the lack of contemporaneous evidence that the landowner had contemplated such development. The planning application had sought to

demolish the existing agricultural buildings on site and erect 4 new dwellings. The buildings which were proposed to be demolished were arguably of a higher quality than those at the site. Lindblom LJ confirmed the legal considerations in determining the materiality of a fallback position as a planning judgement were:

*“the basic principle is that for a prospect to be a “real prospect”, it does not have to be probable or likely: a possibility will suffice; there is no rule of law that, in every case, the “real prospect” will depend, for example, on the site having been allocated for the alternative development in the development plan or planning permission having been granted for that development, or on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the GPDO. In some cases that degree of clarity and commitment may be necessary; in others, not. This will always be a matter for the decision-maker’s planning judgment in the particular circumstances of the case in hand.”*

**4.22** Lindblom LJ then concluded that the clear desire of the landowner to develop and maximise the value of the site was sufficient to demonstrate there was a real prospect to the Class Q GPDO fallback position in this case. Therefore, the Council made no error in law in giving material weight to the fallback position.

## 5 Key Planning Issues

5.1 Full planning permission is sought for the change of use of 2 agricultural buildings to 1 no. dwellinghouse with associated building works. The key issues regarding the proposals have been identified as follows:

- The principle of the development, when having regard to extant permissions and recent case law;
- The impact on the character and appearance of the countryside/Green Belt;
- Impact on the setting of a listed building
- Other material considerations

### **The principle of development, when having regard to extant permissions and recent case law**

5.2 The conversion of the existing barns, which are steel portal framed and steel framed respectively, will see the existing exterior cladding (steel profiled cladding panels and corrugated cement board) removed and replaced with more energy efficient exterior wall and roof cladding, as detailed on the accompanying plans.

5.3 The re-use of redundant buildings in the countryside for residential use are permitted, if it enhances its immediate setting, as stated in Paragraph 84 of the NPPF. This is also supported by Policy H4 of the Local Plan. The proposals will re-use the steel frame of both barns to facilitate the conversion to a single dwelling. This external design of the dwelling, as well as the domestic curtilage, will both be significantly enhanced compared to its existing appearance. This proposal is also considered to be an improvement on the extant Class Q consent, further emphasising an overall enhancement of the site.

5.4 The proposed dwelling has been designed in order to achieve Passive House criteria. Criteria for this include not exceeding 15kWh of energy use per square metre annually. There are also requirements relating to space cooling demand, airtightness and thermal comfort. These parameters have been considered in the design of the dwelling, delivering a proposal that is unhindered by the restrictions of Class Q.

5.5 The proposed development provides an opportunity for a more comprehensive and coherent rebuild development unhindered by the parameters of Class Q. The new building would allow the use of much more modern building techniques which will ultimately result in a more energy efficient building, achieving

Passive House standard. When having regard to the extent of alterations the resulting development would be significantly more sustainable than the previously approved scheme.

- 5.6** The Mansell case referred to above confirms that the approval granted under Class Q (application ref: 2024/0514) should be a material consideration in an application for alternative development as it represents a legitimate fallback position for residential development. There are clear comparisons between the Mansell case and the proposed development, albeit this proposal would retain the skeletal frames of the existing buildings rather than wholesale demolition and rebuild. It is considered that the resulting development would be significantly more sustainable than the previously approved scheme.
- 5.7** The application should be assessed in the context of a realistic fallback position where, in planning terms, the existing building can be converted to form a single unit following the approval of application ref: 2024/0514.
- 5.8** Therefore, when having regard to the Court of Appeal decision and the benefits which the proposed scheme would deliver over the fallback scheme, it is considered that the principle of development is acceptable.

### **Impact on the character and appearance of the countryside/Green Belt**

- 5.9** The application proposes a design that is not significantly different to the Class Q approval (application ref: 2024/0514).
- 5.10** Policy GB2 of the Barnsley Local Plans states that replacement buildings in the same use and not materially larger than the building it replaces is permitted. This is considered to be relevant due the extant Class Q consent that is in place.
- 5.11** Policy GB3 states that the change of use of existing buildings in the Green Belt is permitted where the design is in keeping with its surroundings, is of permanent and substantial construction and would not give rise to the need for a new agricultural building.
- 5.12** Externally the building will appear very similar to the Class Q approval. This scheme proposes a design which will utilise the existing steel frames of each of the barns, with new energy efficient cladding being

proposed. The proposed dwelling will therefore be of a similar scale and appearance to the extant Class Q. The footprint of the dwelling is also the same as what was permitted by the Class Q application. The submitted structural report confirms that both barns are in sound structural condition and are suitable to be converted to a dwelling. The proposals are therefore considered to be in accordance with policies GB2 of GB3 of the Local Plan, as well as Paragraph 154d of the NPPF.

### **Impact on the setting of a listed building**

- 5.13** There are three listed buildings within the Jowett House farm complex. Jowett House Farmhouse (Grade II listed) is the closest, located approximately 35 metres south east of the application site. Jowett House was listed in 1968, prior to the erection of either barn. The buildings are outside of the curtilage of the Listed Building.
- 5.14** The application building is located on the western edge of this farm complex. Between this and the Grade II Farmhouse is a series of single storey stone outbuildings, which are currently used for storage. Due to this, there is no clear line of sight between the subject buildings and the farmhouse. The small courtyard that this storage building completes is similar in appearance to the other thinly coursed rubble buildings that are present throughout the farm complex.
- 5.15** The application buildings do not share these architectural characteristics, but rather demonstrate a sharp contrast between classic stone built agricultural buildings and the modern, steel-framed replacement. As such, the application site's contribution to the setting of the listed building can be considered limited.
- 5.16** As part of the Class Q approval, the Conservation Officer commented on the application. They raised no objection, citing that the minimal alterations proposed would make any impact on the setting unlikely. They also said that as the footprint, roof and walls all appeared to be generally the same the overall appearance would be retained, ensuring their modern agricultural aesthetic would remain. From this, they concluded that the impact and harm on the setting was negligible and raised no objection.
- 5.17** The proposed design of this application also seeks to maintain the modern agricultural aesthetic, albeit with more external alterations compared to the previous application. Notwithstanding this, the new cladding retains this modern aesthetic whilst providing a more energy efficient external envelope. Overall, the proposed design maintains a modern agricultural aesthetic, which is key to maintaining the prevailing

character of the area and avoiding any potential impact on the setting of the listed buildings. This, coupled with the proposed conversion maintaining the scale and appearance of the previously approved Class Q application, are considered to be sufficient in protecting the setting of the listed building. The proposals are therefore in accordance with paragraph 208 of the NPPF, as well as Policy HE1 of the Local Plan.

### **Transport and Highway Impacts**

- 5.18 Paragraph 115 of the NPPF states that *“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”*.
- 5.19 New Road is a C-classified road and is subject to the national speed limit.
- 5.20 Current access to the site is via Jowett House Lane, which is a tarmacked access off the main road. Jowett House Lane is bordered by dense hedgerow on either side of the track. The access is located on the outside of a slight bend, providing good visibility upon entering and exiting the site.
- 5.21 The proposed dwelling will generate a similar number of traffic movements as the existing permitted use of the site. It will also replace agricultural vehicles with smaller cars, which can be seen as a benefit to the public highway and surrounding environment.
- 5.22 The Highways Authority raised no objections to the previous application. No highways issues were raised as part of the Class Q application (application ref: 2024/0514). The application is therefore considered to be acceptable on highways terms.

### **Noise Impacts**

- 5.23 The application site and buildings are situated in a relatively tranquil area remote from noise generating uses. The proposed dwelling is sufficiently distant from other residential properties, avoiding any unacceptable impacts upon the amenities enjoyed by their occupiers.
- 5.24 No noise issues were raised as part of the Class Q application (application ref: 2024/0514). The application is therefore considered to be acceptable with regards to noise.

## Contamination Risks

- 5.25 There are no records of contaminated land within the vicinity of the site and as such there appears to be no potential contamination risks to future occupants of the building.
- 5.26 The building is used for the storage of agricultural machinery and has been used for agricultural purposes for many years.
- 5.27 It is therefore unlikely that there have been any contaminants which would pose any risk to a sensitive end-use such as residential, as they would still be evident on the surface.
- 5.28 No issues regarding contamination were raised as part of the Class Q application (application ref: 2024/0514). Contaminated land raised no objections. The application is therefore considered to be acceptable.

## Ecology

- 5.29 No issues relating to ecology were raised as part of the previous Class Q application. Therefore, subject to the inclusion of statutory ecological advisory notes, the proposed development is unlikely to adversely impact on protected species within and around the site.
- 5.30 The site is considered to be exempt from the compulsory biodiversity net gain by virtue of the 'self-build' exemption, as detailed in the Environment Act 2021.
- 5.31 The Self-build and Custom Housebuilding Act 2015 defines what can be considered a self-build;

*"In this Act "self-build and custom housebuilding" means the building or completion by—*

*(a) individuals,*

*(b) associations of individuals, or*

*(c) persons working with or for individuals or associations of individuals,*

*of houses to be occupied as homes by those individuals.”*

- 5.32 The Applicant has been involved in the design of the house and will be the prospective occupant. This application therefore meets the criteria for the self-build exemption.

### Flood Risk

- 5.33 The Environment Agency’s flood maps show the site as being within Flood Zone 1 where there are no significant or unacceptable risks to residential development from river flooding.

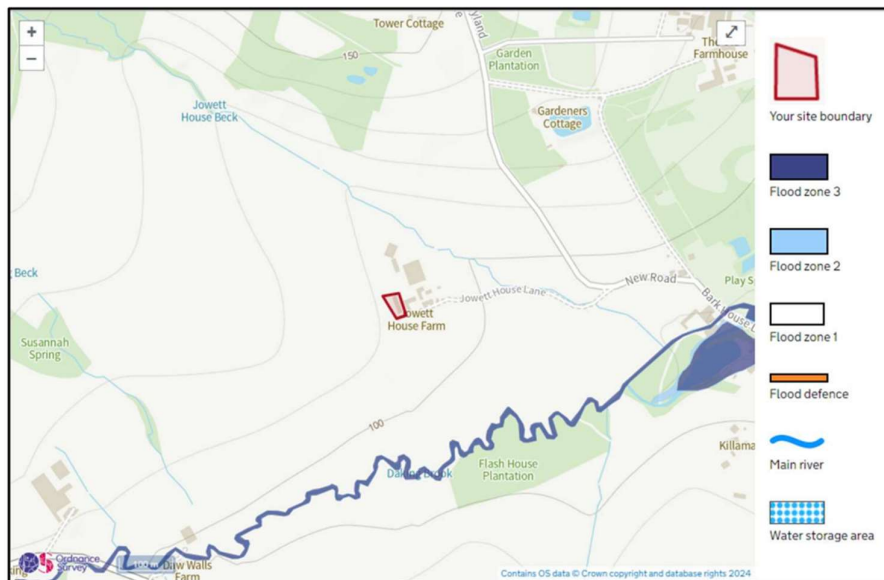


Figure 7 – Flood risk map showing the site in Flood Zone 1

## 6 Conclusions

- 6.1 Planning permission is sought for the change of use of an agricultural building at Jowett House Farm to form a single dwellinghouse with associated building works.
- 6.2 The application is being considered in the context of a realistic fallback position where, in planning terms, the existing building can be converted under Class Q to a dwelling following the approval of application ref: 2024/0514. There is an extant Class Q consent for residential use at the site, therefore residential use is considered to be acceptable at the site.
- 6.3 The proposed development would not unacceptably impact upon the safe or efficient use of the highway network and would not increase flood risk. The proposed dwelling is not situated in close proximity to any other uses which are incompatible with the proposed residential use.
- 6.4 The external alterations to the building in this scheme have been sensitively designed to respect the agricultural character of the existing building and its rural surroundings to provide a functional but attractive internal living environment. The proposed development provides an opportunity for a more comprehensive and coherent rebuild development unhindered by the parameters of Class Q, which includes achieving Passive House standard.
- 6.5 This statement has demonstrated that the proposed development constitutes sustainable development and that there are no adverse impacts as a result of the development that would significantly and demonstrably outweigh the benefits of providing additional housing.



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