

Planning, Design and Access Statement

for:

Application for the redevelopment of the existing barns to create 5 (2 x 3-bedroom, 2 x 2-bedroom and 1 x 1-bedroom) residential units, including roof lights, alterations to the fenestration, and cladding with associated external works (alternative scheme to planning permission 42197/APP/2022/1124)

at:

Weybeards Farm
Hill End Road
Harefield

May 2023

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Site:

Weybeards Farm, Hill End Road, Harefield

Applicant:

SDH Limited

Document revisions

No:	Details:	Date:
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1.0 Introduction

- 1.1 This Statement accompanies a Planning Application for the redevelopment of the site to provide 5 new dwellings following the demolition of the existing barns.
- 1.2 The application site has no recent planning history, although the following planning applications have been determined at the site:
- i. 72546/APP/2023/311 - Details pursuant to the discharge of conditions 3 (materials), 4 (landscape scheme) and 7 (European Protected Species Mitigation Licence) of planning permission ref. 72546/APP/2019/3837, dated 17-06-2020 (Conversion of existing barns into 4 (2 x 2 bedroom and 2 x 3 bedroom) residential units, including alterations to fenestration with associated works) - Undecided
 - ii. 42197/APP/2022/1124 - Conversion of existing barns into 5 (2 x 3-bedroom, 2 x 2-bedroom and 1 x 1-bedroom) residential units, including roof lights, alterations to fenestration, cladding with associated external works - Approved
 - iii. 72546/APP/2019/3837 WEYBEARDS FARM, PRIMROSE COTTAGE HILL END ROAD HAREFIELD UB9 6LH Conversion of existing barns into 4 (2 x 2 bedroom and 2 x 3 bedroom) residential units, including alterations to fenestration with associated works - Approved
- 1.3 The application site is currently accessed from Springwell Lane via a single track road that heads in a westerly direction from the main road.
- 1.4 The road provides access to Farm Side Cottages, Primrose Cottage and Weybeards Farm.

- 1.5 As part of the previous consents, a new access road has been granted permission which runs parallel to the existing access road, but would provide sole access to Weybeards Farm.
- 1.6 The site currently comprises a small complex of barns forming a U-shape and a manege within a setting of fields situated to the east of the Colne Valley
- 1.7 There are no TPO'd trees within the red line curtilage of the site and no Listed Buildings. The site is, however, located within a the Green Belt and has a PTAL rating of 0.
- 1.8 The application site is not located within Flood Risk Zones 2 or 3.

2.0 Planning Analysis

- 2.1 The National Planning Policy Framework (NPPF) was published in March 2012 and revised in July 2018 and February 2019, with the latest revisions issued in July 2021. The NPPF provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.
- 2.2 Paragraph 8 states that there are 3 dimensions to sustainable development: economic, social and environmental. Development which helps to build a strong, responsive and competitive economy whilst supporting vibrant and healthy communities, providing housing to meet current and future requirements is to be achieved in a manner which protects the natural, built and historic environment.
- 2.3 The NPPF states at Paragraph 11 that at the heart of the document is a presumption in favour of sustainable development. For decision taking this means approving development proposals which accord with the development plan without delay and local planning authorities should positively seek opportunities to meet the development needs of the area. The presumption in favour of sustainable development is reiterated at Paragraph 49.
- 2.4 Paragraph 38 sets out that the Local Planning Authority should approach applications in a "positive and creative way" and should work collectively with the applicant to ensure that development is delivered to benefit the area socially, economically and environmentally.
- 2.5 Paragraph 47 states that applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

- 2.6 Paragraph 60 refers to the National Government objectives which require ‘significantly boosting the supply of homes’, and ensuring that a sufficient and variety of land can come forward for delivery for a mix of groups with different housing needs. Paragraph 62 also confirms that the size, type and mix of homes to be provided should be informed and assessed in planning policies.
- 2.7 Paragraph 69 confirms that small and medium sized sites can additionally contribute to meeting the overall housing requirement identified for the District and that these can often be built-out more quickly.
- 2.8 Paragraph 104 of the NPPF sets out that transport issues should be considered from the earliest stages of development proposals, so that, inter alia, opportunities to promote walking, cycling and public transport use are pursued.
- 2.9 Supporting paragraph 105 then goes on to state in addition that 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.
- 2.10 Paragraph 107 gives consideration to parking standards which are set for residential and non-residential development and that these should take the following into account:
- a) The accessibility of the development;
 - b) The type, mix and use of the development;
 - c) The availability of and opportunities for public transport;
- 2.11 With regard to transport implications paragraph 111 is very clear in stating that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 2.12 Paragraph 119 of the NPPF sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes as well as ensuring that that is a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.
- 2.13 Supporting paragraph 120 states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land.
- 2.14 Paragraph 124 requires policies and decisions to support development which makes “efficient use of land”. This considers the identified needs for a variety of housing mix and type and the availability of land to support it. The criteria also includes market conditions and viability, availability and capacity of infrastructure, maintaining the area’s prevailing character and setting and the importance of well-designed, attractive and healthy places.
- 2.15 Section 12 of the NPPF highlights the need for achieving well designed places.
- 2.16 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities is discussed in paragraph 126.
- 2.17 Paragraph 130 points to the fact that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 2.18 The key points from Paragraph 130 where it sets out that 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;
- d) establish or maintain a strong sense of place, using the arrangement of spaces, to create attractive, welcoming and distinctive places 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.

2.19 Section 13 considers the impact of development within the Green Belt. Paragraph 137 states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

2.20 Paragraph 138 continues by stating that the Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.21 Paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

2.22 Whilst the wording of paragraph 149 identifies certain exceptions relate to the construction of new buildings, which are as follows:

- 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.

2.23 The wording of paragraph 150 identifies other forms of development which would also not be considered inappropriate development in the Green Belt provided they preserve its openness, with these exceptions being:

- 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.

2.24 The London Borough of Hillingdon assess applications against the Policies found within the Hillingdon Local Plan Part 1 (adopted 2012) and Part 2 (adopted 2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (adopted 2021).

2.25 The policies that are considered of relevance from the Local Plan (parts 1 and 2) include DMEI 2, DMEI 4, DMEI 7, DMH 7, DMHB 11, DMHB 14, DMHB 15, DMHB 16, DMHB 18, DMT 1, DMT 2, DMT 5, and DMT 6. Policies within the London Plan include LPP D3, LPP D4, LPP D5, LPP D6, LPP GG2, LPP G2, LPP T6, LPP T6.1, LPP SI 2, and LPP SI 13.

2.26 Policy DMEI 2 considers reducing carbon emissions where developments should look to achieve an appropriate reduction in carbon emissions as part of the proposal and should be read in conjunction with Policy LPP SI 2 of the London Plan.

- 2.27 The Policy within the London Plan refers to residential (non major) development seeking a 10% reduction beyond building regulations and non-residential seeking a 15% reduction.
- 2.28 Development within the Green Belt is addressed within Policy DMEI 4, where it states that inappropriate development in the Green Belt will not be permitted unless there are very special circumstances. Redevelopment on sites in the Green Belt will be permitted only where the proposal will not have a greater impact on the openness of the Green Belt.
- 2.29 Whilst London Plan Policy G2 states that the Green Belt should be protected from inappropriate development and that such proposals that would harm the Green Belt should be refused except for where very special circumstances exist.
- 2.30 Policy DMEI 7 addresses the need to ensure that biodiversity and ecological features should be protected and if there is potential for the development to have an impact on such features that the application is supported with appropriate surveys.
- 2.31 Affordable Housing requirements are covered by Policy DMH 7 where the trigger for affordable housing to be provided is confirmed as being 10 or more dwellings.
- 2.32 Design is covered within Policy DMHB 11 and seeks to ensure that all developments are designed to the highest standards and incorporates principles of good design, where it should be of an appropriate scale, height and mass to adjoining structures and also not result in adversely impact on amenities of adjacent properties. Additionally, schemes should also pick up on design vernaculars of the surrounding area.
- 2.33 Retaining or enhancing landscaping and trees is considered under Policy DMHB 14.

- 2.34 Policy DMHB 15 considers the requirements of new development having appropriate and safe access arrangements. Policy DMHB 16 requires new dwellings to meet with the latest national space standards, whilst Policy DMHB 18 considers outdoor space requirements.
- 2.35 Design and optimising site capacity is also assessed within London Plan Policy D3, where there should be a design led approach to make the best use of land after an evaluation of the sites attributes. Policy D4 moves on to highlight the need of delivering good design and that it should be of high quality. The standard of design is further clarified within Policy D5 as does Policy D6 which considers housing quality and standards.
- 2.36 And Policy GG2 looks at making the best use of land, such as enabling development of brownfield land.
- 2.37 Managing transport impacts is covered by Policy DMT 1 and considers how developments can be sustainable and can be accessible by public transport, walking and cycling and have no significant adverse transport or air quality impacts.
- 2.38 This is then continued into Policies DMT 2, DMT 5 and DMT 6 which highlight the need for developments to provide safe and efficient vehicular access to the highway network, appropriate provisions for parking of both cars and cycles and ensure that there is no impact on local amenities and congestion.
- 2.39 London Plan Policy T6 and Policy T6.1 also highlight the need to provide appropriate parking standards for the development in line with a sites setting within the PTAL rating system.

Key Planning Considerations

2.40 The key planning considerations are the following:

- i. Principle of development and Impact on the openness of the Green Belt
- ii. Design and Amenity Characteristics
- iii. Other Planning Matters

i) Principle of development and Impact on the openness of the Green Belt

2.41 In light of the fact that this application is being submitted as an amendment to the previous planning permission, 42197/APP/2022/1124, the principle of development at this site in the form of residential dwellings has been established in principle.

2.42 The development on this occasion proposes the demolition of the existing the buildings rather than their conversion to allow for the redevelopment of the site to provide 5 new dwellings.

2.43 Within the officers assessment of the previous two applications reference was made to the development being considered inappropriate within the Green Belt, but no mention had been made as to the compliance with paragraph 150(d) of the NPPF which specifically states that the re-use of buildings provided is an exception where the buildings are of permanent and substantial construction.

2.44 However, by approving both applications for the conversion of the existing buildings, the Council have therefore established that a development to create 4 dwellings under the first permission and subsequently allow that to be increased to 5 dwellings under the latest consent would not be inappropriate development within the Green Belt. Therefore, as a result of this, they have established the principle of residential development within a Green Belt setting.

2.45 As stated, under this amendment to the latest consent the application proposes the replacement of the existing building, with a like for like building in respect of scale, mass, and footprint. The built form is not proposed to be increased at the site but having reviewed the benefits of a conversion against the benefits of a new build scheme, there are greater improvements that can be made from a carbon emissions point of view and also with regard to ensuring the lifetime of the development, which is a key requirement of paragraph 130(a) of the NPPF.

2.46 Whilst the existing use of the building remains as barn use, stable use and manege, the building to replace it is not materially larger than the existing. This would not strictly speaking comply with the wording as intended within paragraph 149(d) of the NPPF. However, in light of the fallback position that the stables and barns would be converted if this permission were to be granted, it is considered that there is a very special circumstance in this instance for the Council to rely upon in their decision making.

2.47 As such, this would also according with Policy DME1 4 of the Local Plan and Policy G2 of the London Plan as there would be no detrimental impact on the visual amenity and character of the Green Belt as it would not cause significantly greater harm to the Green Belt when compared to the previous approvals. This is clarified further when it is observed that the development has been designed to respect the height and bulk of the existing building on the site, whilst retaining the character of the immediate area through appropriate design and materials.

ii) Design and Amenity Characteristics

2.48 In terms of scale and house type, the proposal would provide five dwellings of which two are three bedroom dwellings and two are two bedroom dwellings, with the final dwelling being a single bedroom dwelling. This is the same mix and layout as previously approved under the last planning permission.

- 2.49 The scheme does not propose to increase the footprint of the built form at the site and neither would it increase the height of built form when compared to the existing building which was to be converted.
- 2.50 The proposal still seeks to make the best use of the land and optimises its capacity without resulting in it being an overdevelopment of the site.
- 2.51 The development would still not provide a housing density that would be policy compliant, even through the redevelopment of the site, however, given its Green Belt setting and the relevant fallback position of the conversion scheme, it is not considered that the fact it falls below the threshold set out within the density matrix is of a material planning concern.
- 2.52 In the previous consent, the scheme had been modified to incorporate conservation style rooflights to ensure that additional glazing within the roof would be sympathetic and discreet features, and not impact on the character of the area. Such features have been proposed again as part of the redevelopment of the site, so that the characteristics of the area are maintained and not impacted on.
- 2.53 Whilst it is proposed to be a redevelopment of the site, rather than a conversion of the existing building, the materials proposed for construction would reflect that of the existing building.
- 2.54 The external appearance would be black timber cladding, with the window frames also proposed to be black to match the main building.
- 2.55 In terms of internal and external amenities, these have stayed as per the last approved scheme and as such accord with the Policy requirements of meeting national space standards and the Councils own amenity provisions.

2.56 In light of the above, especially acknowledging that the development would take into consideration key design aspects of the approved fallback scheme, the development can therefore be considered to comply with Policies DMHB 11, DMHB 15, DMHB 16 and DMHB 18 of the Local Plan Part 2 and also Policies D3, D4, D5 and D6 of the London Plan.

2.57 In addition to that, the scheme has shown that it would accord with paragraphs 119, 124, 126 and 130 of the NPPF.

iii) Other Planning Matters

Biodiversity, Ecology and Landscaping

2.58 The application has been supported by a preliminary ecological assessment, which was undertaken by ASW Ecology Ltd.

2.59 The assessment concluded that at the time of the survey being undertaken there were no active bird nests at the site, whilst there was some evidence of bat roosts.

2.60 Recommendations were made as to how the development could proceed. As a result of consent being granted to convert the barn under the previous two applications, a bat licence was applied for and issued to undertake the work to the barn. This document is submitted as part of the application.

2.61 In light of the above, the application is considered to be compliant with Policy DMEI 7 of the Local Plan.

2.62 Landscaping for the development has been addressed through the submission of a landscape management plan, which provides details of all the new landscaping to be associated with the development.

2.63 It helps to identify the amenity areas for the new dwellings and this would help to ensure that each dwelling benefits from appropriate amenity provisions.

Affordable Housing

- 2.64 There are no affordable housing matters to be considered as this is an application for the creation of just five dwellings, which does not result in their being a requirement to provide on-site or off-site contributions.
- 2.65 As such the application complies with Policies and DMH 7 and DMCI 7 of the Local Plan.

Highways/Transport

- 2.66 With regard to the access and parking arrangements, these have not been altered from the approved conversion of the barn to five dwellings.
- 2.67 The Council considered those arrangements to be acceptable and to comply with the Local Plan and also the London Plan requirements.
- 2.68 The development would therefore comply with Policies DMT 1, DMT 5 and DMT6 of the Local Plan, as well as Policies T6 and T6.1 of the London Plan.
- 2.69 With regards to access arrangements and the access and egress of the site and the parking spaces, the development accords with paragraphs 104-110 of the NPPF and therefore, in accordance with paragraph 111, there would be no severe impacts on the highways network and consequently the application cannot be refused on highways grounds.

Flood Risk

- 2.70 The application site is not located within Flood Risk Zones 2 or 3 and there are no surface water flooding issues associated with the site.
- 2.71 The development is therefore considered to be acceptable on these grounds as future residents would not be at risk of flooding.

Sustainability

- 2.72 The application proposes the redevelopment of the site rather than the conversion of the barn under this application.
- 2.73 It has been noted that on minor applications the Council has advised that the development, if approved, can be conditioned to ensure that the scheme would adhere to the carbon emission reduction requirements beyond the current Building Regulation requirements. The applicant will to adhere to this requirement as demonstrated within the supporting documents accompanying the application.
- 2.74 However, it should be noted that the development through using up-to-date materials and construction processes will ensure that the new build will provide a development that is more suited to reducing carbon emissions than the conversion schemes that have been approved.
- 2.75 The proposal can therefore be deemed to meet with the requirements of Policy DMEI 2 of the Local Plan.

Contamination

- 2.76 A contamination report has been provided to support the application.
- 2.77 The report confirms the simple mitigation measures that would be required to ensure that future users would not be put at risk from any past contaminants at the site.

3.0 Conclusion

- 3.1 The development complies with the Policies of the Local Plan, the London Plan, as well as the wording of the NPPF.
- 3.2 Of particular note is that the proposed dwellings, due to being of a high quality of design and that they replicate the style and scale of the existing building, are considered to accord with the wording of paragraphs 126 and 130 of the NPPF and demonstrating the schemes compliance with Policies DMHB 11 of the Local Plan and D3, D4, D5 and D6 of the London Plan.
- 3.3 The proposed works would not have a greater impact on the openness of the Green Belt than the previously approved conversions schemes, and by proposing materials that would match the appearance of the existing barn, the development ensures that it is sympathetic to its setting.
- 3.4 Taking the above into account, this Planning Application should be granted permission.