Planning Statement

Full planning application for the conversion of a redundant agricultural building to three residential dwellinghouses, and associated development

Manor Farm, 2 Carlton Road, Barton in the Beans

On behalf of Messrs D & R Jackson

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1. Introduction

1.1. This Planning Statement (PS) has been prepared by Pegasus Group on behalf of Messrs D & R Jackson ("the Applicant") to support a full application for the conversion of a redundant agricultural building to three residential dwellinghouses ("the Development Proposal") at Manor Farm, 2 Carton Road, Barton in the Beans, Nuneaton, CV13 ODE (the "Application Site or Site").

1.2. The Site, comprising 0.19 hectares, benefits from Planning Permission for the conversion of an agricultural building to a single dwellinghouse, granted May 2024.

1.3. The Site is situated entirely within the administrative area of Hickley and Bosworth Borough Council (HBBC).

1.4. The purpose of this Planning Statement is to demonstrate that the development proposal is acceptable in planning terms. It considers relevant planning policy, brings together the technical work prepared to support the proposals, and provides an assessment of the development, setting out the planning reasons why permission should be granted.

1.5. The planning application is supported by the following plans/ reports:

- Site Location/ Site Plan;
- Existing Elevations/ Floorplan;
- Site Plan (Proposed);
- Proposed Elevations/ Floorplan;
- Biodiversity Net Gain Metric;
- Biodiversity Net Gain Exemption Letter;
- Ecological Impact Assessment (EcIA);
- Engineers Report.

1.6. This Statement begins with a description of the site and the surrounding area at Section 2, before providing a detailed description of the development proposals at Section 3. The site planning history is set out at Section 4. Section 5 provides a review of the relevant planning policy context, and Section 6 assesses the proposed development, having regard to the development plan, emerging planning policy and other material considerations. Section 7 provides a summary and conclusions.

1.7. Attention is paid specifically to the need to achieve sustainable development through planning for environmental, social and economic gains as specified in the National Planning Policy Framework (2026).

2. The Site and Surrounding Area

2.1. The Application Site forms part of the Manor Farm complex located at 2 Carlton Road, Barton in the Beans. The Site includes a redundant steel framed agricultural building, one of several agricultural buildings laid out within a farmyard to the south of Manor Farmhouse.

2.2. Manor Farmhouse is a three-storey red brick building dating from the late-18th century and is a Grade II listed building. Other buildings within the Manor Farm complex comprise: six red brick buildings to the south of the farmhouse, five of which date from the 19th century and one from the mid-20th century, and two Dutch barns to the west dating from the mid to late-20th.

2.3. Manor Farmhouse and its associated gardens are separated from the farmyard by a brick boundary wall. The building to the north of the courtyard is physically attached to the southern elevation of Manor Farmhouse and, therefore, is a curtilage listed structure. The remaining 19th century buildings are also considered to be curtilage listed by virtue of their age, proximity, group value and historic association within the farmhouse.

2.4. The mid-20th century brick building, Dutch barns and the steel framed building (the building subject of this application) are not curtilage listed buildings. These buildings are of no particular historic or architectural merit.

2.5. The Site lies adjacent to the existing built-up area of Barton in the Beans. The wider Manor Farm site, including the farmhouse, lie to the north. Carlton Road lies to the east, with agricultural fields beyond. To the south lie two agricultural buildings with extant planning permission for their conversion to residential use. To the west lies agricultural fields, with residential development (Yew Tree Close) beyond.

3. Planning History and the Proposed Development

3.1. The agricultural building subject of this application benefits from planning permission for its conversion to a single residential dwellinghouse (Ref. 23/01183/FUL). Planning approval was granted on 13th May 2024 (and, as such, permission remains extant). The permission establishes the principle of converting the building to residential use and should be regarded as the baseline position.

3.2. In addition to the above, the wider Manor Farm complex has been the subject of several applications to convert other redundant/ disused agricultural buildings to residential dwellings, via both full planning applications and prior approvals under Class Q.

3.3. The permissions of greatest relevance to this application are listed below.

- 24/01161/FUL - Conversion of two agricultural outbuildings to form two dwellinghouses - Planning permission granted 28/07/2025;

  The permission relates to the conversion of two redundant steel-framed farm buildings to the south of the application site to six-bedroom and five-bedroom dwellings, respectively. The permission remains extent.

- 23/01183/FUL - Conversion of agricultural building to single dwellinghouse – Planning permission granted 13/05/2024;

  The permission relates to the application building and is extant.

- 22/00909/FUL - Full Planning Application for the conversion of buildings to form 6no. dwellings with associated alterations, car parking, hard and soft landscaping - Planning permission granted 17/01/2023;

  The permission relates to the conversion of five red-brick buildings and the Dutch barn to the north of the application site. The permission lapsed in January 2026.

3.4. The development proposal subject of this application is for the conversion of a redundant steel framed agricultural building to three, four-bedroom residential dwellinghouses. Three parking spaces would be provided for each unit (i.e. nine total). Private garden/ amenity spaces (enclosed by 1.8m high reclaimed brick walls) are proposed to serve each individual unit.

3.5. The existing steel frame of the building, roofing sheets, concrete panels, metal sheet cladding and Yorkshire boarding are to be retained. Timber boarding (to match the Yorkshire boarding) and blockwork finished with off-white render is proposed to be utilised alongside the retained materials. Doors/ glazing will utilise existing openings or punch through existing cladding.

3.6. Similarly to the approved development, the scheme has been carefully designed to respond to the Site's context by retaining the rural and functional appearance of the building.

3.7. Access is proposed via the existing, established access onto Carlton Road. Visibility splays will be provided as per the approved scheme.

4. Planning Policy

4.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. This section sets out the development plan policies which are relevant to the determination of this application.

4.2. The Development Plan consists of:

- Hinckley and Bosworth Core Strategy (December 2009);
- Hinckley and Bosworth Site Allocations and Development Management Policies DPD (July 2016).

4.3. This section of the planning statement will set out the most relevant development plan policies, as well as other key material considerations, relating to the development proposal.

Hinckley and Bosworth Site Allocations and Development Management Policies DPD (July 2016)

4.4. The Adopted Site Allocations and Development Management Policies (SADMP) DPD covers the period 2006 to 2026. Below is a summary of the policies of greatest relevance to the determination of this application.

Policy DM4: Safeguarding the Countryside and Settlement Separation

4.5. Policy DM4 seeks to protect the intrinsic value, beauty, open character and landscape character of the countryside. It goes on to state that development in the countryside will be considered sustainable where:

"...b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or

c) It significantly contributes to economic growth, job creation and/ or diversification of rural businesses;

and:

i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and

ii) It does not undermine the physical and perceived separation and open character between settlements; and

iii) It does not create or exacerbate ribbon development..."

Policy DM10: Development and Design

4.6. Policy DM10 sets out the key considerations which the Borough Council will take into account when assessing the design of new development. Such considerations include the protection of residential amenity and protecting/ enhancing the character of the area.

Policy DM11: Protecting and Enhancing the Historic Environment

4.7. The purpose of Policy DM11 is to protect, conserve and enhance the historic environment throughout the borough.

Policy DM12: Heritage Assets

4.8. Policy DM12 states that all development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough. The policy goes on to state that development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting.

Policy DM15: Redundant Rural Buildings

Policy DM15 provides support for the reuse and/ or adaptation of redundant or disused rural buildings outside of the settlement boundary whereby certain criteria are met. Said criteria comprise the following:

> *"...a) The applicant demonstrates the building is no longer viable in its current use; and*
>
> *b) The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and*
>
> *c) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and*
>
> *d) The proposed development accords with Policy DM10: Development and Design and relevant design guidance, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets..."*

4.9. The policy goes on to state that development proposals for the re-use of redundant rural buildings should result in the enhancement of the immediate setting.

Policy DM17: Highways and Transportation

4.10. Policy DM17 seeks to ensure that development proposals do not result in any significant adverse impacts on highway safety or capacity.

Policy DM18: Vehicle Parking Standards

4.11. Policy DM18 requires new development to provide an appropriate/ justified level of parking provision.

National Planning Policy Framework (The Framework) (August 2026)

4.12. The Framework was initially published on the 27th of March 2012 and is a material planning consideration in plan-making and decision-taking. The Framework has been updated several times, most recently in August 2026.

4.13. Paragraph 2 sets out that the planning system should be 'genuinely plan-led'. Preparing and maintaining up-to-date development plans should be seen as a priority for the sustainable provision of housing and other development.

4.14. Paragraph 3 states that planning law requires applications be determined in accordance with the development plan, unless material considerations indicate otherwise.

4.15. Paragraph 17 sets out the three overarching objectives of sustainable development, in providing the housing, commercial development, facilities and infrastructure needed. These objectives are:

- 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;

- 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 well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- An environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

4.16. The August 2026 Framework includes a new structured approach to national policy. It creates plan-making and decision-making policies which are numbered, rather than an approach using paragraph numbers.

4.17. Chapter 3 sets out policies that ensure development proposals are informed by relevant information, and decided in a proportionate, timely, and effective manner.

4.18. Policy DM3 is a decision-making policy which sets out how LPAs should consider development proposals. This includes:

- Working with applicants in a positive and proactive manner;

- Take a proportionate approach to consideration of planning matters raised by proposals;

- Take account of pre-application engagement planning matters, and any representations on the proposals;

- Consult statutory or internal consultees where necessary (noting this should not delay decisions on proposals unless there is insufficient information, public safety risks, or detailed advice would support an approval);

- Consider whether unacceptable proposals could be made acceptable through planning conditions or obligations; and

- Not refuse applications that should clearly be approved, when having regard to accordance with the development plan, policies of the Framework, or other material considerations.

4.19. Policy DM4 sets out how relevant policies in emerging development plans can be given weight.

4.20. Policy DM5 sets out how the viability of proposals should be addressed. It notes that development proposals that accord with relevant up-to-date plan policies should be assumed to be viable.

4.21. Policy DM6 sets out how and when planning conditions should be attached to planning permission.

4.22. Policy DM7 states that development proposals should be assessed on the basis of whether they would be an acceptable use of land. Matters which are controlled by separate regulatory regimes may, in the context of a particular development proposal, be a material consideration where they have land-use implications. Decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively.

4.23. Chapter 4 sets out a series of policies that identify the need to meet development needs through sustainable patterns of development.

4.24. Policy S3 is a decision-making policy that sets out how the presumption in favour of sustainable development (formerly Paragraph 11 of the Framework) should be applied within and outside of settlements.

4.25. A definition of 'settlement' is included at Annex B of the NPPF, as follows:

> *"Settlement: Includes cities, towns, villages and* ***other predominantly built-up areas, including land which*** *is allocated or* ***has permission for development which will form part of the built-up area once the development is complete****…." (emphasis ours)*

4.26. Given that the Application Site benefits from planning permission for residential use and considering the Site's location/ proximity to the built-up area of Barton in the Beans (meaning that said development shall form part of the built-up area once complete) it is considered that the Site should be regarded as within a settlement.

4.27. Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. It goes on to state (at S4(2)) that:

> *"…in applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:*
>
> > *…Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances."*

4.28. Chapter 5 of the Framework sets out policies that intend to support a net zero transition by 2050, and support for shaping climate resilient places.

4.29. Policy CC3 sets out how proposals should account for adaptation to climate change. This includes locating development in areas at minimised risk of flooding, coastal change, incorporation of Sustainable Drainage Systems (SuDS), design approaches to minimise overheating, and incorporating proportionate measures against wildfire.

4.30. Chapter 6 of the Framework seeks to facilitate delivery of a substantial increase in the supply of homes. Plan-making policies H01, H02, H03, H04, H05, and H06 establish how LPAs should prepare local plans to ensure the delivery of a substantial increase in the supply of homes. When read together, Policies H01 through H06 set out that LPAs should account for assessing the needs of various groups when preparing a local plan. This includes setting a housing requirement that reflects the identified needs of the area (as a minimum), and is higher than the overall figure identified in the local housing needs assessment where appropriate.

4.31. Policy H07 sets out that substantial weight should be given to the benefits of providing homes which will contribute to meeting the needs of the community identified through needs assessment.

4.32. Chapter 7 of the Framework intends to enable investment, expansion, and adaptation of businesses to reflect the opportunities of different areas.

4.33. Policy E4 relates to the sustainable growth of businesses in rural areas. The policy states that growth should be supported in certain circumstances, including (at criterion a and b respectively):

- The conversion of existing buildings and well-designed new buildings.
- The development and diversification of agricultural and other land-based businesses.

4.34. Chapter 12 of the Framework promotes the effective use of land in meeting the need for homes and other uses.

4.35. Policy L2 states that substantial weight should be given to the benefits where a development proposal would achieve one or more of the stated criteria. This includes (at criterion b):

- Making better use of vacant and underutilised land and buildings (such as: by bringing back into residential use empty homes and other suitable buildings… redeveloping underutilised retail and business sites…);

4.36. Chapter 14 of the Framework promotes high quality, healthy, inclusive, and sustainable places through clear expectations of design outcomes.

4.37. Policy DP3 is a decision-making policy which sets out the key principles for well-designed places. This includes that proposals should respond to their context, to integrate with and enhance their surroundings such as through consideration of history, character, arrangement of plots, use of materials, and integration of heritage assets.

4.38. Chapter 17 of the Framework sets out the objective to ensure new development is appropriate in location, when accounting for the risk of pollution and other hazards, and accounting for any potential impacts of pollution on development.

4.39. Policy P3 establishes that development proposals should be appropriate when accounting for location including consideration of likely effects of pollution, living conditions, and the natural environment. This should include consideration of sensitivity of the site and its intended occupiers and users, including users in the surrounding area. Proposals should:

- Provide healthy living conditions;
- Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight or unacceptable levels of air, noise, artificial light, water soil, or other forms of pollution, elsewhere mitigation to an acceptable level can be implemented;
- Sustain compliance with relevant air pollutant limits;
- Mitigate and reduce potential adverse effects of noise;
- Limit adverse impact from artificial light on local amenity; and
- Assess and mitigate impacts where the development could have an unacceptable impact on water quality.

4.40. Chapter 18 of the Framework sets the policy basis for managing flood risk and coastal change.

4.41. Policy F4 sets out when a flood risk assessment should be prepared. This includes development in Flood Zone 2, 3a, and 3b. In Flood Zone 1, a flood risk assessment should accompany proposals meeting the criteria of being over 1 hectare, identified by the Environment Agency as having critical drainage issues, and land identified in a Strategic flood risk assessment of being at risk.

4.42. Policy F8 relates to Sustainable Drainage Systems (SUDs). The policy states that development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal.

4.43. Chapter 19 of the Framework contains policies regarding conserving and enhancing the natural environment.

4.44. Policy N2 sets out the principles that development proposals should contribute to, to support the natural environment and nature recovery. This includes consideration of the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply).

4.45. Chapter 20 of the Framework sets out policies to conserve and enhance the historic environment in a manner appropriate to their significance.

4.46. Policy HE4 sets out that heritage assets should be conserved in a manner appropriate to their significance. Development proposals affecting the significance of heritage assets (including their setting) should maintain a use consistent with their conservation and account for maintaining their contribution to local character and distinctiveness and avoid (or minimise) harm to the significance of heritage assets.

National Planning Practice Guidance

4.47. The National Planning Practice Guidance (PPG) reinforces and provides additional guidance on the policy requirements of the NPPF. The PPG is a web-based resource that is continually updated.

4.48. The PPG provides extensive guidance on matters of design, including listing the planning objectives that can be achieved via good design. These include considering local character, landscape setting, safe, crime prevention, security measures, access and inclusion, efficient use of natural resources and cohesive and vibrant neighbourhoods.

National Design Guide

4.49. The National Design Guide was published in January 2021 and sets out the characteristics of well-designed places and what good design means in practice. The document sets out the ten characteristics necessary to achieve high quality design:

- Context – enhances the surroundings;
- Identity – attractive and distinctive;
- Built Form – a coherent pattern of development;
- Movement – accessible and easy to move around;
- Nature – enhanced and optimised;
- Public spaces – safe, social, and inclusive;
- Uses – mixed and integrated;
- Homes and buildings – functional, healthy, and sustainable;
- Resources – efficient and resilient; and
- Lifespan – made to last.

Supplementary Planning Documents (SPDs), Plans and Guidance

The Good Design Guide Supplementary Planning Document 2020

4.50. The purpose of the Good Design Guide SPD is to raise design quality in the borough, whilst ensuring that the local identity and heritage of the area is preserved and enhanced.

Other Material Considerations

Emerging Hinckley and Bosworth Local Plan 2024 to 2045

4.51. The Local Plan Review is currently underway, with the latest consultation (in respect of the Regulation 19 Local Plan) having taken place between August and September 2026. Adoption of the Plan is not anticipated until Spring 2028.

5. Assessment of the development proposal

5.1. Section 38(6) of the Planning and Compulsory Purchase Act, 2004 requires the determination of this application to made in accordance with the development plan, unless material considerations indicate otherwise.

5.2. Whilst the Framework does not change the statutory status of the development plan as the starting point in decision making, it constitutes an important material consideration in determining applications. The Framework constitutes the Government's view of what sustainable development means in practice for the planning system.

5.3. The Government's objective in publishing the Framework is to secure a significant culture change in the way planning applications are determined, with a clear presumption in favour of sustainable development, with local planning authorities proactively driving and supporting sustainable economic development to deliver the homes, businesses and infrastructure the country needs. The Framework sets the overarching objectives in achieving sustainable development; an economic objective, a social objective, and an environmental objective.

5.4. The economic objective helps to build a strong, responsive, and competitive economy by ensuring that sufficient land of the right types is available in the right place and at the right time to support growth, innovation, and improved productivity.

5.5. The social objective supports 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.

5.6. The environmental objective contributes to protecting and enhancing the natural, built, and historic environment, making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, adapting to climate change and moving to a low carbon economy.

5.7. For the purposes of this application, the development plan comprises the Hinckley and Bosworth Core Strategy (December 2009) and Hinckley and Bosworth Site Allocations and Development Management Policies DPD (July 2016). Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight (NPPF, Annex A).

5.8. The following sections of this Planning Statement consider the consistency of the proposals with relevant policies of the development plan that can be afforded weight in the determination of the application. It then goes on to consider the implications of the Framework and whether any specific policies indicate development on the site should be restricted.

5.9. The key planning issues that have been identified in respect of the proposed development are as follows:

- The Principle of Development;
- Design and Access;

- Residential Amenity;
- Heritage;
- Ecology and Biodiversity.

5.10. The above issues are addressed in detail in the subsequent part of this chapter.

Principle of Development

5.11. The development proposal comprises the conversion of a redundant steel framed agricultural building to three, four-bedroom residential dwellinghouses.

5.12. As stated previously, the Site subject of this application benefits from planning permission for the conversion of the agricultural building to a single, six-bedroom residential dwellinghouse (Ref. 23/01183/FUL). Planning approval was granted on 13th May 2024 (and, as such, permission remains extant). The permission establishes the principle of converting the building to residential use and should be regarded as the baseline position. This is a material consideration in the determination of this application.

5.13. The Site is located outside of the settlement boundary of Barton in the Beans as defined in the Local Plan.

5.14. Policy DM4 of the SADMP seeks to protect the countryside from unsustainable development. The policy goes on to state that development in the countryside will be considered sustainable where it falls within certain criteria. This includes (at criteria b) the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting. The policy also provides support (at criterion c) for development which contributes to the diversification of rural businesses.

5.15. The development proposal comprises the change of use/ re-use of a redundant agricultural building which would enhance its immediate setting. As such, it fully accords with SADMP Policy DM4.

5.16. Policy DM15 of the SADMP provides support for the reuse and/ or adaptation of redundant or disused rural buildings whereby certain criteria are met. This includes: the building being no longer viable in its current use and being in a structurally sound condition (i.e. capable of conversion without significant rebuild or alteration). The policy also requires that any proposed extension(s) or alterations are proportionate to the original building/ situated within the original curtilage and that development accords with Policy DM10, DM11 and DM12.

5.17. An Engineer's Report (KSA Consulting Engineers, September 2026) accompanies this planning application. The report is an update of the previously undertaken survey (dated December 2024) which accompanied the previous application to convert the building to a single dwelling. The report demonstrates that the building remains structurally sound and capable of conversion. As such, development fully accords with SADMP Policy DM15.

5.18. This above assessment aligns with the conclusions of the Delegated Report for the extant permission (Ref. 23/01183/FUL) whereby it was confirmed that conversion of the building to residential use was 'acceptable in principle'. This is a material consideration in the determination of this application.

5.19. Whilst the application site lies outside of the settlement of Barton in the Beans (on the basis of the Local Plan defined settlement boundary), the 2026 NPPF has expanded the definition of settlements as follows (at Annex B):

> *"Settlement: Includes cities, towns, villages and* ***other predominantly built-up areas, including land which*** *is allocated or* ***has permission for development which will form part of the built-up area once the development is complete****…." (emphasis ours)*

5.20. The Site subject of this application benefits from extant planning permission for residential use. Furthermore, the Application Site is sandwiched between the residential dwellinghouse 'Manor Farm' to the north and land with extant planning permission for residential use to the south (Ref. 24/01161/FUL). It is clear that, once converted, the application Site will form part of the built-up area. Accordingly, the application Site is, as per the NPPF definition, within a settlement.

5.21. NPPF Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. The proposal fully complies with the decision-making policies contained within the NPPF and, as demonstrated by this statement, any adverse effects associated with the proposal would not substantially outweigh the benefits. Accordingly, the development scheme fully complies with Policy S4.

5.22. Chapter 12 of the Framework promotes the effective use of land in meeting the need for homes and other uses. Policy L2 states that substantial weight should be given to the benefits where a development proposal would achieve one or more of the stated criteria. This includes (at criterion b):

> *Making better use of vacant and underutilised land and buildings (such as by bringing back into residential use empty homes and other suitable buildings…);*

5.23. The development proposal would bring an underutilised building into beneficial use (i.e. by providing three residential dwellings). Accordingly, this should be afforded substantial weight.

5.24. In conclusion, the development proposal comprises sustainable development in accordance with the requirements of relevant local and national planning policy. Accordingly, it is acceptable 'in principle'.

Design and Access

5.25. The development proposal has been carefully designed in response to the surrounding context and with reference to the approved, extant scheme.

5.26. SADMP Policy DM4 seeks to protect the intrinsic value, beauty, open character and landscape character of the countryside. The policy provides support for the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting.

5.27. Policy DM10 of the SADMP seeks to ensure that new development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

5.28. NPPF Policy DP3 sets out the key principles for well-designed places. This includes a requirement for proposals to respond to their context and to integrate with and enhance their surroundings.

5.29. The main form and design of the building would remain largely unchanged, with the existing steel portal frame, roofing sheets, concrete panels, metal sheet cladding and Yorkshire boarding to be retained. The proposed timber cladding/ blockwork will maintain the rural and functional appearance of the building. The proposed garden areas would be situated to the south of the building, providing ample residential amenity space.

5.30. The development is proposed to be accessed via the existing and established access onto Carlton Road. Suitable visibility splays will be provided as per the approved scheme.

5.31. The three residential units will each benefit from dedicated parking provision onsite (three spaces per unit, nine spaces total).

5.32. The development proposal would enhance the immediate setting (which currently comprises mainly hardstanding/ concrete yard) and is considered appropriate to its surroundings in respect of its scale, layout, density, mass, design, materials and architectural features.

5.33. The design of the development proposal is very similar to the extant permission (Ref. 23/01183/FUL) to convert the building to a single dwellinghouse. The access arrangements are the same, as is, broadly speaking, the external appearance.

5.34. In respect of design, the development proposal is considered to fully accord with relevant local and national planning policy, including Policies DM4 and DM10 of the SADMP and Chapter 14 of the NPPF.

Residential Amenity

5.35. The application building is located a considerable distance from any existing residential properties, the nearest of which being the Manor Farm residence (over 25m to the north). Land to the south of the Application Site benefits from extant planning permission for the conversion of two agricultural buildings to residential dwellinghouses (Ref. 24/01161/FUL). The proposed residential amenity areas and access drive sit between the application building and the approved development to the south.

5.36. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.

5.37. NPPF Policy P3 requires that development proposals are appropriate for their location, including consideration of likely effects on living conditions.

5.38. Given the design and layout of the proposal, there would be no unacceptable impacts in respect of neighbouring residential amenity, including overbearing impacts, loss of privacy etc.

5.39. Similarly to the extant permission in respect of the Site (Ref. 23/01183/FUL), the proposed development would not cause detrimental impacts to residential amenity and, as such, would accord with Policy DM10 of the SADMP and NPPF Policy P3.

Heritage

5.40. Manor Farmhouse is a three-storey red brick building dating from the late-18th century and is Grade II listed. The building and its associated gardens are separated from the farmyard by a brick boundary wall. The building to the north of the courtyard is physically attached to the southern elevation of Manor Farmhouse and, therefore, is a curtilage listed structure. The other 19th century outbuildings within the farm complex are also curtilage listed by virtue of their age, proximity, group value and historic association within the farmhouse.

5.41. The application building is a 20th century steel framed, disused agricultural building of no particular historic or architectural merit. Unlike some of the other buildings on the farm complex, it is not curtilage listed.

5.42. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when determining applications for development which affects a listed building or its setting, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural and historic interest which it possesses.

5.43. Policy DM11 of the SADMP seeks to protect, conserve and enhance the historic environment throughout the borough.

5.44. Policy DM12 of the SADMP states that development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting.

5.45. Chapter 20 of the Framework sets out the national policies relevant to the conservation and enhancement the historic environment. Policy HE4 states that heritage assets should be conserved in a manner appropriate to their significance. Development proposals affecting the significance of heritage assets (including their setting) should maintain a use consistent with their conservation and account for maintaining their contribution to local character and distinctiveness and avoid (or minimise) harm to the significance of heritage assets.

5.46. The design of the development proposal is very similar to the extant permission (Ref. 23/01183/FUL) to convert the building to a single dwellinghouse. In respect of the approved scheme, the LPA's Conservation Officer concluded that:

> *"...the conversion of the application building to a dwelling based on interventions that largely respect its predominantly rural and functional character would have no adverse impact upon the significance of the grade II listed building Manor Farmhouse, with the building continuing to be a neutral presence in its wider setting...."*

5.47. It is considered that the same conclusions can be drawn in respect of this application proposal i.e. the proposal is compatible with the significance of the curtilage listed outbuildings of Manor Farm and the setting of the grade II listed building Manor Farmhouse.

5.48. Taking account of the above, in respect of heritage, the development proposal is considered to accord with Policies DM11 and DM12 of the SADMP, Chapter 20 of the NPPF and the statutory duties of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Ecology and Biodiversity

5.49. The planning application is supported by an Ecological Impact Assessment (EcIA), Statutory Biodiversity Metric and BNG Exemption Letter, produced by Brindle and Green. A summary of the key findings is set out below.

5.50. The submitted EcIA (October 2026) updates the previous surveys completed between 2018 and 2022, draws on the results of the preliminary site visit undertaken in August 2026 and adds the results of additional protected species/ habitat surveys that have been completed since.

5.51. The habitats on site have been evaluated as being of low ecological value in relation to the local surroundings and have been assessed to have 'Site' value in a 'Site' context.

5.52. The preliminary site visit and data search identified presence of roosting bats, badger and Great Crested Newts (GCN) within the zone of influence. As such, further assessment for these species was undertaken in the active season of 2026.

5.53. In respect of bats, the preliminary roost assessment classified the application building as holding 'negligible' suitability to support roosting bats. Nevertheless, given roosting bats have been confirmed to be present in structures present within the wider curtilage of Manor Farm in 2022 (Ramm Sanderson_RSE_5354_R2_V1 (submitted in respect of the previously approved planning application)) mitigation has been secured to maintain the connective value of the site in the form of retained and unlit habitat corridors.

5.54. Protected species surveys undertaken during 2026 confirmed the likely absence of badger and Great Crested Newts (GCN) within the application boundary/ zone of influence. However, given the transient nature of these species, their continued absence from site cannot be certain, and as such, safe working practices for these species are proposed during construction.

5.55. Agricultural refuse piles and loose concrete offered limited basking and refuse opportunities for reptile species. Given the closest records returned in the data search were situated 1.2km from the application site and the habitat matrix within wider land ownership largely pertained to arable fields and hedgerows, with a small area of bare ground hosting sparse vegetation; it is not considered likely that the site supports a resident population of reptiles, though it may be used on an opportunistic basis. Mitigation is proposed through the use of reasonable avoidance measures.

5.56. In the absence of mitigation, the proposed development would have the potential to result in short-term negative effects significant at up to the 'Local' value. However, with the implementation of the proposed mitigation and precautionary measures, development is not anticipated to result in any significant residual negative effect on important ecological features.

5.57. Using the Biodiversity metric, the existing habitats within the application site comprise developed land; sealed surface and buildings with no hedgerows, trees or other priority/ medium distinctiveness habitats. Therefore, the site is exempt from Statutory Biodiversity Net Gain under the 'de minimis' rule as less than 25 square metres of on-site habitat is impacted, as detailed in the submitted Biodiversity Exemption Letter.

5.58. Taking account of the above, in respect of ecology and biodiversity impacts, the development proposal is considered to accord with Policies ESD10 and ESD11 of the Local Plan Part 1 and Section 15 of the NPPF.

6. Summary and Conclusion

6.1. This Planning Statement accompanies and supports a full planning application for the conversion of a redundant agricultural building to three residential dwellinghouses at Manor Farm, 2 Carton Road, Barton in the Beans.

6.2. The Application Site benefits from extant planning permission for residential use (i.e. conversion of the redundant agricultural building to a single, six-bedroom residential dwellinghouse (Ref. 23/01183/FUL)). This should be regarded as the baseline position and is a material consideration in the determination of this application.

6.3. The development proposal (i.e. conversion of the redundant agricultural building to three residential dwellinghouses) accords with the thrust of relevant local planning policy, as well as national planning policy and guidance, and, as such, is considered acceptable 'in principle'.

6.4. In terms of design, the scheme would enhance the immediate setting and is considered appropriate to its surroundings in respect of its scale, layout, density, mass, design, materials and architectural features.

6.5. There would be no unacceptable impacts in respect of neighbouring residential amenity, including overbearing impacts, loss of privacy etc.

6.6. In terms of heritage impacts, the proposal would not adversely impact upon the significance of the curtilage listed outbuildings of Manor Farm or the setting of the grade II listed building Manor Farmhouse. Accordingly, the proposal complies with the statutory duties of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.7. The habitats on site have been evaluated as being of low ecological value in relation to the local surroundings and have been assessed to have 'Site' value. With the implementation of the proposed mitigation and precautionary measures, development is not anticipated to result in any significant residual negative effects.

6.8. In conclusion, the proposed development comprises sustainable development in accordance with relevant local and national planning policies. The planning application should, therefore, be approved without delay.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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