

PLANNING, DESIGN & ACCESS STATEMENT

Slip End Farm, Royston Road, Slip End, Baldock, SG7 6SG

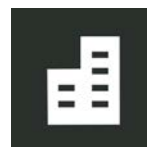
Job Ref: 20/031

Date: April 2026



Prepared by Tom Donovan BA (Hons), MA, MRTPI on behalf of

PETER GEORGE TOWN PLANNING



PAGE INTENTIONALLY LEFT BLANK



TABLE OF CONTENTS:

SECTION 1: Introduction & Background	4
SECTION 2: Analysis of the Site and Surroundings	6
SECTION 3: The Development Proposal	10
SECTION 4: Relevant Planning Policy	13
SECTION 5: Planning Analysis.....	17
SECTION 6: Summary & Conclusions	32



Section 1: Introduction & Background

- 1.1 Peter George Town Planning has been instructed by Mr James Northern to prepare and make a planning application for the **erection of nine dwellings with associated hard and soft landscaping, parking, garaging and private gardens following the part and complete demolition of existing agricultural barns.**
- 1.2 The purpose of this statement is to set out the proposals, provide an analysis against relevant national and local planning policy and ultimately make the case as to why planning permission should be granted.

Planning History

Ref.	Proposal	Decision Date
25/01197/PNQ	Change of use of agricultural buildings to ten (10) dwellinghouses with associated building operations, private gardens and car parking	Granted 23/06/2025
25/00457/PNQ	Change of use of agricultural buildings to ten (10) dwellinghouses with associated building operations, private gardens and car parking	Refused 30/04/2025
24/00754/FP	Erection of two 3-bed, three 4-bed and two 5-bed dwellings with associated hard and soft landscaping, parking, garaging and private gardens following the demolition of existing agricultural barns	Withdrawn



22/02888/PNQ	Class Q: change of use of one agricultural building to four dwellinghouses (2 x 2-bedroom dwellings, 1 x 3-bedroom dwelling & 1 x 4-bedroom) together with associated building operations and the formation of private gardens and car parking associated with the proposed dwellinghouses (as amended by plans received 19th December 2022).	Granted 21/12/2022
22/02889/PNQ	Class Q: change of use of one agricultural building to one two-bedroom dwellinghouse together with associated building operations and private garden and car parking associated with the proposed dwellinghouse (as amended by plans received 19th December 2022).	Granted 21/12/2022
22/01541/FP	Replace existing entrance gates with acoustic gates, decommission existing vehicular access and install protective landscape bund to boundary	Granted 02/05/2023
21/01358/FP	Formation of new vehicular access onto Ashwell Road	Granted 17/01/2022
91/00106/1	Clubhouse and new access (Outline - design, external appearance and landscaping reserved) in connection with use of land as 9 hole golf course, the subject of application no 91/0107/1	Granted 23/07/1992
91/00107/1	Change of use from agricultural land to 9 hole golf course, car park and practice ground, and highway improvements to County Road C5	Granted 23/07/1992



Section 2: Analysis of the Site and Surroundings

- 2.1 The application site is part of Slip End Farm which is located to the north-west of the A505 adjacent to the north-eastbound carriageway approximately half-way between Baldock and Royston. The village of Ashwell lies to the north/north-west with Bygrave to the west. The small hamlet of Odsey is located to the east. The site lies within the Rural Area beyond the Green Belt.

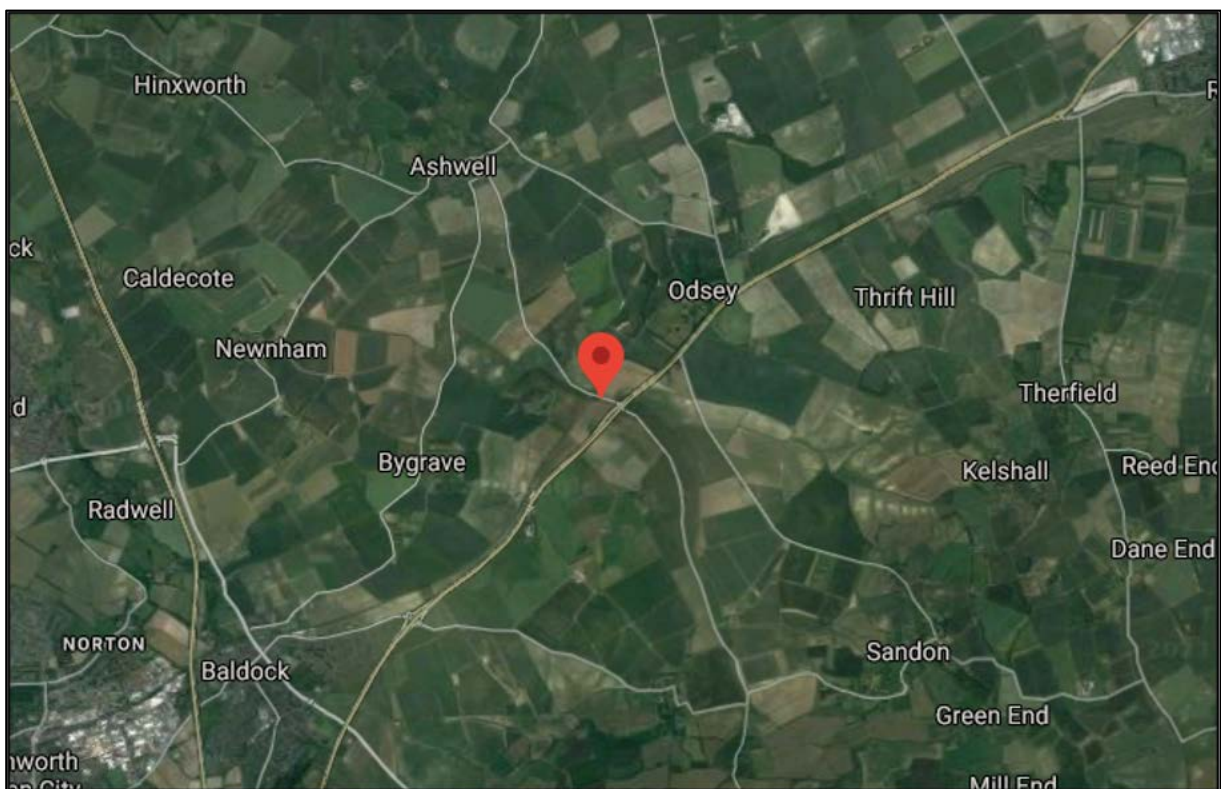


Figure 1 - Site Location

- 2.2 The main yard contains a number of agricultural buildings of varying shapes, sizes and use. Of these buildings there are three much larger buildings/structures, and several smaller buildings. There are also a number of more dilapidated structures adjacent to existing buildings.



Figure 2 - The Site

- 2.3 A two-storey farmhouse is located to the west of the main farmyard. This property appears to have been built in the mid-20th century and has been extended. A bungalow has been erected to the east of the main farmyard adjacent to the main vehicular access. This too appears to be of mid-20th century construction.
- 2.4 None of the buildings on the site are listed buildings and the site is not in or adjacent to a conservation area. However, the site borders a scheduled monument (ring ditches and enclosure at Slip End, ref. 1003549). The boundary of the scheduled monument basically runs around the outer edge of the main farmyard and includes the neighbouring field in its entirety.



- 2.5 In October 2024, Historic England agreed to revise the boundary of the scheduled monument essentially to fully exclude the farmyard from the extent of the scheduled monument.



Figure 3 - Boundary of the Scheduled Monument (October 2024)

- 2.6 The site is served by a new access constructed in 2022 which enables access from Ashwell Road. Two of the existing access points onto the A505 are no longer used with the third (the north-eastern most access) proposed to be stopped up. Long term, the plan is to use only the access from/onto Ashwell Road.
- 2.7 The site is located adjacent to the A505 which is a dual carriageway with a speed limit of 70mph at this point. The site is outside of any settlement with



the closest main town being Baldock with Ashwell and Bygrave to the north-west.



Section 3: The Development Proposal

Overview

3.1 The proposed development can be described as follows:

“Erection of nine dwellings with associated hard and soft landscaping, parking, garaging and private gardens following the part and complete demolition of existing agricultural barns.”

3.2 The proposed development involves the erection of nine dwellings comprising plots 1 and 2 (a semi-detached pair), plot 3 (a detached dwelling), plots 4 and 5 (a semi-detached pair), plots 6 and 7 (two detached dwellings, and plots 8 and 9 (within the partially retained and converted grain store).



Figure 4 - Proposed Site Layout



- 3.3 Plots 1-3 would be three-bedroom dwellings ranging between 130m² and 165m² in gross internal area. Plots 4-9 would be four-bedroom dwellings ranging in size from 152m²-215m² in gross internal area. Other than plot 3 which would have two spaces, each plot would have three parking spaces. Six visitor spaces are proposed.
- 3.4 The proposed dwellings would range in size from one-and-a-half to two-storeys and would be constructed from a combination of facing brickwork, horizontal timber cladding/weatherboarding, and vertical corrugated sheeting for the walls, and slate and clay roof tiles and corrugated sheeting for the roofs. Windows and doors would generally be black double-glazed casements.
- 3.5 The development is proposed to be served by the existing access from/onto Ashwell Road. Two of the existing access points onto the A505 have already been closed off. The third, which is to the north-eastern end of the site, is proposed to be closed off in relation to a previous agreement with highways; this development reinforces this.



3.6 Each plot would be provided with secure bin and cycle storage. Bin collection points have been identified. Each property would be provided with an electric vehicle charging point.

3.7 Plots 1-7 are proposed to have detached double, single or shared garages. These would have a traditional simple pitched roof form and design. They would be constructed with oak-style horizontal weatherboarding and would have slate roofs.



Section 4: Relevant Planning Policy

Basis for Determining Planning Applications/ Appeals

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act together require that planning applications for planning permissions be determined in accordance with the Development Plan, read as a whole, unless material considerations indicate otherwise.

The Tilted Balance

- 4.2 The National Planning Policy Framework is a material consideration in decision making. The Council are unable to demonstrate a five-year supply of land for housing and so the Tilted Balance is engaged. This means that planning permission should be granted unless: the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. Therefore, the primary concern when assessing the Application is conflicts with policies within the Framework. However, the development plan context will still assist.



Development Plan

- 4.3 Section 38(6) of the Planning Compulsory Purchase Act 2004 states that:
- “If regard is to be had to the development plan for the purpose of any determination under the Planning Acts, the determination must be made in accordance with the plan unless material considerations dictate otherwise.”*
- 4.4 The development plan context for the planning application is provided by:
- **North Hertfordshire Local Plan 2011-2031 (adopted November 2022)**
 - **Ashwell Neighbourhood Plan (adopted December 2021)**
- 4.5 The following policies are considered relevant to the consideration of this application:

North Hertfordshire Local Plan 2011-2031

- Policy SP1: Sustainable Development in North Hertfordshire
- Policy SP2: Settlement Hierarchy and Spatial Distribution
- Policy SP5: Countryside and Green Belt
- Policy SP6: Sustainable Transport
- Policy SP8: Housing
- Policy SP9: Design and Sustainability
- Policy SP11: Natural Resources and Sustainability
- Policy SP12: Green Infrastructure, Landscape and Biodiversity
- Policy SP13: Historic Environment
- Policy T1: Assessment of Transport Matters



- Policy T2: Parking
- Policy D1: Sustainable Design
- Policy D3: Protecting Living Conditions
- Policy D4: Air Quality
- Policy CGB1: Rural Area beyond the Green Belt
- Policy CGB4: Existing Buildings in the Rural Area beyond the Green Belt
- Policy NE1: Strategic Green Infrastructure
- Policy NE4: Biodiversity and Geological Sites
- Policy NE7: Reducing Flood Risk
- Policy NE8: Sustainable Drainage Systems
- Policy NE9: Water Quality and Environment
- Policy NE11: Contaminated Land
- Policy HE3: Archaeology

Ashwell Neighbourhood Plan

- Policy ASH1: Location of Development
- Policy ASH2: Housing Mix
- Policy ASH3: Character of Development
- Policy ASH4: Design of Development
- Policy ASH6: Environmentally Sustainable Design
- Policy ASH9: Natural Landscape and Rural Character
- Policy ASH13: Broadband Provision
- Policy ASH20: Residential and Public Car Parking

Other Material Considerations

National Policy & Guidance



4.6 The Framework is a material consideration, as is the Planning Practice Guidance (PPG).

Supplementary Planning Documents

- Vehicle Parking at New Development SPD September 2011
- Design SPD July 2011



Section 5: Planning Analysis

Principle

Policy Background

- 5.1 Policy SP1 of the North Herts Local Plan 2011-2031 (LP) indicates that planning permission will usually be granted for proposals that contribute towards the targets and aspirations in the Plan and which are acceptable or able to be made acceptable with respect to the detailed planning policies contained within the Plan. LP Policy SP2 sets out that, between 2011-2031, provision will be made for at least 13,000 new homes.
- 5.2 LP Policy SP2 categorises the main towns, villages and other settlements based on their ability to accommodate new development to meet the targets of the NHLP. This Policy states that it is estimated that approximately 80% of the district's housing development and the substantial majority of other new development will be located within the settlement boundaries of the main towns, with the remainder of the new development to be dispersed across the district within the other settlements and villages).



- 5.3 It is further noted that the site falls within the parish of Ashwell and thus within the scope of the Ashwell Neighbourhood Plan. Policy ASH1 sets out that, development in the neighbourhood area will be focused within the extended settlement boundary and that sites outside of the settlement boundary will only be supported in certain circumstances.
- 5.4 As per the Council's Five-Year Housing Land Supply Update November 2025, the Council are currently able to demonstrate no more than a 2.6-year supply of land for housing. Accordingly, the policies most important for determining the application should be considered to be out-of-date.
- 5.5 This means that planning permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. It is within this context that the principle of development should be assessed.

Rural Area beyond the Green Belt



- 5.6 The application site is located outside of a defined settlement boundary lying within the Rural Area beyond the Green Belt. Accordingly, relevant NHLP Policies are Policy SP5, Policy CGB1 and CGB4. These Policies are part of the adopted Local Plan and are considered to be broadly consistent with the Framework insofar that they seek to recognise the intrinsic character and beauty of the countryside albeit, as discussed above, reduced weight should be given to them due to the absence of a five-year supply of land for housing.
- 5.7 LP Policy SP5 indicates that the Council will operate a general policy of restraint in Rural Areas beyond the Green Belt through the application of detailed policies. This includes LP Policy CGB1 which indicates that planning permission will only be granted for new development in certain circumstances. The proposed development would not accord with any of the exceptions set out in LP Policy CGB1.
- 5.8 LP Policy CGB4 deals with development involving existing buildings in the Rural Area beyond the Green Belt. This states that planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted in certain circumstances including where *“the resultant building(s) do not have a materially greater impact on the*



openness or general policy aims of the Rural Area beyond the Green Belt than the original building(s)...”.

- 5.9 The proposed development would involve the demolition of approximately half of the existing grain store and all of the existing agricultural buildings situated to the east and replacement with nine semi-detached and detached dwellings. The existing buildings come in various shapes and sizes with the grain store a particularly large building. The grain store has a large, imposing presence with the other buildings being less conspicuous given their smaller size. Nevertheless, cumulatively, the existing buildings have a large footprint and are substantial when considered in the round.
- 5.10 The replacement development that is proposed would involve the erection of a collection of semi-detached and detached buildings together with the retained portion of the grain store which is proposed to be converted. The majority of the proposed dwellings would be 1-5-storey with none of the dwellings having more than 2 storeys. Overall, it is considered that the proposed replacement development would have an overall scale and size broadly comparable with the existing development.



- 5.11 Accordingly, the applicants view is that the proposed development would not have a materially greater impact on the openness or policy aims of the Rural Area beyond the Green Belt and that the development would thus be compliant with Policy CGB4 in this respect.

Fallback Position

- 5.12 Moreover, and notwithstanding the above, following an application for Prior Approval (ref. 25/01197/PNQ) there is an extant planning permission to convert the four existing barns part of this application to form ten residential dwellings. This represents a fallback position that should be given material weight inasmuch as it permits the provision of ten dwellings on the site irrespective of the site's location.
- 5.13 Case law has held that a fallback position is a material consideration where there is a real prospect of it being implemented, and that the decision maker should exercise their planning judgement as to whether that would be the case. Case law further clarifies that the prospect of the fallback position does not have to be probable or even have a high chance of occurring; it has to be only more than a merely theoretical prospect.



- 5.14 In this case, the Class Q consent referred to above was granted in June 2025 and thus has over two years to be completed; a sufficient timeframe. Moreover, permission was granted subject to two pre-commencement conditions for which applications to approve these details and thus discharge the conditions have been made.
- 5.15 We can moreover confirm in this statement that, were this or a subsequent application for a form of replacement development on the site to fail, it is the applicant's intention to implement and carry out the development permitted under application ref. 25/01197/PNQ). Consequently, there is a more than theoretical prospect that the fallback consent would be implemented and it is, therefore, a material consideration.
- 5.16 The outcome of either the current application (or a similar proposal) or the fallback consent is the formation of new dwellings in the countryside against the Council's settlement strategy. Moreover, in the case of the fallback consent, ten dwellings have been permitted: one more than that proposed under this application. Substantial weight should therefore be ascribed to the fallback position inasmuch as it relates to any conflict with the settlement strategy of the development plan.



- 5.17 In terms of how the fallback scheme compares with these proposals, this has already been addressed to some degree in the above paragraphs and the case made that, in purely volumetric terms, the proposed replacement development would not be materially greater than that which it seeks to replace.
- 5.18 The fallback scheme involves the conversion of the large utilitarian grain store and three smaller modern agricultural buildings with associated parking and residential gardens provided. None of the existing buildings are architecturally very pleasing and it is not considered that they make a particularly positive contribution to the character and appearance of the area, albeit one could make the case that they are not out of keeping with the rural context.
- 5.19 The proposed scheme seeks therefore to provide a design and character of development that is reflective of a small farmstead with the scheme involving dwellings with their architectural cues taken from traditional and modern agricultural buildings. This involves dwellings with simple forms, materiality involving facing brickwork, horizontal cladding and corrugated sheeting for the walls and slate and clay tiled and corrugated roofs. This



would give the proposed development a strong rural aesthetic in keeping with the existing appearance of the site.

- 5.20 The proposed residential development would moreover be largely restricted to the part of the site proposed to be developed as part of the fallback scheme. Accordingly, whilst there are clear differences between the two schemes in terms of the detail, the introduction of residential curtilage and a general sense of domestication would be apparent with both schemes, and it is not considered that the degree to which this is proposed as part of this application would be harmful.
- 5.21 Consequently, it is considered that the proposed development would have a higher standard of design and overall represent a more suitable form of development than the fallback scheme. Accordingly, in terms of the wider visual impacts, it is considered that what is proposed would result in a more sensitive, cohesive and overall appropriate development than the fallback scheme which, as is often the case with conversion schemes under Class Q, is slightly contrived to suit the limitations of the legislation whereas an alternative approach could be better.

Summary



- 5.22 The site is outside of a defined settlement and its development for residential would not be compliant with LP Policies SP2, SP5 or CGB1 or Ashwell Neighbourhood Plan Policy ASH1. However, it would, in the view of the applicant, be compliant with LP Policy CGB4 insofar that the proposed development would involve the replacement of existing buildings with development that would not have a materially greater impact on the overall purposes and aims of the Rural Area beyond the Green Belt.
- 5.23 However, as set out above, given that the Council can only demonstrate a 2.6-year supply of land for housing. Accordingly, the most important development plan policies should be considered to be out-of-date. As such, permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.24 Prior approval (ref. 25/01197/PNQ) was granted in June 2025 for the conversion of the existing agricultural building to form ten residential units. This consent forms a material fallback position which should be given



substantial weight in the determination of this planning application insofar that it relates to both the location of new housing and the impact of the proposed development in the context of the strategic aims and purposes of the Rural Area beyond the Green Belt.

- 5.25 In this context, it is considered that the proposed development would be acceptable in principle in compliance with LP Policies SP1, SP2, SP5, CGB1, CGB4, ANP Policy ASH1 and Sections 5 and 15 of the Framework.

Effect on the Character and Appearance of the Area

Policy Background

- 5.26 Section 12 of the Framework deals with the design of development ultimately seeking to ensure that new development is visually appropriate and accords with its surroundings. NHLP Policies SP9 and D1 largely align with the Framework in their expectation that new development would be of a high standard and sited appropriately. Ashwell Neighbourhood Plan Policies ASH3, ASH4 and ASH9 are also applicable as policies relating to the design of new development.

Context & Impact



- 5.27 The site lies within the North Baldock Chalk Uplands (Area 224) of the North Hertfordshire and Stevenage Landscape Character Assessment 20110 (LCA). Its key characteristics are noted as its rolling chalk landform, small, rounded chalk knolls, large rectilinear arable fields, large, medium regular geometric plantations and nucleated settlements.
- 5.28 The site is located to the north-west side of the A505, approximately 2.6km to the south of Ashwell and 3.75km to the north-east of Baldock. The existing site is primarily in agricultural use, with two residential properties situated at either end of the main farmyard. The majority of the existing buildings are large, modern agricultural buildings which have limited architectural value. The site also contains areas of hardstanding, open storage and some other, more modest agricultural structures.
- 5.29 An earlier application for development on this site (ref. 24/00754/FP) involved the erection of seven detached dwellings set out in something of a cul-de-sac arrangement around with a looped access road and central landscaped area. The proposed dwellings were larger than those proposed under this application and were more overtly residential in terms of their design, materiality and detailing.



- 5.30 Accordingly, in designing this proposal, consideration has been given to reverting to a simplified design and through the use of materiality and detailing more in keeping with an agricultural aesthetic. This has resulted in the simplification of the various dwelling forms with overtly domestic aspects minimised or altogether omitted from the scheme.
- 5.31 In terms of the materiality and detailing, proposed dwellings would generally have facing brickwork, horizontal timber cladding and corrugated cladding for the walls, and slate and clay roof tiles and corrugated metal for the roofs. This, together with the part-converted grain store, would ensure a development with a cohesive design and appearance and one which we consider would be suitable within the surrounding landscape.
- 5.32 From a sustainability and energy standpoint, the Sustainability Statement that accompanies the application sets out that the development would achieve a 27.4% reduction in CO₂ emissions and a 27.5% reduction in energy demand above the requirements set out in Building Regulations Part L 2021. This is achieved by incorporating a high level of thermal fabric performance, a renewable heating system and 4kWp solar PV array.

Summary



- 5.33 Overall, it is considered that the proposed development would have a character and appearance that would be appropriate in the rural context, with the proposed built form associated with such comparing favourably with the form and size of existing buildings. As such, it is considered that, visually, the proposed would have a suitable effect on the immediate and wider context and landscape character.
- 5.34 In terms of the wider landscape impacts, it is acknowledged that the proposed dwellings would have some impact given the nature of the surrounding landscape and the landscape character area within which it is located. However, the development is largely focused on the existing developed part of the site whilst the proposed buildings have been designed to have the characteristics of traditional and modern agricultural buildings. These factors would ensure the retention of existing views through the site to the surrounding countryside and ensure that the proposed dwellings appear in keeping with the agrarian context in terms of longer views.
- 5.35 It is also important to consider the fallback position created by the approved Class Q conversions which, if implemented as approved, would lead to slightly contrived form of development on the site. In this context, it



is considered that the proposed development would result in a more comprehensive form of development that would be compare favourably with the compromise fallback option.

- 5.36 In all, it is considered therefore that the proposed development would be compliant with LP Policies SP9 and D1 and Sections 12 and 15 of the Framework.

Effect on the Living Conditions of Neighbouring Properties

- 5.37 There are two existing residential dwellings situated within the wider Slip End Farm complex. This includes the main farmhouse at the western end of the yard, and the bungalow which is situated at the eastern end.
- 5.38 However, the proposed development has been designed in a manner that would ensure that the proposed development would not be harmful to the living conditions of the occupants of these properties.

Quality of the Proposed Residential Accommodation

- 5.39 The proposed dwellings would have a generous internal floor area and large private gardens. The internal layout of each dwelling has moreover



been considered to ensure sufficient light to all of the main habitable spaces.

5.40 In terms of the relationship between the various dwellings that are proposed, it is considered that the proposed dwellings would be adequately spaced to ensure a suitable relationship between the various dwellings.

5.41 A Noise Assessment has been carried out and is provided with the application. This assesses the impact of road traffic noise from the A505 on the living conditions of prospective occupants of the proposed development and concludes that, subject to mitigation, the impacts would be acceptable.

Highways Implications

5.42 The proposed development would utilise the existing access from Ashwell Road which was granted consent and constructed in 2021-2022. No alterations are required for its use in association with the proposed development. The use of the existing access onto the A505 is moreover proposed to be permanently ceased. The Transport Statement submitted



with the application provides justification for what is proposed from a highway's safety and capacity standpoint.

5.43 In terms of the location and sustainability of the site, it is noted that the site is situated outside of a defined settlement boundary and that the bulk of vehicle movements would likely be by the private car. However, in light of the fallback consent, it is not considered that there would be any sustainable basis upon which the highways authority or indeed the local authority could object to these proposals on this basis.

5.44 Each of the proposed dwellings would have allocated parking for at least two cars, with the four-bedroom units having parking for three cars. A small amount of visitors parking is proposed to the front of the site, with further capacity potentially able to be created if necessary. In all, it is considered that the development would be served by sufficient parking provision.

5.45 A secure cycle shed would be provided for each dwelling. An electric-vehicle charging point would also be provided to each dwelling.

Other Matters

Archaeology



5.46 The County Archaeologist raised an objection to an earlier application on the basis that, as a result of the nearby scheduled monument, an archaeological evaluation of the site would be required to be carried out before a positive determination on an application could be made.

5.47 Accordingly, the applicant has had an archaeological evaluation carried out in accordance with a scope agreed with the County Council. The findings are contained with the Archaeological Evaluation Report submitted with the application and, as a result, it is not considered that there should be any objections to the development of the site on archaeological grounds.

Contaminated Land

5.48 The application is accompanied by a site investigation which builds on an earlier desk-top appraisal. This indicates that there are no contaminants on site that would likely be harmful from a human health standpoint.

Ecology: Protected Species

5.49 The application is supported by a Preliminary Ecological Appraisal which concludes that the proposals would not be harmful to UK or European protected species.



Ecology: Biodiversity Net Gain

- 5.50 The application is supported by the necessary baseline information to inform biodiversity net gain. In this instance, it is proposed to delivery mandatory biodiversity net gain off site.



Section 6: Summary & Conclusions

- 6.1 This statement supports an application for planning permission for the residential redevelopment of part of Slip End Farm. The proposed involves the full or partial demolition of four existing agricultural buildings, and their replacement with nine detached dwellings with associated development.
- 6.2 The Council are not currently able to demonstrate a five-year supply of land for housing. Accordingly, paragraph 11(d) of the Framework is engaged, and planning permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 6.3 As discussed in the foregoing, it is considered that the proposed development would be acceptable in principle insofar that the proposed would involve the replacement of existing buildings in the Rural Area beyond the Green Belt with the proposed replacement development not having a materially greater impact on the openness, purposes or its overall policy aims.



- 6.4 Moreover, prior approval (ref. 25/01197/PNQ) was granted in June 2025 for the conversion of the existing agricultural building to form ten residential units. This consent forms a material fallback position which should be given substantial weight in the determination of this planning application insofar that it relates to both the location of new housing and the impact of the proposed development in the context of the strategic aims and purposes of the Rural Area beyond the Green Belt.
- 6.5 Other matters material to the consideration of this application have been considered and discussed in the foregoing and it is considered that the proposals would represent a suitable form of development for the site and would be fully compliant with relevant national and local planning policy.
- 6.6 In light of the above, it is respectfully requested that planning permission be granted.