

YARLINGTON MANOR FARM

Masterplan Development

Refurbishment of existing stone buildings with additional farmhouses and barns

Pre-Application Submission
March 2023



1.0 CONTENTS

2.0 INTRODUCTION

3.0 SITE + CONTEXT

- 3.1 Existing aerial view
- 3.2 Existing site plan
- 3.3 Access
- 3.4 Existing site photos
- 3.5 Public Rights of Way
- 3.6 Historic Ordnance Survey Plans

4.0 PROPOSALS

- 4.1 Figure Ground through time
- 4.2 Proposed Masterplan with Replacement Farm
- 4.3 Yarlinton Manor Farm - relationship with the Newt In Somerset
- 4.4 Proposed Site Plan
- 4.5 Aerial View - existing condition
- 4.6 Aerial View - proposed condition

5.0 THE FARMHOUSE

- 5.1 Detailed Site Plan
- 5.2 Aerial View
- 5.3 Perspective view
- 5.4 Manor Farmhouse Unit 1
- 5.5 Manor Farmhouse Unit 2
- 5.6 Walnut Cottage
- 5.7 Lurry Farmhouse
- 5.8 Lurry Cottage

6.0 THE BARN

- 6.1 Detailed Area Site Plan
- 6.2 Aerial View
- 6.3 Perspective View
- 6.4 Manor Barn
- 6.5 Lower Barn
- 6.6 New Barn
- 6.7 Stone Barn

7.0 PLANNING STATEMENT

- 7.1 Introduction
- 7.2 Relevant Planning History
- 7.3 Planning Policy Context
- 7.4 Assessment of Proposed Development

8.0 CONCLUSION

Manor Farm is a working farm on the northern outskirts of the village of Yarlington. Positioned in the parish of North Cadbury and Yarlington, the farm falls within the boundary of the newly adopted North Cadbury and Yarlington Neighbourhood Plan.

The farm is part of the Emily Estate (UK) Ltd, which includes The Newt in Somerset; a hotel, restaurant and visitor attraction. The Estate also includes agriculture, horticulture, forestry and food production.

The proposals for the site are two-fold as follows:

The relocation of the livestock farm currently operating at Manor Farm is proposed under a separate report within this Pre-Application Submission. This is proposed to be closer to the Avalon Farm site, also belonging to the Estate. The replacement dairy farm will be only accessed from Avalon Farm. These proposals will see all the working elements within the relevant red line planning boundary of Yarlington Manor Farm re-located. The result is that the current site will have a number of disused (and therefore proposed to be removed) agricultural buildings and 3 existing residential units.

The relocation of the working farm would then provide the opportunity for a small number of homes and short-stay holiday accommodation, contributing to the economy of the local area. This document therefore looks at the proposals for the site once the farm buildings and activities have been relocated. These proposals are contingent on the above proposed Farm Relocation being approved.

The current farm comprises 2 dwellings (Manor Farmhouse and Manor Barn), 1 holiday cottage (Walnut Cottage), several varied stone, brick and modern steel and concrete framed agricultural buildings, silage and slurry tanks.

The proposals are divided into two areas, as below, and the ambition is to repair the village edge and surrounding landscape once farming activity is relocated elsewhere. The intention is to re-use and convert the buildings of quality, and replace the redundant poor quality modern farm buildings with high quality new buildings, appropriate for a farmstead setting.

1. The Farmhouse - Guest Accommodation

The existing dwellings within this area consists of: The Farmhouse which is currently a one unit dwelling, and Walnut Cottage which is Holiday Let.

The proposals include the refurbishment and sensitive extension of the above two buildings, creating 2 units from the existing Manor Farmhouse and 2 new units. The addition of two new Farmhouses will form a central courtyard with associated parking. These five units will form part of the Newt in Somerset offering and will be holiday lets. All servicing will be done by the Newt in Somerset and all refuse will be taken back to the central location.

1.1 Manor Farmhouse

An existing residential dwelling, viewed as a non-designated Heritage Asset. As such our proposals are sensitive and in keeping with the style and typology of this typical early 19th Century farmhouse. The dwelling has in the past been divided into two units and been extended in an ad hoc manner to the rear of the building. Our proposals are to create 2 units by rebuilding and consolidating the modern extensions to the rear.

Unit 1 will be a 3 bedroom unit, with one of the beds in the Granary in the garden). Similarly, Unit 2 will be a 3 bedroom unit, utilising the garden Bothy as the 3rd bedroom

1.2 Walnut Cottage

This is an existing 3 bedroom holiday let. Our proposal reconfigures the internal space and replaces the modern side extension with a form more in-keeping with the farm context. The extension is proposed to be timber clad. This will become a 2 bedroom cottage.

1.3 Lurry Farmhouse

The first of the proposed new buildings in this area, is a 3 bedroom farmhouse, in-keeping with the style and materiality of the original Manor Farmhouse.

1.4 Lurry Cottage

The second new building is a proposed new 2 bedroom cottage, also in-keeping with the style and materiality of the original Manor Farmhouse.

2. The Barns - Long Term Residential Lets

This area reflects the original stone buildings of the farm - as indicated from an early OS Map. This area consists of 4 residential dwellings, all designed to be long term lets. There is a central courtyard with access for cars / rubbish collection and general servicing around the perimeter.

2.1 Manor Barn

This is an existing 4 bedroom barn conversion with an Agricultural Tie associated with it. The proposal is to retain this dwelling, but to decorate the external joinery to match other buildings throughout the farm.

2.2 Lower Barn

This is currently an unconverted barn attached to the residential Manor Barn. The proposals convert this barn into a residential building housing three bedrooms.

2.3 Stone Barn

There is currently an existing stone barn with attached newer farm extension in a state of disrepair. Our proposal is for a new 3 bedroom barn that sits on the same footprint as the existing building.

2.4 New Barn

Following the demolition of the much larger and unattractive existing barns in this area, the proposal is for a new 4 bedroom barn in the same style and materiality as the existing Manor Barn,.

3.0 SITE + CONTEXT

3.1 Existing aerial view

Yarlington Manor Farm is a working farm on the northern outskirts of the village of Yarlington. The farm actively uses two access points - the first being past the Church and the second being from Pound Lane. Currently the farm is used for farming activities by the Newt In Somerset Estate and as such there is inevitable and disruptive farm traffic through the village.

[Refer to Invisible Studio's Pre-Application Report for details of the relocated dairy farm buildings.]



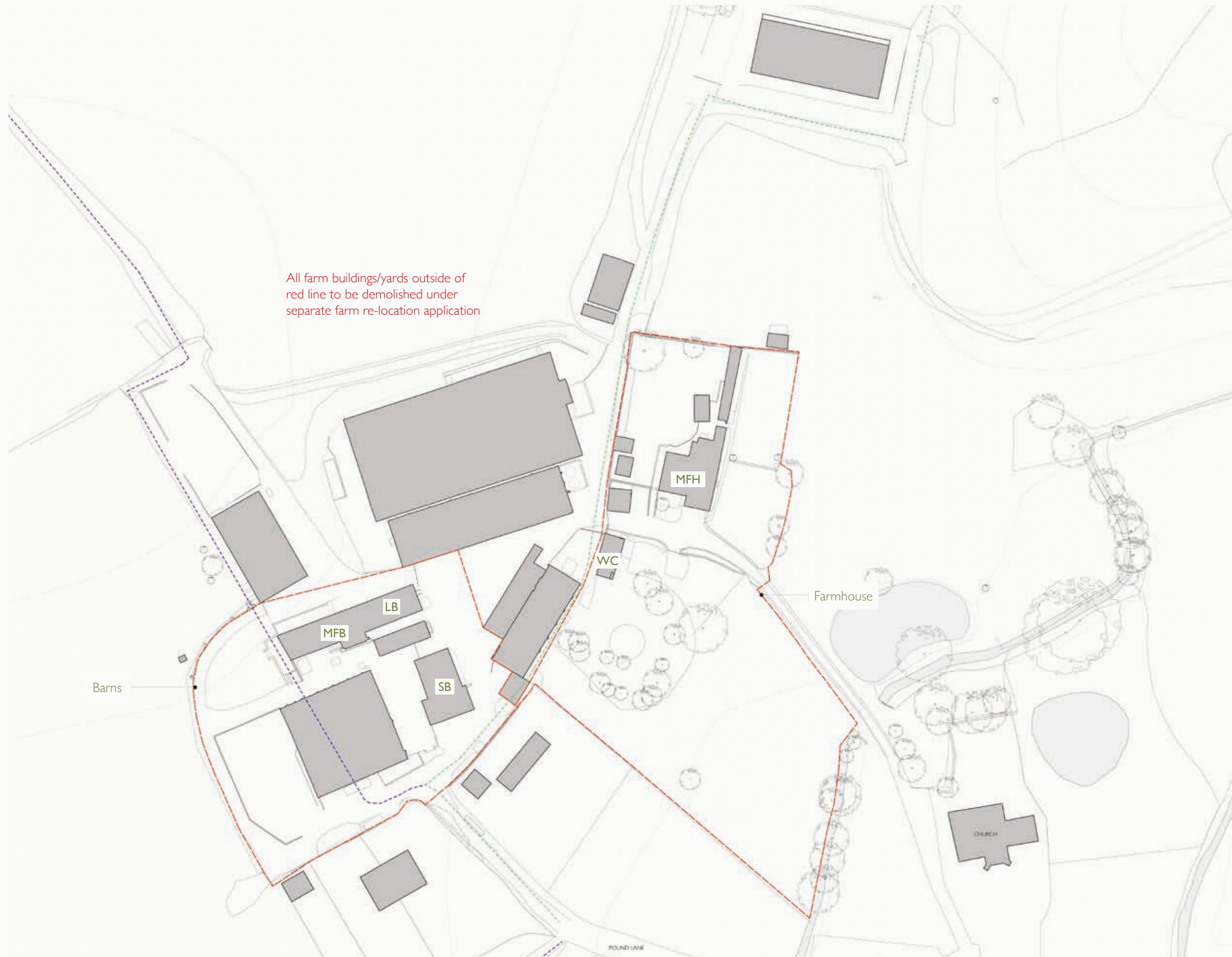
Current Aerial View of the Yarlington Manor Farm with site outlined in red

Aerial Photograph dated: April 2020






1:10,000

3.0 SITE + CONTEXT

3.2 Existing site plan



KEY

-  MFB Manor Barn
[90s conversion]
-  LB Lower Barn
[not converted]
-  MFH Manor Farm House
-  WC Walnut Cottage
-  SB Stone Barn

Existing Site Plan showing Yarlington Manor Farm

3.0 SITE + CONTEXT

3.3 Access



Access to the farm via Pound Lane

The existing farm is currently accessed through the village of Yarlington, along narrow lanes which are unsuitable for farm vehicles. These lanes are adequate for residential & holiday traffic, but do not allow farm traffic to pass other vehicles. This has historically caused congestion and difficult access for the rest of the village, as noted in the Neighbourhood Plan.

Through a public consultation undertaken in February, it became clear that the relocation of the farm would be hugely beneficial to the local community, removing the source of the disruption caused by regular agricultural traffic from Manor Farm.



Current access routes for farm & domestic vehicles

3.0 SITE + CONTEXT

3.3 Access



Excerpt from the proposed masterplan, showing separated access routes for farm & domestic vehicles. Refer to pg 13 for full scheme.



Access to the farmhouse via track passing St Mary's Church

The relocation of the working farm to the North will direct the farm traffic away from the village, using a proposed new track through private land. This will remove agricultural vehicle movements from the heart of Yarlington, making access and movement for wider community and visitors more convenient, and enhancing the overall amenity of the village environment.

3.0 SITE + CONTEXT

3.4 Existing site photos



Existing road leading from the Church to Manor Farmhouse and beyond into the farmyard



Farmhouse - Original Farmhouse



Farmhouse - Bothy



Farmhouse - Granary



Farmhouse - Walnut Cottage





6
Looking south-west towards Manor Barn



7
Looking west from the central yard with Lower Barn straight ahead



8
Looking south with Manor Barn on the left



9
Large barn to the north of Manor Barn



10
Bams - Manor Barn



11
Bams - Lower Barn

3.0 SITE + CONTEXT

3.5 Public Rights of Way



There is a Public Right of Way that traverses the site at present. This has been maintained in the proposals. However, there are three varying plans showing different routes through the site.

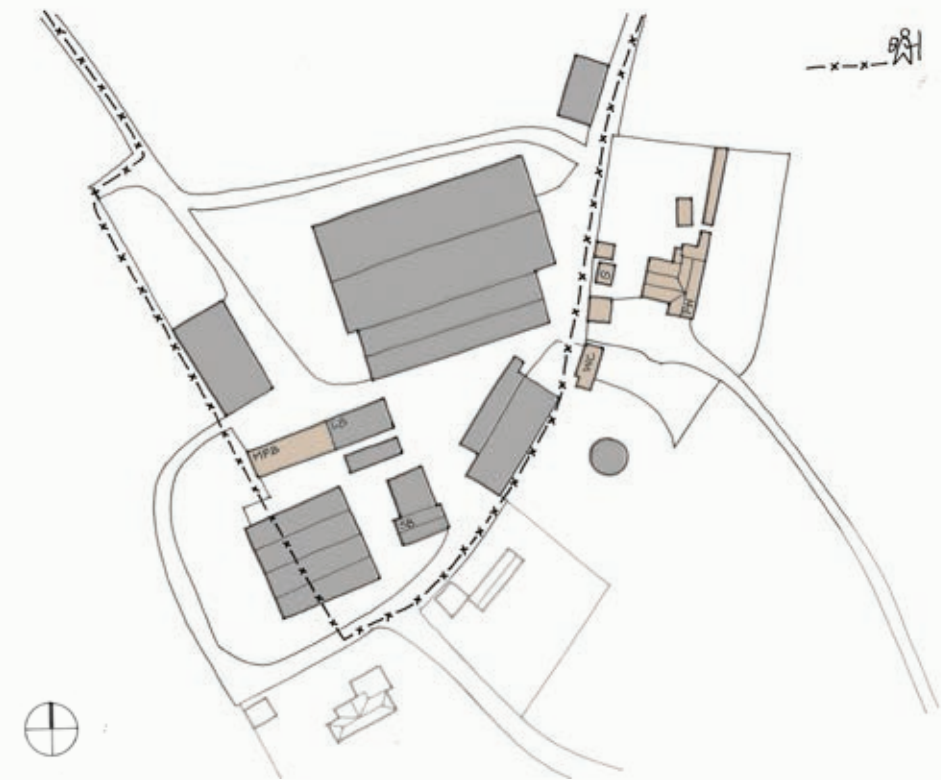
[see below image - ramblers walking through the farmyard on one of our site visits]

At some point in the past, a barn was built to the east of Lower Barn, over the online definitive PROW [far right] - our proposal seeks to reinstate the online route.

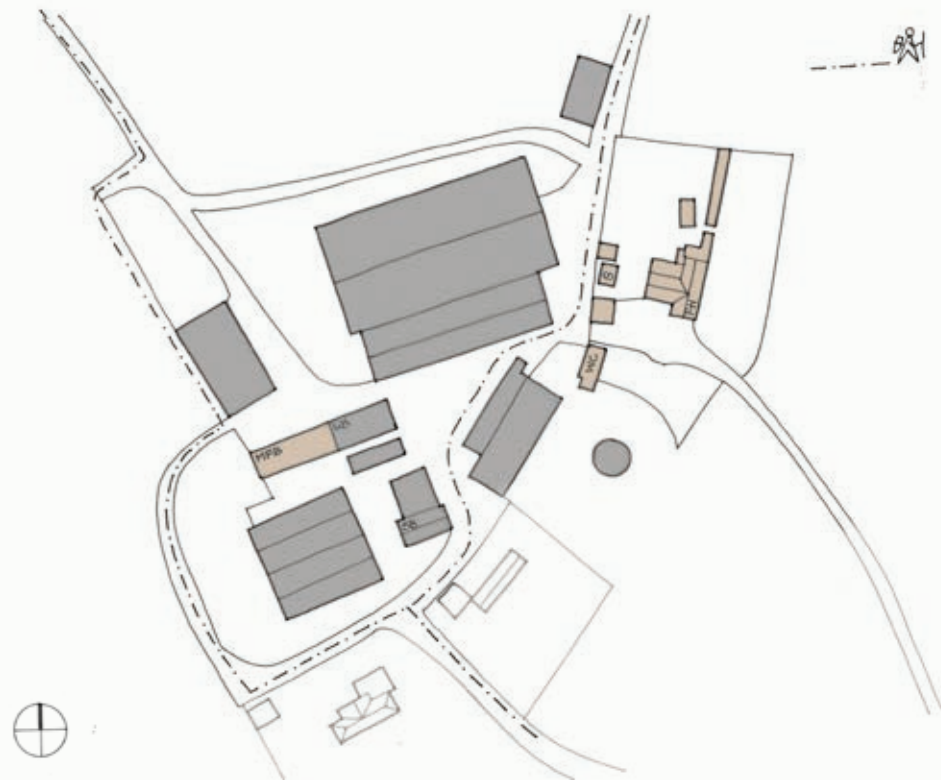
The proposal also seeks to retain the current footpath as it is evidenced 'on the ground' to the west of Manor Barn, whilst not encroaching over the online route.



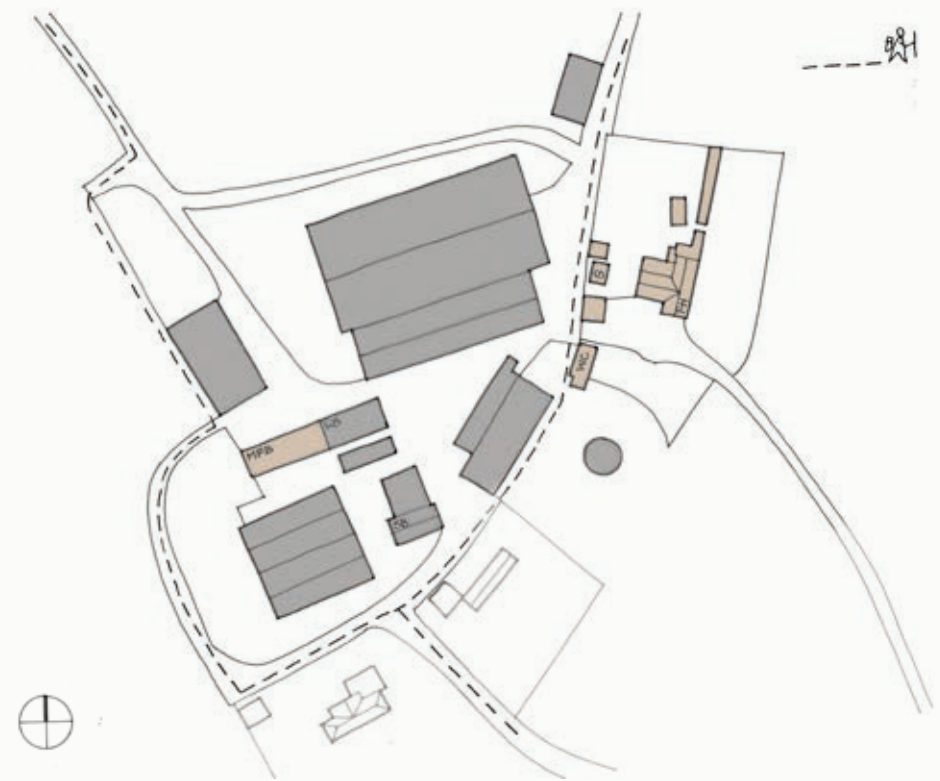
Public walking through the central yard



PROW according to the online version of the Somerset Public Rights of Way Definitive Map and Statement



PROW as reality on the ground



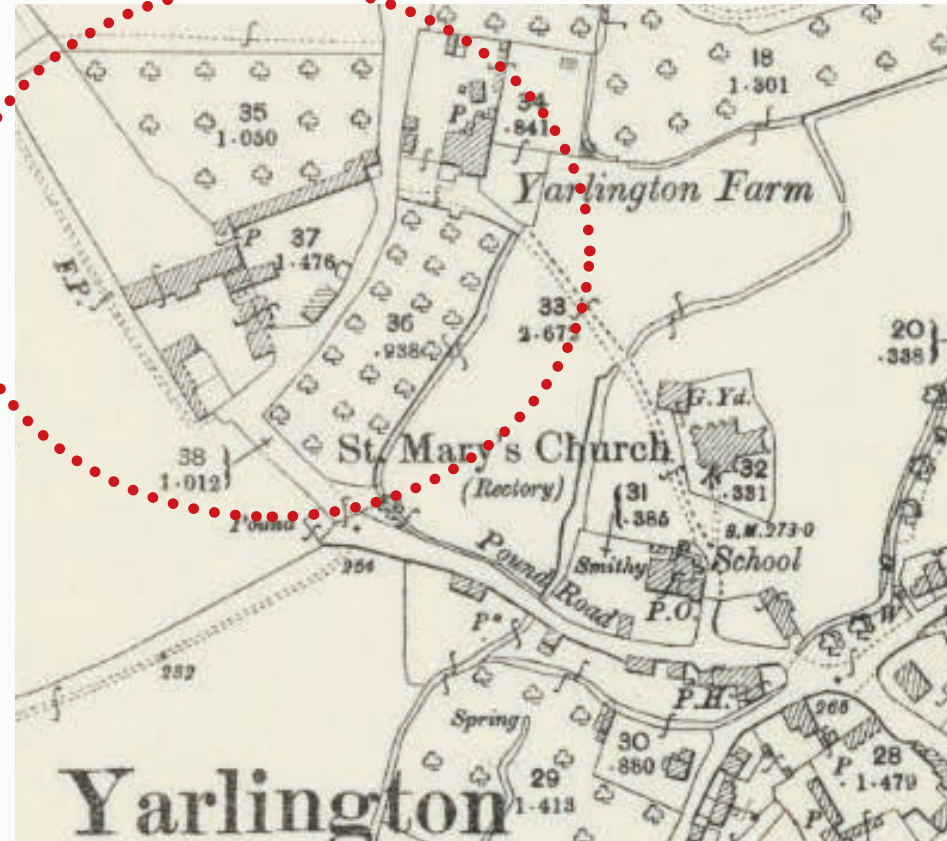
PROW as described by the North Cadbury and Yarlington Neighbourhood Plan

3.0 SITE + CONTEXT

3.6 Historic Ordnance Survey Plans



OS map 1885 - Earliest OS plan of the area clearly showing the Manor Farmhouse + agricultural buildings within the 'farm yard'



OS map 1902 - showing the Farmhouse + farm buildings forming a courtyard similar to our proposed Manor Farm Barns Area

The origins of the farm and the significant dates of many of the additions and alterations are not clear, but these two historic maps show that a farmstead has been on this site since the 19th Century. The Manor Farmhouse is present with its outbuildings, as we see them today.

Manor Barn and Lower Barn can be seen in both plans but there is also an existing historic courtyard / farmyard to the south of this linear barn.

We have therefore taken inspiration from this original courtyard for our proposed residential barns in this area.

4.0 PROPOSALS

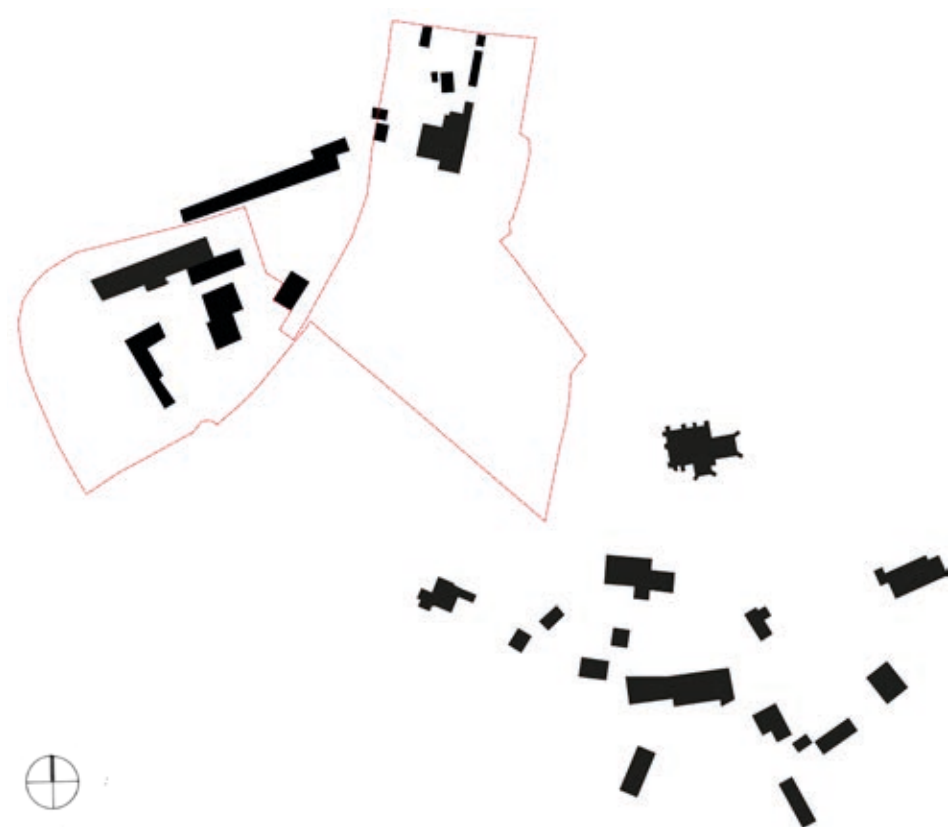
4.1 Figure Ground through time

The existing farmyard has a number of original stone buildings which can be identified on the earliest Ordnance Survey Maps. The proposal is to retain all the good quality stone buildings and convert them to residential, to compliment the already converted buildings, such as Manor Barn.

The historic OS maps show a farm courtyard which opens out to the South-East. Our proposals therefore attempt to repair this part of the farmyard and re-instate several new barns which reflect this historic cluster.

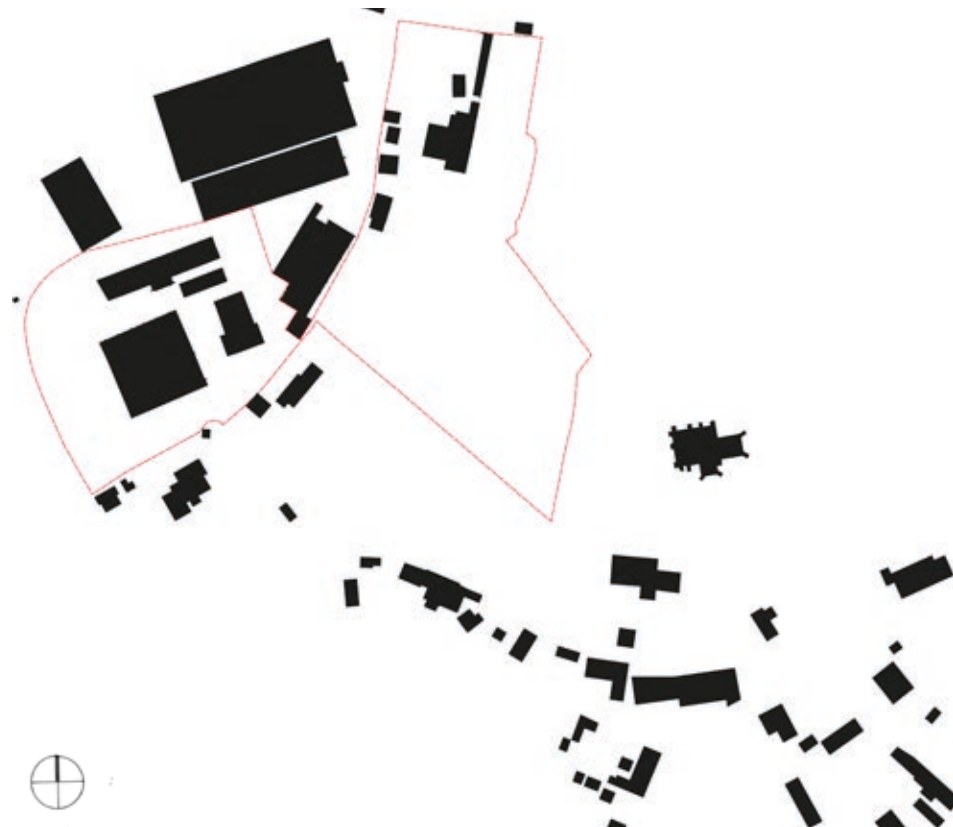
The style of the proposed new buildings depends on their location within the overall masterplan. The area around the Manor Farmhouse will be more formal and akin to early 19th Century farmhouses in this region - stone elevations with punctured timber windows and pitched roofs with chimney stacks at the gable ends.

The area around the existing Manor Barn, however, will be more evocative of the barn typologies - large glazed openings where original stone openings would have been (for farming activities) and pitched tiled roofs with flues emerging.



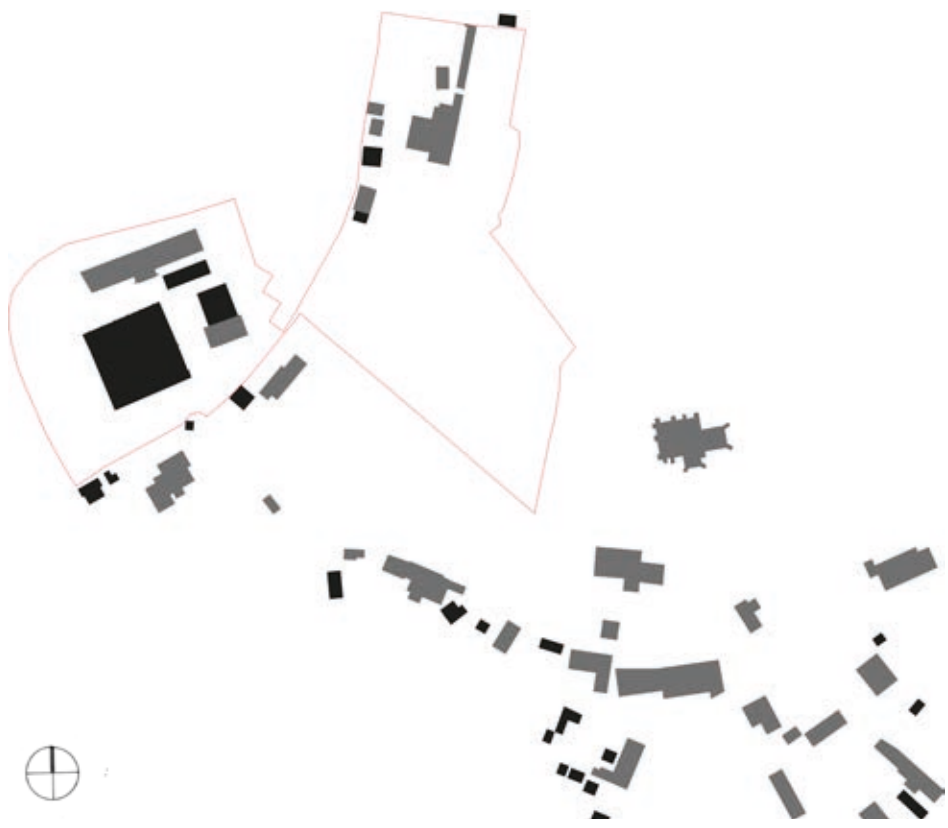
1885 - Historic Farmyard

1:2500



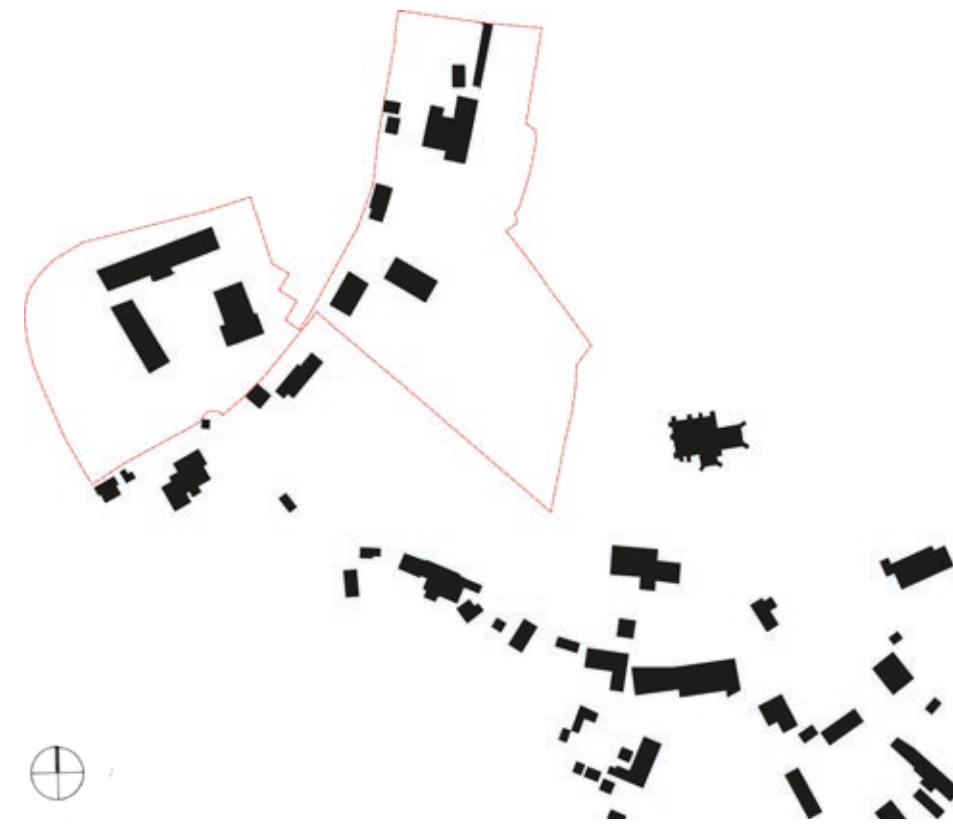
2023 - Current Farm buildings at Yarlington Manor Farm

1:2500



Future Existing - what is left after existing farm buildings removed. Grey showing stone buildings to be retained

1:2500



Proposed - Similar forms to the historic farm buildings

1:2500

4.0 PROPOSALS

4.2 Proposed Masterplan with Replacement Farm

The left hand image shows the full masterplan that this Application Submission encompasses. The areas in green are the areas that will be farmed by the Replacement Farm.

The Orange lines are new vehicular access points to the Replacement Farm and the dotted pink lines are the existing Public Rights of Way.



Proposed - Masterplan showing Replacement Farm + Redevelopment of Residential Buildings at Manor Farm

4.0 PROPOSALS

4.3 Yarlington Manor Farm - relationship with the Newt In Somerset



Location Plan showing the relationship between Yarlington Manor Farm, The Farmyard and The Newt in Somerset.



4.0 PROPOSALS

4.5 Aerial View - existing condition



Existing Condition - Buildings shown in white are proposed to be removed - those shown outside the red line will be dealt with in the Replacement Farm Application.



Proposed Condition - to the right is Manor Farmhouse guest accommodation, to the left are the residential Manor Farm Barns

5.0 THE FARMHOUSE

5.1 Detailed Site Plan





5.0 THE FARMHOUSE

5.3 Perspective view



Manor Farmhouse Guest Accommodation - looking through the courtyard - Manor Farmhouse on the right, Walnut Cottage straight ahead and Lurry Farmhouse to the left

5.0 THE FARMHOUSE 5.4 Manor Farmhouse Unit I



Ground Floor Plan



First Floor Plan



Manor Farmhouse - Unit I
 Refurbished residential dwelling, with newbuild extension. 3 Bedroom
 Newt in Somerset Holiday Let.

- Planning Requirements:**
Parking: 3 spaces
Bike Storage: 3 spaces
Refuse removal: collected by the Newt in Somerset and returned to central facility.



5.0 THE FARMHOUSE
5.5 Manor Farmhouse Unit 2



Manor Farmhouse - Unit 2

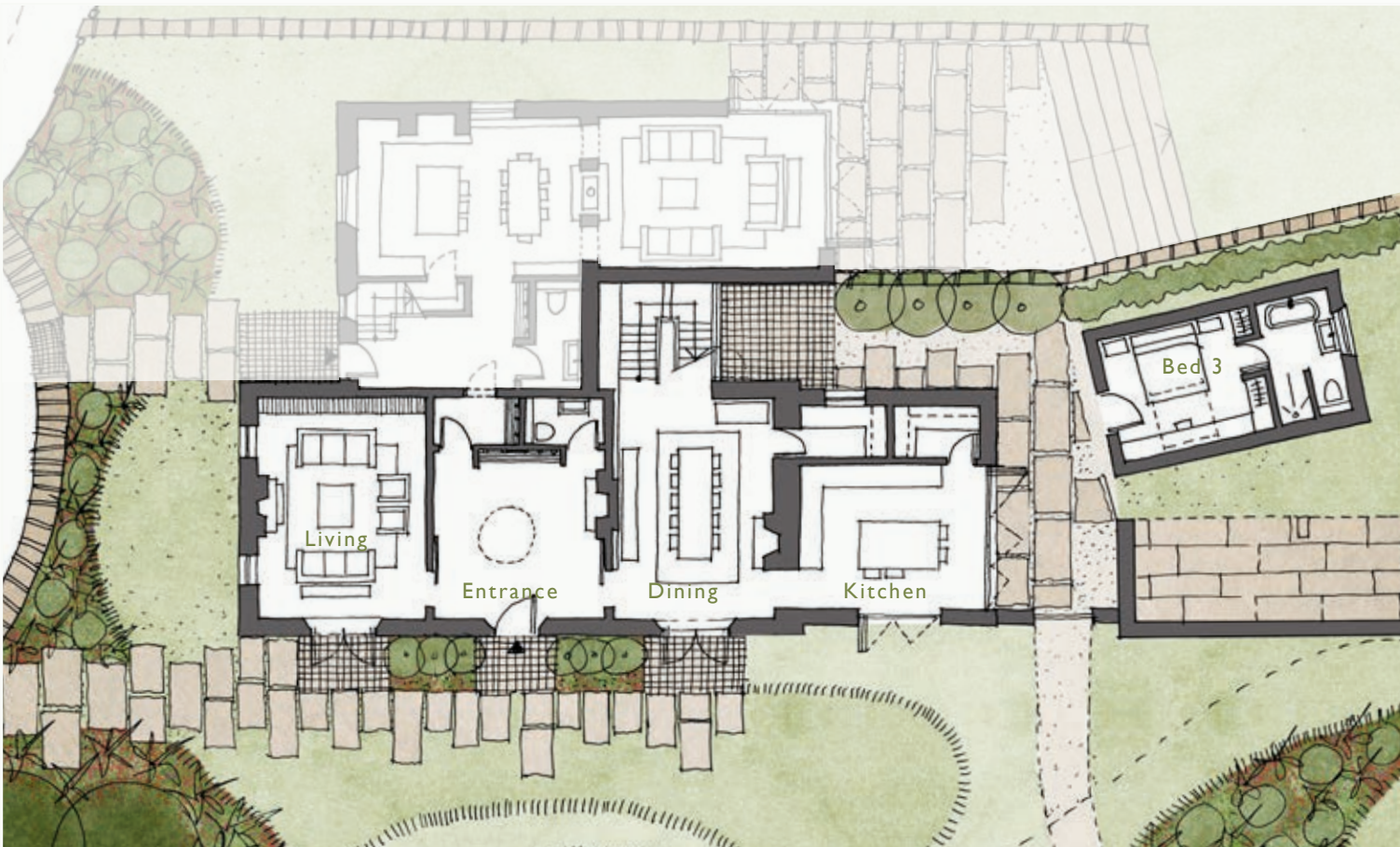
Refurbished residential dwelling, with newbuild extension. 3 Bedroom
Newt in Somerset Holiday Let.

Planning Requirements:

Parking: 3 spaces

Bike Storage: 3 spaces

Refuse removal: collected by the Newt in Somerset and returned to central facility.



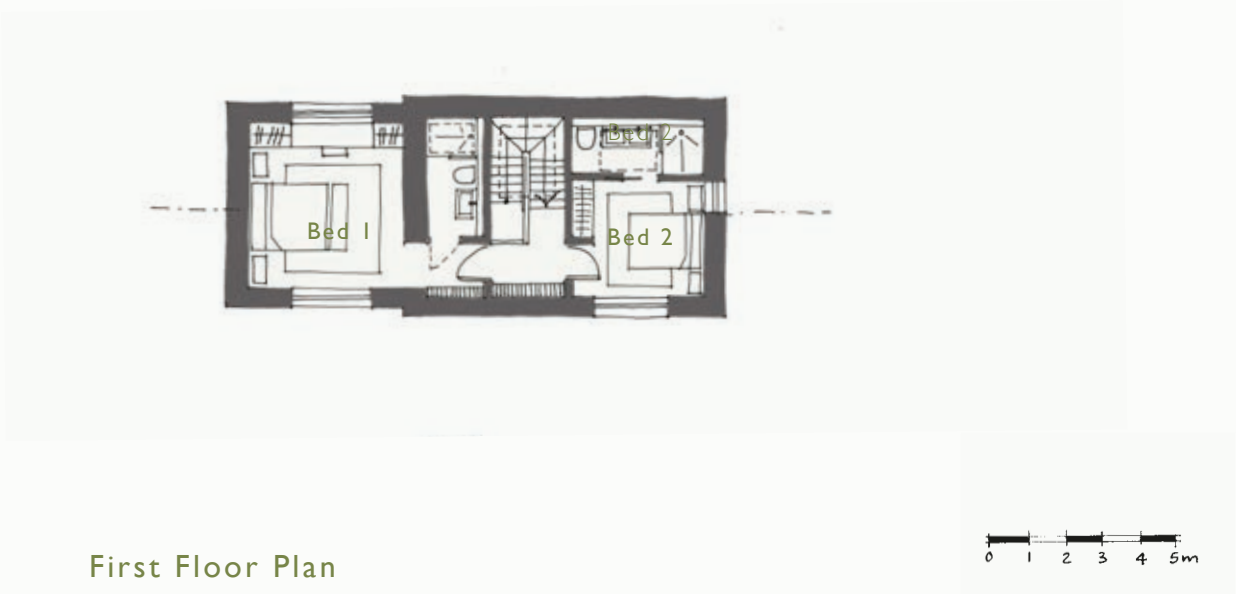
Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan



Walnut Cottage
Refurbirshed cottage with new-build extension. 2 Bedroom Newt in Somerset Holiday Let.

Planning Requirements:
Parking: 2.5 spaces
Bike Storage: 2 spaces
Refuse removal: collected by the Newt in Somerset and returned to central facility.



5.0 THE FARMHOUSE
5.7 Lurry Farmhouse



Lurry Farmhouse

Proposed new residential dwelling. 3 Bedroom Newt in Somerset Holiday Let.

Planning Requirements:

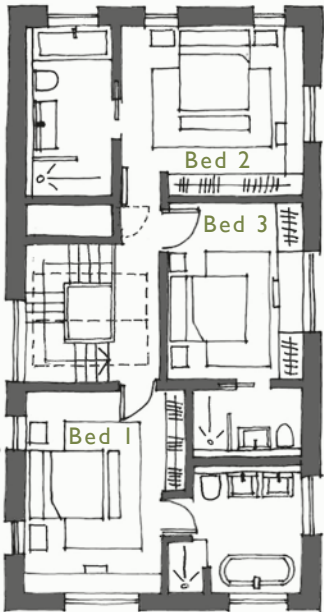
Parking: 3 spaces

Bike Storage: 3 spaces

Refuse removal: collected by the Newt and returned to central facility.



Ground Floor Plan



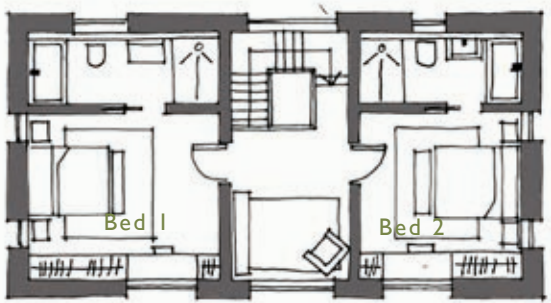
0 1 2 3 4 5m



First Floor Plan



Ground Floor Plan



First Floor Plan



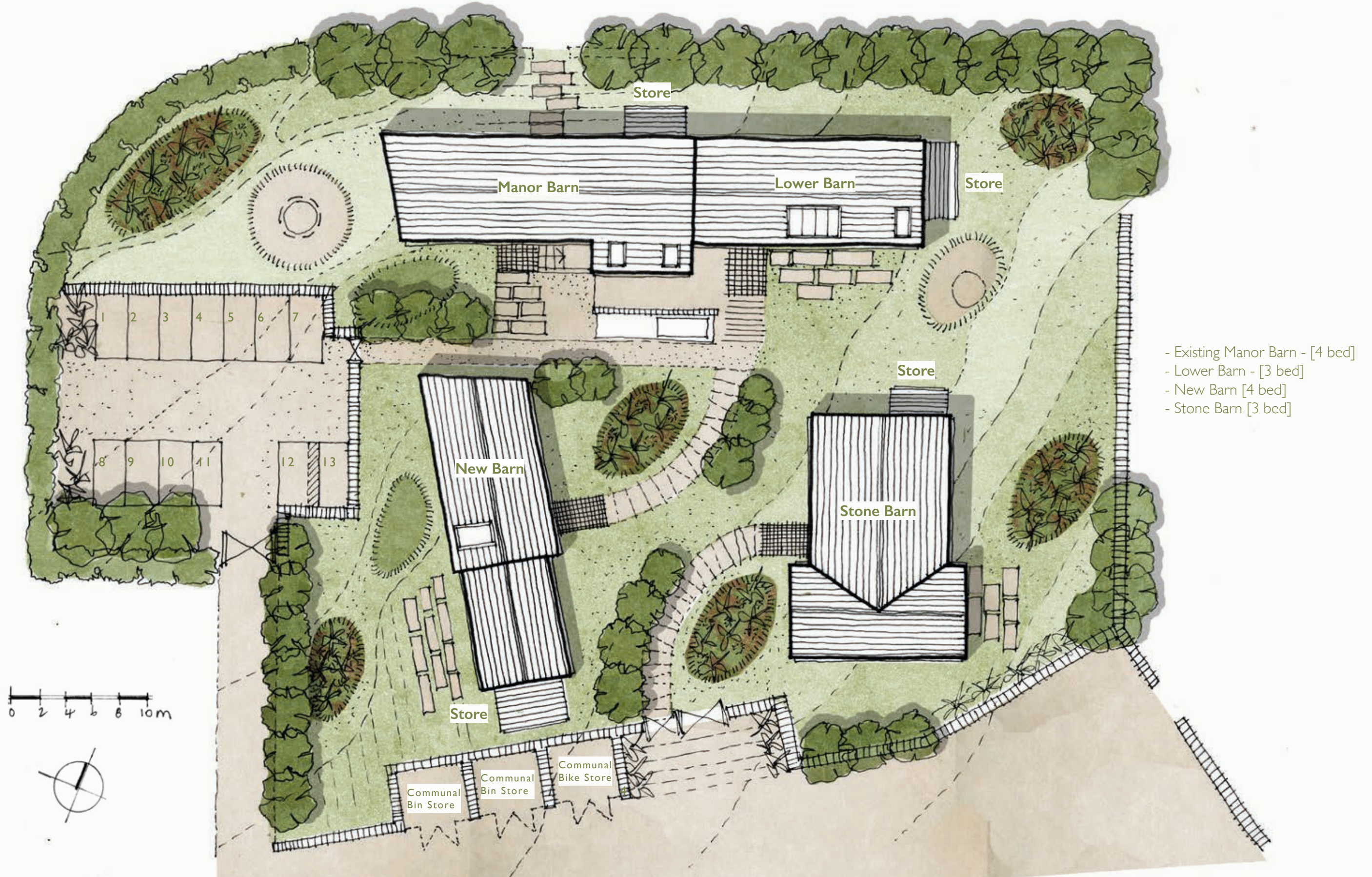
Lurry Cottage
Proposed new residential dwelling. 2 Bedroom Newt in Somerset Holiday Let.

- Planning Requirements:**
Parking: 2.5 spaces
Bike Storage: 2 spaces
Refuse removal: collected by the Newt and returned to central facility.



6.0 THE BARN

6.1 Detailed Area Site Plan





6.0 THE BARNs

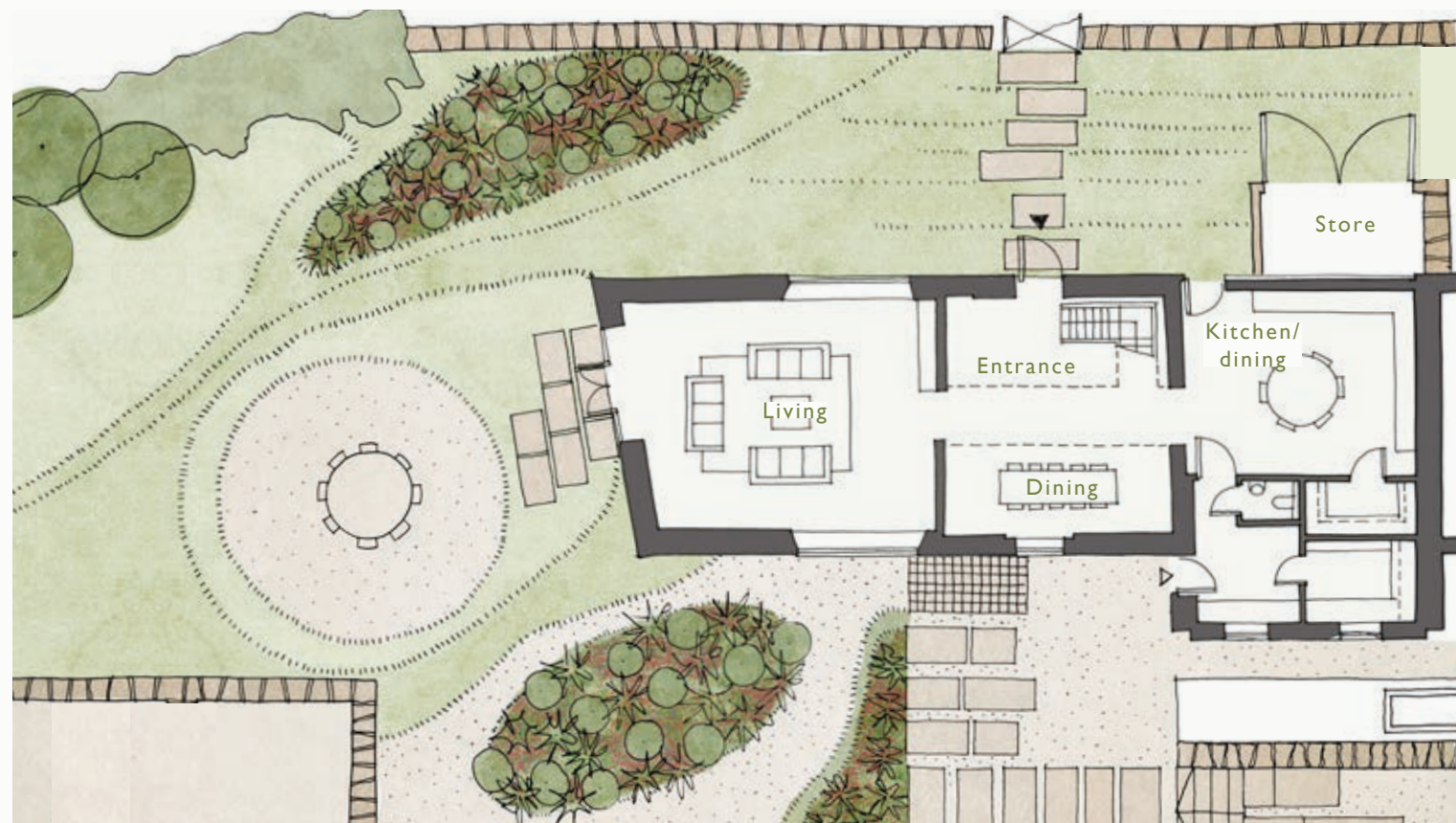
6.3 Perspective View



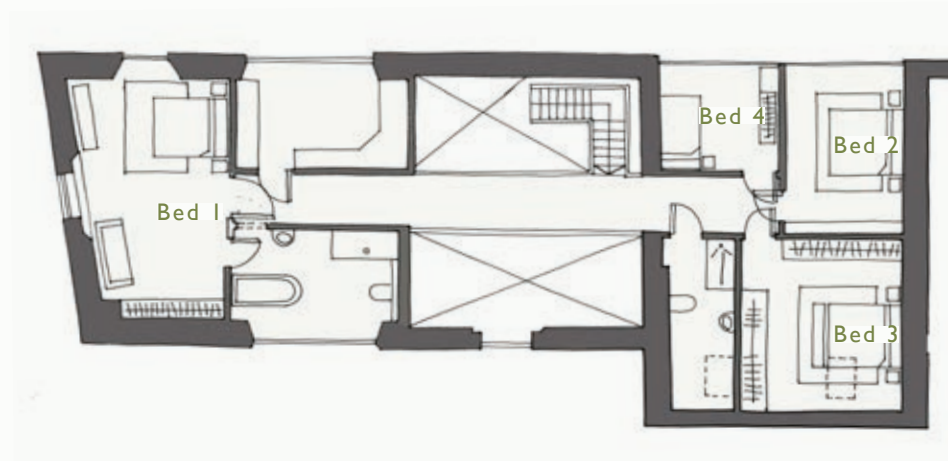
Manor Farm Barns - looking through the courtyard - Manor Barn straight ahead, Stone Barn to the right and New Barn to the left.

6.0 THE BARN

6.4 Manor Barn



Ground Floor Plan



First Floor Plan



Manor Barn

Existing Barn to remain as is. 4 Bedroom Staff Accommodation with Agricultural Tie.

Planning Requirements:

Parking: 3.5 spaces

Bike Storage: 4 spaces

Refuse removal: Communal bin store located to the south



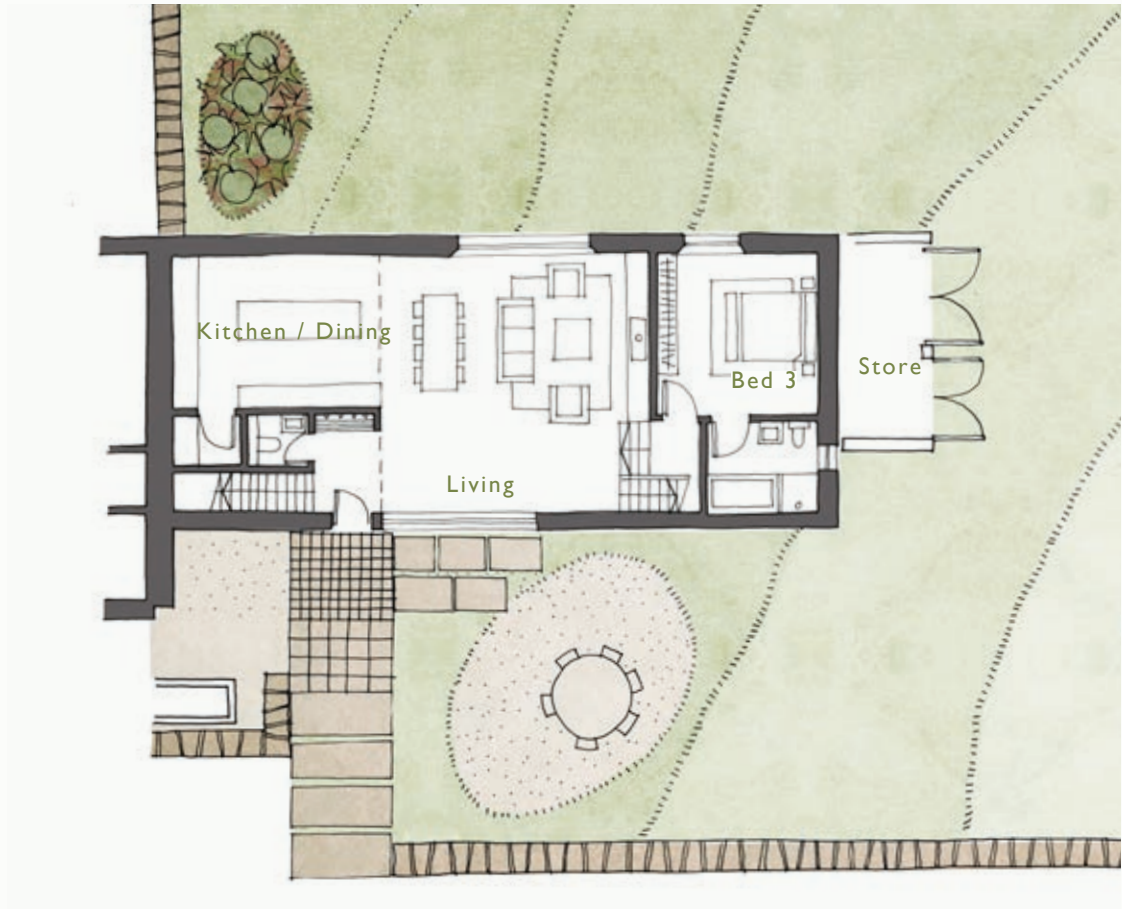
6.0 THE BARNs

6.5 Lower Barn

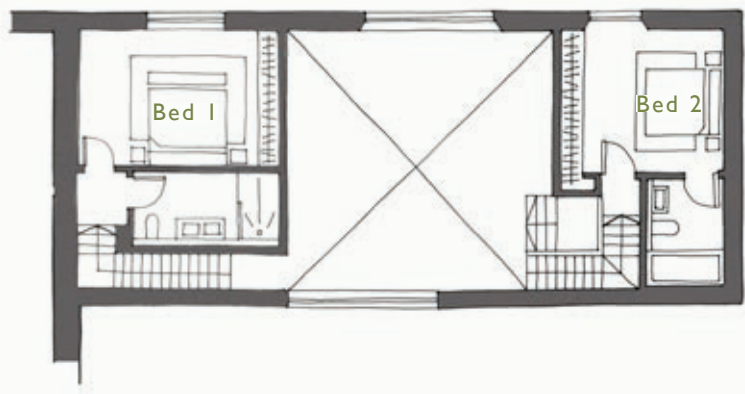
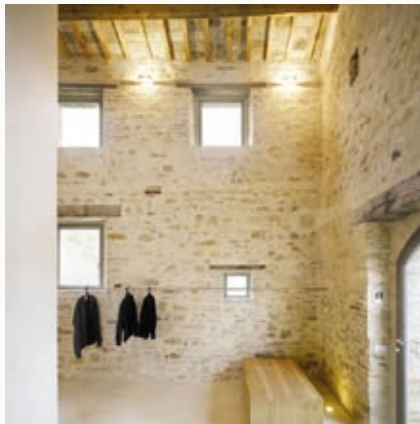


Lower Barn
Converted agricultural barn. 3 Bedroom long term residential / staff accommodation.

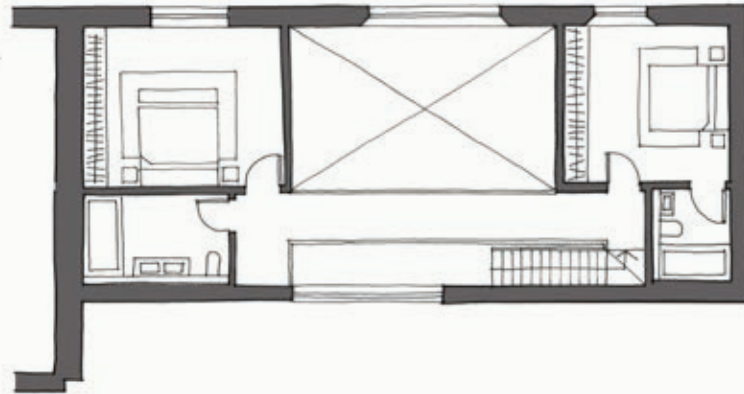
- Planning Requirements:**
Parking: 3 spaces
Bike Storage: 3 spaces
Refuse removal: Communal bin store located to the south



Ground Floor Plan



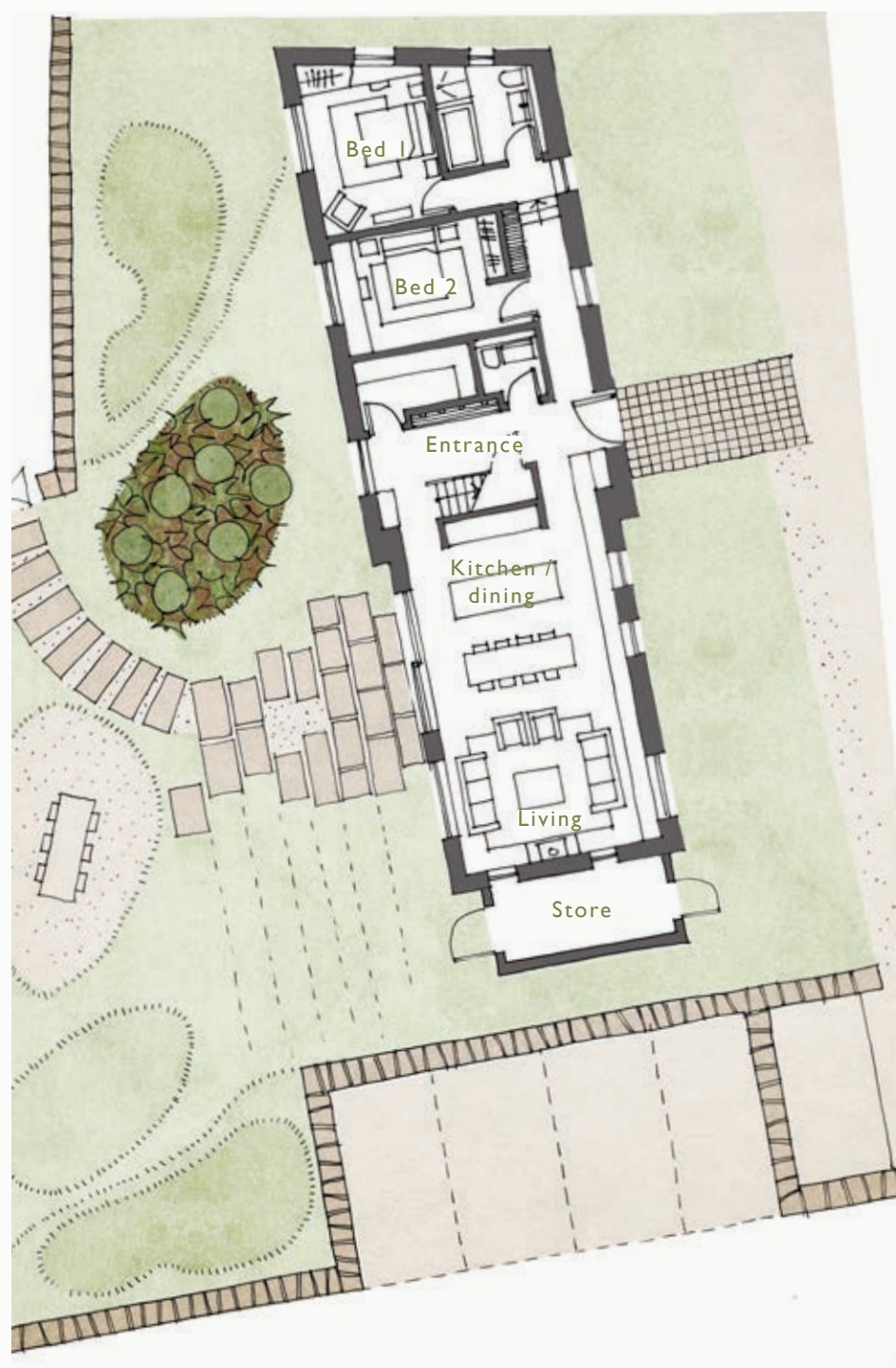
First Floor Plan



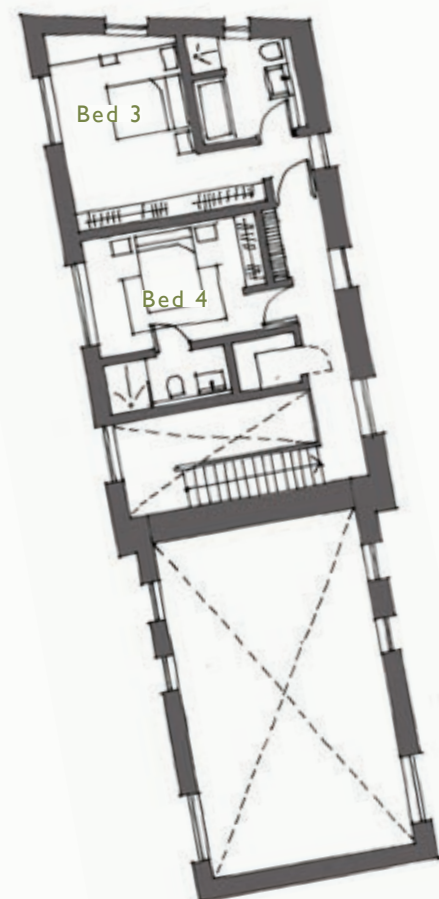
Alternative First Floor Plan [one stair + bridge]

0 1 2 3 4 5m





Ground Floor Plan



First Floor Plan

0 1 2 3 4 5m



New Barn

Proposed new barn. 4 Bedroom long term residential lets / staff accommodation

Planning Requirements:

Parking: 3.5 spaces

Bike Storage: 4 spaces

Refuse removal: Communal bin store located to the south.

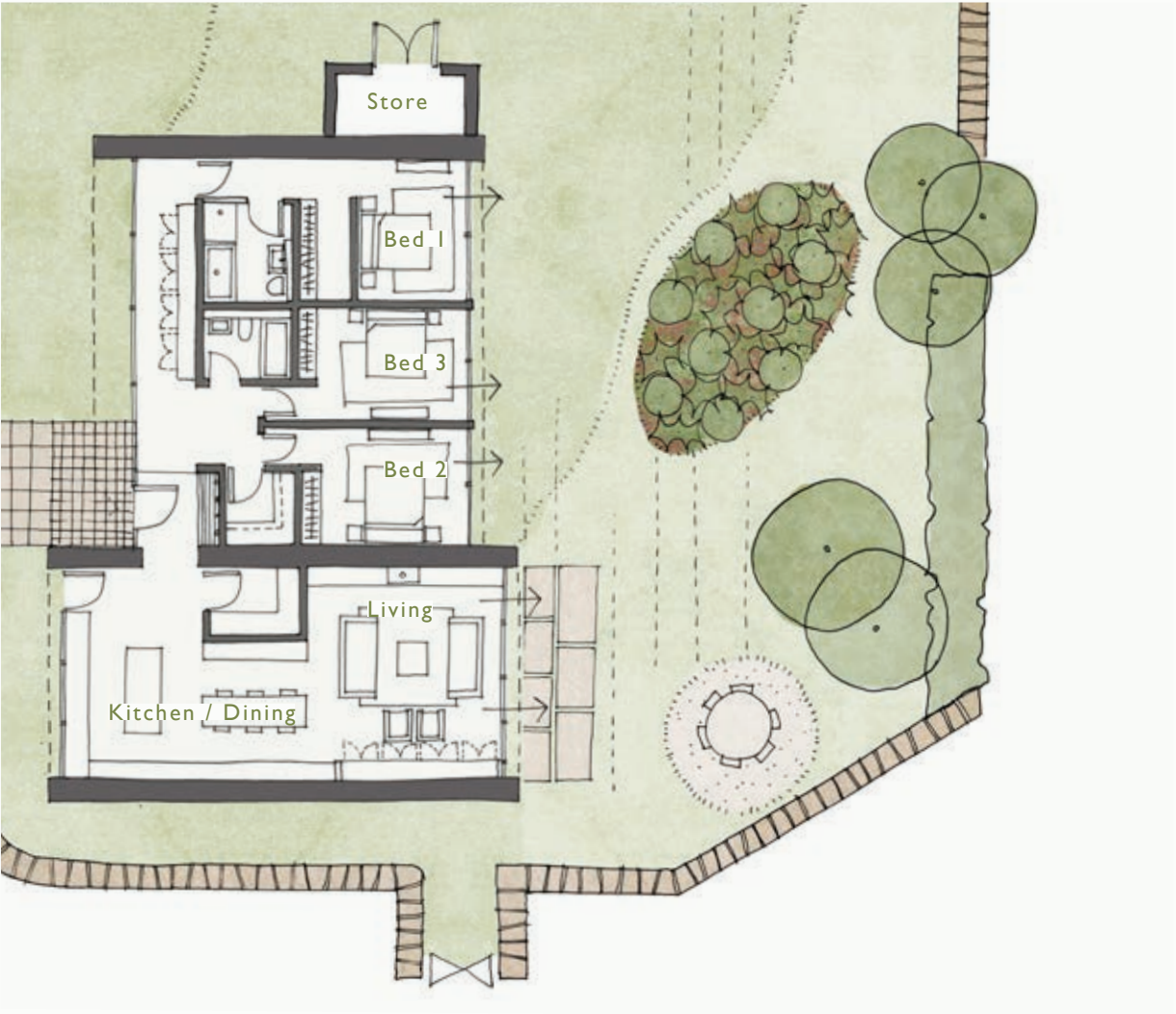


6.0 THE BARN
6.7 Stone Barn



Stone Barn
Proposed new barn built on the footprint of the previous dilapidated barn. 3 Bedroom long term residential lets / staff accommodation.

- Planning Requirements:**
Parking: 3 spaces
Bike Storage: 3 spaces
Refuse removal: Communal bin store located to the south.



Ground Floor Plan

0 1 2 3 4 5m





Manor Farm, Pound Lane, Yarlington BA9 8DQ

Pre-Application Planning Statement

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7.0 PLANNING STATEMENT

- 7.1 Introduction
- 7.2 Relevant Planning History

Introduction

1. This pre-application Planning Statement has been prepared by AZ Urban Studio on behalf of our client, Emily Estate (UK) Ltd., as a chapter of the combined Design & Access / Planning Statement submitted to Somerset Council for formal pre-application planning advice for development at land forming part of Manor Farm, Pound Lane, Yarlinton, Somerset BA22 8DQ (“the Site”) as identified upon the Site Location Plan submitted.
2. Manor Farm itself forms part of the large rural estate owned and managed by Emily Estate (UK) Ltd (“the Estate”), at the heart of which is The Newt in Somerset visitor attraction, hotel accommodation, restaurant, spa, and a diverse range of other uses. Wider operations at the Estate include agriculture, horticulture and forestry, together with a successful food production and delivery business. The Estate currently employs approximately 500 staff.
3. The Estate propose to relocate the livestock farming operation currently operating at Manor Farm, which will be the subject of a full planning application in due course. If approved, the relocation of the current farming operations together with the removal of the existing large modern buildings, yards etc will provide the opportunity for small scale development at the historic core of the farmyard and farm house to complement the existing residential uses around the north-west edge of the village.
4. The proposals for Manor Farm, as detailed in the earlier sections of the report, seek to re-use buildings of quality and character whilst replacing redundant modern farm buildings of poor character with high quality new buildings. The overall objective is to deliver a small number of residential dwellings together with short-stay holiday accommodation to contribute to the community and economy of the area, whilst achieving enhancement to the appearance of the farm complex.
5. As existing the uses on the site are:
 - 2 dwelling houses (Manor Farm House, Manor Farm Barn), with Manor Farm Barn being subject to agricultural occupancy condition
 - 1 holiday cottage (Walnut Cottage)
 - Various stone, brick and modern steel / concrete framed agricultural buildings used for livestock (dairy)
 - Silage clamps / farm yards / slurry tank

6. The proposed uses at the site are:
 - 4 dwelling houses (the 'Residential Barns' area)
 - 5 units of short-stay holiday accommodation (the 'Farmhouse Guest Accommodation' area)
 - Removal of modern farm buildings / yards etc and re-landscaping
7. The proposed description of development proposed at the Site for planning purposes is:

“Conversion, replacement, extension of existing residential and farm buildings and erection of new buildings to provide residential and short-stay holiday accommodation, car parking, and landscape enhancement works”
8. The assessment takes into consideration Development Plan policy contained within the adopted South Somerset Local Plan 2006-2028 (March 2015), the SSDC Local Plan Policies Map (March 2015), and the North Cadbury and Yarlinton Neighbourhood Plan (October 2022). In addition the proposal is examined against national policy in the form of the National Planning Policy Framework (2021) and national guidance in the Planning Practice Guidance.

Relevant Planning History

The planning history for buildings with the Site, taken from South Somerset District Council's online planning register, is summarised as follows:

PLANNING REF:	APPLICATION DETAILS	DECISION
10/02095/FUL	Conversion of a redundant small barn to form a holiday cottage	Permission granted 31st August 2010. Building now known as 'Walnut Cottage'.
07/01786/FUL	Conversion of barn to form two holiday lets	Permission granted 7th June 2007. Not implemented. Relates to building now known as 'Manor Barn'
08/05264/FUL	Conversion of barn to dwelling	Permission granted 5th March 2009. Implemented. Relates to building now known as 'Manor Barn'
21/02068/DPO	Discharge of S52 Agreement dated 22nd September 1982 referring to approved planning application 820789 (Manor Farm Cottage). Agricultural dwelling	Approved 11th August 2021. Note this relates to Manor Farm Cottage, which is outside of the Site boundary.

1. A summary of the legislation and policy relevant to the application is provided in this section.

Statutory Provisions

2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when making any determination under the Planning Acts, that determination should be made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan comprises the South Somerset Local Plan and the North Cadbury and Yarlinton Neighbourhood Plan. The National Planning Policy Framework (NPPF) is an important material consideration in decision making.

National Planning Policy Framework (2021)

3. The NPPF sets out the Government's planning policies for England and how these are expected to be applied.
4. Section 5 "Delivering a sufficient supply of homes" includes under the sub-heading "Rural Housing" sets how in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
5. Paragraph 80 states that:

"Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;...*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential building..."*

6. Section 6 "Building a strong, competitive economy" sets out how planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

7. Paragraph 84 states that:

"planning policies and decisions should enable:

- (a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings,*
- (b) the development and diversification of agricultural and other land-based rural businesses,*
- (c) sustainable rural tourism and leisure developments which respect the character of the countryside, and*
- (d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."*

8. Paragraph 85 states that:

"Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."

9. Other NPPF policies regarding design, highways, and the natural environment are relevant to assessment of the proposals.

South Somerset Development Plan

10. The South Somerset Local Plan (2006-2028) and accompanying Proposals Map were adopted by the Council in March 2015, replacing the South Somerset Local Plan (1991-2011).
11. Policy SD1 "Sustainable Development" reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and states that the Council will approve proposals that accord with the Local Plan without delay, unless material conditions indicate otherwise.
12. Policy SS1 "Settlement Strategy" sets out how Rural Settlements will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in Policy SS2).

13. Policy SS2 "Development in Rural Settlements" states that development in rural settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

- *Provides employment opportunities appropriate to the scale of the settlement; and/or*
- *Creates or enhances community facilities and services to serve the settlement; and/or*
- *Meets identified housing need, particularly for affordable housing.*

14. The policy also states that development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.

15. Policy SS5 "Delivering New Housing Growth" sets out that approximately 14% of the required housing growth for the plan period is expected to be delivered in Rural Settlements.

16. Policy HG3 "Provision of Affordable Housing" requires 35% affordable housing to be provided on site for all developments of 6 dwellings or more or 0.2ha site area.

17. Policy EP4 "Expansion of Existing Businesses in the Countryside" states that proposals for the expansion of existing businesses in the countryside will be permitted if they meet a number of criteria, including that the proposal is of a scale appropriate in its location and appropriate in the context of the existing development.

18. Policy EP8 "New and Enhanced Tourist Facilities of the Local Plan" sets out how, in order to sustain the vitality and viability of tourism in the district, new and enhanced tourist facilities will be supported where they are of an appropriate scale, do not harm protected natural environments, and they are accessible through sustainable modes of travelling. There must be an identified need for tourist facilities in the open countryside, which is not met by existing facilities.

19. Policy TA5 "Transport Impact of New Development" states that all new development shall be required to address its own transport implications and shall be designed to maximise the potential for sustainable transport.

20. Policy TA6 "Parking Standards" states that parking provision in new development should be design-led and based upon site characteristics, location and accessibility. It states that the parking standards within the Somerset County Council Parking Strategy will be applied in South Somerset.

7.0 PLANNING STATEMENT

7.3 Planning Policy Context

21. Policy EQ1 “*Addressing Climate Change in South Somerset*” states that the Council will support proposals for new development where they have demonstrated how climate change mitigation and adaptation will be delivered through the inclusion of a number of measures, including the minimisation of carbon dioxide emissions and adherence to relevant sustainable construction standards.
22. Policy EQ2 “*General Development*” states that development must be designed to achieve a high quality which promotes South Somerset’s local distinctiveness and preserves or enhances the character and appearance of the district.
23. Policy EQ4 “*Biodiversity*” requires that development proposals demonstrate how they would not result in any adverse impact on biodiversity, and that they also seek to maximise opportunities for biodiversity gains.
24. Policy EQ3 “*Historic Environment*” states that heritage assets will be conserved and, where appropriate, enhanced, for their historic significance and important contribution to local distinctiveness, character and sense of place.
25. Policy EQ7 “*Pollution Control*” states that development that, on its own or cumulatively, would result in air, light, noise, water quality or other environmental pollution or harm to amenity, health or safety will only if the potential adverse effects would be mitigated to an acceptable level by other environmental controls, or by measures included in the proposals.

North Cadbury and Yarlington Neighbourhood Plan (October 2022)

26. The North Cadbury and Yarlington Neighbourhood Plan (the ‘Neighbourhood Plan’) has been very recently adopted and represents the culmination of many years of hard work by the local community to formulate planning policy to guide and shape future development in the manner desired by the community, to meet their local needs.
27. Objectives contained within the plan include:
- “*Housing - Ensure any housing development provides for a variety of tenures which meet local needs*
 - *Business and Employment - Provide opportunities for local people to work close to home. Support local businesses to set up or expand their premises providing services and employment in the community, including through the provision of better broadband.*

- *Environment - Ensure that development is sensitive to the rural setting of the area and does not erode our existing environment and character.”*
28. Policy 1 “*The Area’s Rich Heritage*” sets out how locally important buildings should be protected as non-designated heritage assets in line with national planning policy.
29. Policy 2 “*Character and design guidance*” sets out how new development should respond to the area’s local character and history, respect existing layouts (including the strong presence of historic farmsteads), and include a mix a building styles with building heights varying. The use of local building materials is supported.
30. Policy 5 “*The area’s rural character*” sets out that development should respect and, where practicable, enhance local landscape character, including the retention and reinforcement of the following key characteristics:
- *Scattered farmsteads and hamlets in the wider countryside, with buildings reflecting agricultural use, and primarily of local building stone, with clay tiles or thatch roofs*
 - *New buildings should not diminish the undeveloped gaps between the main villages or appear prominent in the landscape.*
31. Policy 9 “*Scale and location of new housing*” states that sufficient land is allocated in the Neighbourhood Plan, which together with the extant planning consents and projected windfall should more than meet the identified housing need of 45 dwellings over the plan period. Given the identified supply exceeds the housing need requirement, the development of open market housing on alternative greenfield sites will be restricted until such time as this plan is reviewed. (*Emphasis added – proposals are not on greenfield site*).
32. Policy 10 “*Use of rural buildings*” states that the conversion or sympathetic replacement of agricultural and other rural buildings to provide housing will be supported, provided that all of the following criteria are met:
- *The building is of permanent and substantial construction, and has been in active use for at least 10 years,*
 - *The building is not in a location where its conversion or replacement, together with any associated outbuildings, parking provision and residential garden area, would be detrimental in wider views,*
 - *The building footprint and height would not substantially increase (either through extension or conversion), and any alterations to its*

- *design would have due regard to the rural character of the area,*
 - *A bat and barn owl survey are undertaken, and measures secured to ensure that there is a net biodiversity gain,*
 - *Residential amenities of future occupants would not be adversely impacted by neighbouring land uses,*
 - *Mitigation measures are secured as necessary to demonstrate phosphorus neutrality in line with Policy 7b.*
33. The policy goes on to state that where the existing building contributes positively to the rural character or the area (such as a traditional farm building), its conversion is to be preferred unless it can be demonstrated that there would be significant sustainability benefits from its replacement (taking into account the loss of embodied energy) that would outweigh its loss.

Other material considerations / context

34. Since 2020, Natural England has declared that the Somerset Levels and Moors RAMSAR site is in unfavourable condition due to phosphate loading, and therefore all new development including change of use within the catchment area (which includes the Manor Farm Site) must demonstrate nutrient neutrality in the waste water system, using mitigation measures to achieve neutrality where necessary.

1. The main planning considerations that we understand to be relevant to the proposed development and which will be discussed in this section are as follows:

- Principle of development;
- Heritage, design and landscape;
- Access, highways and parking;
- Drainage and flood risk;
- Nutrient neutrality;
- Amenity;
- Sustainability; and
- Ecology

Principle of Development

2. Planning policies at national and local level support the principle of re-using and replacing existing buildings in rural areas to provide housing accommodation including through the addition of well-designed new buildings. Policy at all levels also supports the appropriate growth of and support for local business, including rural tourism and overnight accommodation for tourism purposes.
3. The Estate has proven to be an exemplar of sustainable rural economic development to date, successfully delivering and operating a major visitor attraction, hotel and further guest accommodation, spa and café / restaurants, and associated food and beverage production and distribution. All of this has been achieved alongside significant enhancements to buildings (including historic buildings), landscapes, and delivering a range of new and improved ecological habitats. The development proposed at Manor Farm will continue this excellent track record of delivering positive change in the area.

Residential Use

4. The residential element ('Residential Barns') of the proposals continues a process of renewal at the Site that was started over a decade ago with the conversion of Manor Barn to a dwelling, and will result in a cluster of four dwellings in a courtyard form that echoes the historic form of the farm. This is achieved through both conversion of existing buildings of character ('Lower Barn') and replacement of other poor quality redundant agricultural buildings with new buildings of traditional design ('New Barn' and 'Stone Barn').
5. The existing Manor Barn is subject to an agricultural occupancy condition, and this can be maintained as the Estate need to house

their farm manager at the Site.

6. As one C3 dwelling use is proposed to be 'moved across' from Manor Farm House (which becomes *sui generis* short-stay accommodation) the net increase in C3 dwellings proposed at the Site is two dwellings. The Estate has engaged extensively with the local community in recent years regarding proposals in the area, and has been requested by the community to provide two new dwellings in the village. The proposals honour that commitment and provide two net additional dwellings that will provide long term rental accommodation.
7. The proposed residential development in the 'Residential Barns' part of the Site finds strong support in principle in the following key policies:
 - NPPF (para 80) as the development would re-use redundant or disused buildings and enhance the immediate setting;
 - Local Plan policies SS2 and SS5 as the housing proposed would meet identified local need within the rural settlement;
 - Neighbourhood Plan 10 "*Use of rural buildings*" as the proposals combine conversion of traditional agricultural buildings and sympathetic replacement of modern agricultural buildings to deliver a small scale housing project.
8. It is also relevant to note in terms of principle that there is a fallback position available through Class Q of the GPDO to convert the existing agricultural buildings to up to 5 new dwellings, or indeed a range of commercial uses including hotel use.

Short-stay holiday accommodation

9. The proposed short-stay holiday accommodation use (the 'Farmhouse Guest Accommodation' area) will build upon the long-established existing use for the same purposes of Walnut Cottage, and results from the change of use of Manor Farm House (into 2 units) and two new modest scale buildings that will replace the former slurry tank area of the farm.
10. This part of the site benefits from an existing separate vehicle entrance, a pleasant edge-of-village environment, and excellent access to the surrounding public rights of way network, and is therefore well suited to small-scale rural tourism accommodation. The accommodation would be operated in association with the wider and established Newt in Somerset visitor attraction and accommodation, which has proved incredibly successful and requires expansion to meet demand.

11. It is noteworthy that alongside the extant holiday accommodation use of Walnut Cottage (approved in 2010), there was also a planning permission granted in 2007 for two further holiday accommodation units through conversion of Manor Barn. Whilst that permission was not implemented, it does demonstrate a history of demand for holiday accommodation uses in the area and acceptance in the past that such uses are appropriate for the area.

12. The short-stay holiday accommodation now proposed in the Farmhouse Guest Accommodation area finds strong support in the following key planning policies:

- NPPF (paras 84 and 85) as the holiday accommodation represents the sustainable growth and expansion of an established rural business, both through conversion of existing buildings and well-design new buildings;
- Local Plan policies EP4 and EP8 as the holiday accommodation will provide new and enhanced tourist facilities of an appropriate scale that meets an identified need, using existing buildings and redevelopment of redundant farm infrastructure (slurry tank);
- Neighbourhood Plan Policy – where at para 8.9 the NP fully endorses Local Plan policy EP8 as being appropriate to the NP area and not requiring any duplication.

Summary on principle of development

13. As with other recently completed works within the wider Estate, the development proposed here is well-designed and compatible with the wider rural character of the area (see below). The scheme as a whole – conversion of existing and also new buildings and landscape enhancements – represents necessary and sustainable growth to meet local need and contribute to facilitating the diversification of the existing and well-established Estate businesses, whilst delivering a modest and desirable increase in local rental housing stock to help reinforce the existing community of Yarlinton.
14. As such it is considered to comply with and fully deliver the objectives of Sections 5 and 6 of the NPPF (and in particular paragraph 85), policies EP4 and EP8 of the South Somerset Local Plan, together with Policy 10 of Neighbourhood Plan.

7.0 PLANNING STATEMENT

7.4 Assessment of Proposed Development

Heritage, design and landscape

15. The proposed development represents a comprehensive approach to building and landscape design, taking into account opportunities to respond to and enhance local character and distinctive features, and avoid harm to landscape character and visual amenity. As set out in the earlier chapters of this pre-application report, the design approach uses the opportunity of removal of the large modern farm buildings to recover and re-establish the core 19th century farm buildings courtyard layout, set in a renewed and restored immediate landscape setting. The non-designated heritage asset Manor Farm House is appropriately restored and extended, and the outbuildings within the grounds that are extremely characterful and in poor condition are to be restored and put to a viable use to provide usable accommodation.
16. The overall design objective is to retain and reinforce the pre-1950s 'farmstead' character of the cluster of buildings, set comfortably within the surrounding landscape.
17. The proposals have been formulated to align with and find strong support in the following relevant planning policy relating to heritage, design and landscape:
- NPPF section 12 and in particular para 130 as the proposals will create high quality development that is visually attractive, responsive to local character, optimise the use of the site, and establish a strong sense of place;
 - NPPF section 16 and in particular para 197 as the proposals will sustain and enhance the significance of the non-designated heritage asset engaged (Manor Farm House) whilst making a positive contribution sustainable communities and economic vitality, together with new development making a positive contribution to local character and distinctiveness;
 - Local Plan policies EQ2 and EQ3 as the residential and holiday accommodation buildings and associated landscape represent high quality development promoting local distinctiveness and will enhance the character and appearance of the area;
 - Neighbourhood Plan Policies 1, 2, 3, 4 and 5, as the proposals individually and as a whole will preserve the area's rich heritage, respond to local character to reinforce sense of place, provide buildings that are fit for the future with practical garden spaces, whilst respecting the area's rural character;
 - Neighbourhood Plan Policy 10, as the proposals to both convert and replace agricultural buildings and other rural buildings (including the outbuildings to Manor Farm House) fully meet the detailed criteria of:
 - Being buildings of permanent and substantial construction

- having been in active use for at least 10 years;
- Are not in a location where conversion or replacement together with parking, gardens etc would be detrimental in wider views;
- Building footprint nor height would significantly increase, and alterations to design have due regard to the rural character of the area;
- Relevant ecology surveys have or will be undertaken and measures secured to ensure there is a net biodiversity gain; and
- Mitigation measures will be secured to ensure nutrient neutrality.

18. In summary, through the comprehensive and integrated design approach to buildings and landscape the proposed development will conserve and enhance the character of the area, reinforce local distinctiveness and respect local context and thus meet the relevant requirements of the NPPF, the South Somerset Local Plan and the key policies relating to design and housing of the Neighbourhood Plan.

Access, highways and parking

19. Policy TA5 "*Transport Impact of New Development*" states that all new development shall be required to address its own transport implications and shall be designed to maximise the potential for sustainable transport. Policy TA6 "*Parking Standards*" states that parking provision in new development should be design-led and based upon site characteristics, location and accessibility. It states that the parking standards within the Somerset County Council Parking Strategy will be applied in South Somerset.
20. The proposals represent small scale rural development that will introduce a net increase of 2 dwelling houses and 4 holiday accommodation units. Whilst it is acknowledged that these uses will generate vehicle movements these will be minor and entirely compatible with the existing highway capacity of the area. Moreover, in the context of the removal of the existing established livestock farming operation at the site, the proposals are likely to result in a reduction in both the number of vehicle movements associated with the site, and also the complete removal of large agricultural vehicle movements from the site that have proved problematic upon the narrow lanes of the local network.
21. Parking provision comprises 15 spaces for the 5 holiday accommodation units, and 13 spaces for the 4 residential units,

giving a total of 28 car parking spaces in accordance with local standards as set out in Local Plan Policy TA6 "*Parking Standards*" and the Somerset County Council Parking Strategy. Electric charging points will be provided within the development. Secure cycle parking for each area of the development is also provided as shown on the site plans.

22. In terms of servicing, the existing residential and holiday accommodation uses at the site, together with the adjacent dwellings at the end of Pound Lane, are all accessed by existing Council waste / recycling collection services and this means of access to collect waste / recycling will remain. Dedicated waste / recycling storage areas are proposed at the entrance to both parts of the site as an integral component of the car parking area.
23. Due to the Site's rural location, public transport options are extremely limited. The proposed development will include electric vehicle charging points to allow and encourage electric vehicle usage. As noted above, bicycle storage areas are proposed, and the holiday accommodation will be provided with bicycles for guests to use. Direct access to the local public rights of way network is also available from each part of the site. These measures will meet the objectives and requirements of Policy TA1 "*Low carbon travel*".
24. In summary upon access, highways and servicing, the development proposals are appropriate to the site and highway conditions and due to their nature and use will have a negligible highways impact, and will fully meet the relevant policy requirements of the NPPF, Local Plan Policies EP8, TA1, TA4, TA5, and TA6, and Neighbourhood Plan policy 14.

Drainage & flood risk

25. The NPPF sets out that where appropriate, applications should be supported by a site-specific flood-risk assessment. It states that a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
26. The Flood Map for Planning provided by the Environment Agency confirms that the application site and the surrounding areas are within Flood Zone 1, an area with a low probability of flooding with a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). As the site area is 1.4ha a Flood Risk Assessment will be required to support a full planning application.
27. Policy EQ1 “*Addressing Climate Change in South Somerset*” states that development should reduce and manage the impact of flood risk by incorporating sustainable drainage systems. Paragraph 167 of the NPPF states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.
28. Due to the proposed removal of existing large format buildings and large areas of concrete farm yards, the proposals should result in a reduction of impermeable surface area at the site. A sustainable drainage system will be provided as part of the development which will be illustrated by Drainage Strategy and Plans to be provided at the application stage demonstrating compliance with the relevant section of Policy EQ1 and paragraph 167 of the NPPF.

Nutrient neutrality

29. The proposals will result in additional residential / overnight accommodation at the Site (+5 units in total), and will also remove agricultural buildings including those used to house livestock.
30. Nutrient neutrality will be achieved through replacement of the existing septic tanks serving the current 3 dwellings with modern efficient biological package treatment plant(s), with any residual requirement for phosphorus reduction achieved through restoration of the adjacent pasture land to traditional orchard.
31. A detailed Nutrient Neutrality Method Statement, using the

appropriate phosphate calculator, will be provided at full application stage.

Impact on neighbouring amenity

32. Policy EQ2 of the Local Plan requires, amongst other considerations, that development proposals protect the residential amenity of neighbouring properties.
33. There are a small number of neighbouring dwellings located along Pound Lane within proximity to the proposed residential accommodation in particular. The proposed site layout and building design, including garden spaces and access / parking has had regard to neighbouring amenity in terms of separation distances, maintaining privacy, and boundary conditions.
34. In pre-application discussions with these neighbours the general response to the proposals has been that the removal of the existing farming operation and replacement with residential and holiday accommodation would have a positive impact on amenity considerations such as noise and odour, and also large vehicle movements.
35. We are therefore of the view that there will be no adverse impacts upon caused nearby residents and the proposals will be fully compliant with Local Plan Policy EQ2, and are likely to result in notable enhancements.

Sustainability

36. NPPF Section 14 “*Meeting the challenge of climate change, flooding and coastal change*” sets out how the planning system should support the transition to a low carbon future and should help to shape places in ways that reduce greenhouse gas emissions and support renewable and low carbon energy.
37. Policy EQ1 “*Addressing Climate Change in South Somerset*” sets out how the Council will support proposals for new development where that have demonstrated how climate change mitigation and adaption will be delivered.
38. The proposed development forms part of a wider rural Estate which incorporates sustainability principles into many of their operational impacts and their approach to new development. This includes a number of aspects, including local food production and employment, supporting the local economy, developing energy efficient buildings, using local materials, utilising renewable energy sources where possible, and using resources efficiently and setting

development within an enhanced landscape to provide a positive biodiversity impact.

39. The Design and Access Statement (incl. a Sustainability Statement) prepared at the full application stage will detail a number of design measures as part of a low carbon strategy which show how the environmental impact of the development will be minimised.
40. The proposals will therefore comply with the NPPF section 14, Policy SD1 and Policy EQ1 of the Local Plan.

Ecology and Arboriculture

41. NPPF Section 15 “*Conserving and enhancing the natural environment*” sets out how planning decision making should contribute to and enhance the natural and local environment by, amongst others, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
42. Policy EQ4 of the Local Plan requires that development proposals demonstrate how they would not result in any adverse impact on biodiversity, and also seek to maximise opportunities for biodiversity gains.
43. The Preliminary Ecological Assessment and Bat Survey Reports prepared by Greena present the results of an ecological survey undertaken by a qualified consultant and make recommendations regarding mitigation in terms of potential impacts on surveyed species, together with opportunities to enhance biodiversity. Further bat surveys are required and will commence imminently to inform detailed mitigation.
44. Arboricultural advice from Bosky Trees has informed the proposals from the earliest stages. As shown on the plans prepared by Stonewood Design, a small number of trees will be removed as part of the proposals. These trees are not subject to TPOs and will be replaced by new planting.
45. A number of habitat enhancements are proposed as part of the scheme in terms of specific bat / bird boxes etc, and all newly planted trees and hedge within the extensive areas of landscape enhancement will be native species.
46. The proposed development will therefore have a positive impact upon biodiversity and will thus fully accord with and indeed exceed the requirements of the NPPF and Local Plan policy.

8.0 CONCLUSION

1. The proposed development the subject of this pre-application enquiry involves the positive transformation of an existing farmstead complex on the edge of Yarlington. The opportunity presented by the relocation of the livestock farming operation and the associated unsightly modern buildings is significant, and will allow new uses to be found for the retained core buildings of the farm. A balanced mix of uses are proposed with new dwellings for long-term rental as requested by the community, together with short-stay holiday accommodation to meet local demand and contribute to rural economic development.
2. The proposals have been carefully designed to ensure that the existing character of the area and farm complex is retained and enhanced, employing traditional design and materials to ensure a locally distinctive and high-quality appearance. The proposals will respect the neighbouring amenity of the existing dwellings in and around the north-eastern fringe of Yarlington, and will not have any adverse impact on either local landscape or the highway network.
3. As set out above, the development has been formulated to meet all relevant planning policy considerations within the National Planning Policy Framework, the adopted Local Plan and the recently adopted North Cadbury and Yarlington Neighbourhood Plan, and we would welcome the detailed feedback of Officers upon the proposals before proceeding to a full planning application.



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RIBA National Award 2021: Story of Gardening museum

RIBA South West Sustainability Award 2021: Story of Gardening museum

RIBA National Award 2019: Kingswood Preparatory School and Nursery

RIBA South West Project Architect of the Year Award 2019

RIBA National Award 2015: Myrtle Cottage Studio

RIBA South West Award 2015: Pod Gallery

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