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Our Ref: New House Farm PNOD
Your Ref: PP-12677078

4 January 2024

Development Management
Cumberland Council
The Market Hall
Market Place
Whitehaven
CA28 7JG

Dear Sir / Madam,

NEW HOUSE FARM, DRIGG: APPLICATION FOR PRIOR APPROVAL FOR THE DEMOLITION OF CATTLE SHED AND ASSOCIATED BUILDINGS AT NEW HOUSE FARM.

On behalf of our client Nuclear Decommissioning Authority ('the applicant'), Avison Young are submitting a planning application for prior approval, for the demolition of a cattle shed; dutch barn; stone barn; piggery; house; and outbuilding at New House Farm, Drigg.

This prior approval application has been submitted on Planning Portal (Reference: PP-12677078) comprising of the following plans and reports:

Please find the following plans and forms to support this letter:

FORMS AND DOCUMENTS

- Application Forms (Avison Young);
- Covering Letter (Avison Young);
- Demolition Method Statement (Avison Young);
- Ecological Constraints Study (Biome);
- Site Notice Statement;
- Structural Report (Barn) (WDS);
- Structural Report (Cattle Shed) (WDS);
- Structural Report (Dutch Barn) (WDS);
- Structural Report (Farmhouse) (WDS);
- Structural Report (Outbuilding) (WDS);
- Structural Report (Piggery) (WDS);
- Preliminary Ecological Appraisal (Biome); and
- Proposed Redevelopment Block Plan.

PLANS

- Location Plan.

THE SITE

New House Farm is located within the village of Drigg in Western Cumbria and contains several barns/sheds, a house and yard area. The B5344 is located to the north of the site and Station Road

is situated to the west of the site. Pasture land lies to the east and south of the site, with sparse residential housing present within the village of Drigg.

PROPOSED WORKS

The buildings are proposed to be demolished under Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015. The proposed works comprise the demolition of several buildings at New House Farm, including a cattle shed, dutch barn, stone barn, piggery, house and outbuilding (see Location Plan). No structure located at New House Farm is a Listed Building, and the property does not lie within a Conservation Area.

Structural inspections were carried out at each of the six buildings in March 2021. The cattle shed comprises a timber framed structure with metal profiled roof sheets and timber boarded side cladding. The inspection found that the timber columns were nearing the end of their life with the rot expected to worsen over time. It was also deemed that the roof cladding needed replacing in the near future. In light of this, it was considered that it would be more advisable to replace the building rather than refurbish it.

The dutch barn is over 40 years old and comprises a precast concrete framed structure with precast concrete purlins and side rails which support a cement fibre cladding system. The concrete columns, rafters, purlins and side rails to the building have suffered carbonation and spalling of the concrete. Considering the above, WDS have concluded that the concrete structure is nearing the end of its life. Despite the survey finding the building to be structurally adequate, it was recommended that it would need replacing within 5 years following the inspection. It was deemed that the concrete could be repaired, however it would be more cost-effective to replace the building rather than refurbish.

The stone barn comprises a two storey detached barn constructed from rubble filled random stone masonry walls supporting a traditional timber purlin and truss roof. The inspection concluded that the walls to the barn are at risk of collapse. The insertion of the timber props to the roof trusses bolted to the barn walls do offer some limited lateral restraint, however with the extent to which the walls are out of plumb, there is genuine concern that the works are insufficient and rely in part on the bolted fixing into the inner face of the barn wall. It was deemed to be more cost-effective to demolish the barn and byre and rebuild a new modern structure more suited to modern farming.

The piggery comprises a single storey detached building constructed from rubble filled random stone masonry walls which support a traditional timber purlin roof. It was found that the property was in very poor structural condition, with the masonry heavily weathered and the front wall significantly out of plumb. The inspection advises that it would be more cost effective to demolish the building and replace it with a new framed structure.

The two storey farmhouse is constructed from rubble filled random stone masonry walls which support a traditional timber purlin roof. The inspection found that the property was in a very poor condition with significant structural defects. The potential for the right hand gable to locally collapse renders the property unsafe, therefore the property should be vacated, and the adjacent farm yard cordoned off until the gable wall is made stable. The survey also found that it was likely that the property has been subject to significant structural movement, and this may still be ongoing, however the lack of significant new cracking to the internal elevations suggests that movement may have ceased. It has been concluded that the property needs total refurbishment and modernisation.

The outbuilding comprises a single storey detached store constructed from rubble filled random masonry walls supporting a traditional timber purlin roof. Although the inspection found that the property was weathered and affected by historic movement; it was deemed to be structurally adequate at the time of inspection.

Overall, the buildings do not meet modern farming requirements and are beyond economic repair. The current occupant of the property is unable to live within the house or use the stone barn due to the findings and recommendations of the structural survey.

PROTECTED SPECIES

As set out in the Demolition Method Statement, the confirmation of roosting bats within the barn means that a license from Natural England is required to enable the proposed works to proceed lawfully. Given the identified roosts are of low conservation status, the site can be registered under the Bat Mitigation Class License (BMCL) scheme through a Registered Consultant (RC). No works to the barn that may disturb roosting bats or prevent access to a potential bat roost will be completed until a license is in place.

In relation to breeding birds, should the proposed works need to be undertaken during the nesting season, a survey will be undertaken to identify any nests which may be impacted. Should an occupied nest or nest under construction be found, works will cease in this area until the birds have fledged, or the nest has been abandoned.

DEMOLITION METHOD STATEMENT

The Submitted Demolition Method Statement has been prepared by Avison Young and sets out the description of works to be undertaken. The statement also outlines the Environmental Surveys that have been undertaken to support this planning application.

PROPOSED REDEVELOPMENT OF THE SITE

As set out above, all buildings at the property are proposed to be demolished. The applicant is proposing to redevelop the site following the demolition of the existing buildings. The property is under a continuous long-term lease for agricultural use, and the proposed redevelopment will incorporate a replacement residential building and two modern agricultural barns.

At this stage, the two agricultural barns are proposed to be 5m in height, 18.29m in width and 27.43m in length, each with a Net Internal Area (NIA) of 501.68 square meters. The two proposed barns will meet modern agricultural standards, comprising a steel portal frame with graded tanalised timber purlins and insulated metal clad roof panels.

The submitted proposed Redevelopment Block Plan shows the proposed location of the new buildings. This plan will be dependent on ground conditions surveyed following building removal to mitigate ground movement concerns at the property. The replacement buildings will be visually similar to the existing buildings at the property.

The applicant will endeavor to retain the boundary wall of the property and utilise and recycle materials associated with the property where possible within the development. A full review of this strategy will be undertaken at the design stage of the redevelopment proposals. The applicant has commissioned an Ecologist for the redevelopment of the site to ensure that ecology survey recommendations are met.

CONCLUSION

Overall, the demolition of the cattle shed; dutch barn; stone barn; piggery; house; and outbuilding at New House Farm, Drigg, is required as the buildings are in poor structural condition and are

no longer fit for purpose. A protected ecology assessment and Ecological Constraints Study, undertaken in June 2023, identifies the presence of roosting bats within the barn meaning that a license from Natural England is required to enable the proposed works to proceed lawfully.

On the basis of the information included within this submission, we consider that it has been sufficiently demonstrated that prior approval is not required for the proposed demolition. However, should you require any further information to assist you in reaching a decision, please do not hesitate to contact me on my details below.

FEE PAYMENT

We calculate the planning application fee would be £120.00 with a flat rate service charge of £64.00.

NEXT STEPS AND CONTACT

The above details and supporting documents have been submitted to the Council via the Planning Portal. We look forward to discussing the application with you in further detail.

In the meantime, should you have any queries or wish to discuss any aspect of the application further, please do not hesitate to contact me using the contact information provided below.

Yours faithfully

Tom Wignall
Graduate Planner