

Graces Farm, Martyr Worthy, Winchester



Image courtesy of BCM Wilson Hill

Joint Planning and Heritage expertise finds a new long-term use to safeguard future for historic farm

CLIENT

BCM LLP (Winchester)

LPA

South Downs National Park

STATUS

Planning permission granted

SERVICES

Planning, Heritage

Our role

- The site included a historic farm complex, including a range of Listed Buildings and modern agricultural structures, located within the South Downs National Park. We provided early advice to inform approach to conversion of the Listed Buildings and how best to frame a case for creation of a new farmyard to be funded through new development.
- Our teams assessed relevant planning policy context and provided advice on strategy to demonstrate specific justification for new residential dwellings in the National Park. We provided Heritage and Planning services throughout the pre-application process, including to submission, shaping the scheme and planning strategy.
- Post submission, we provided ongoing advocacy to support case-making and address feedback. We justified why retaining existing uses of the Listed Buildings was no longer feasible in terms of the viability of the farm and in the context of modern standards and a bespoke new farmyard was required to ensure the long-term future of the family farming business.
- Our team demonstrated that conversion of the Listed Buildings into single dwellings provided the optimum viable use and that there would be enhancements to their setting through replacement of non-descript farm buildings with high-quality new residential properties.

Results

- The principle of new dwellings within the Park was not supported by development plan policy. Demonstrating the specific circumstances of this case warranted making an exception were critical. This included: the long-term safeguarding of heritage assets and their enhanced setting, securing reduced flood risk, facilitating improvements to Rights of Way network and relative sustainability given proximity to bus stop and nearby Winchester.
- Advocacy with officers, informed by robust and compelling analysis, throughout pre and post submission process secured positive result.
- Significant new development within a National Park – purpose-built farm complex, new residential development and agricultural workers homes.
- All committee members voted in favour of the officers' recommendation to grant planning permission and Listed Building Consent and considered it to be an exemplar of farm regeneration.

Turley