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28 MAY 2021

DESIGN AND ACCESS STATEMENT
(Incorporating Heritage Asset Statement)

**RESIDENTIAL DEVELOPMENT COMPRISING OF 6No. DWELLINGS
AND ASSOCIATED OUTBUILDINGS AND ALTERATIONS TO EXISTING
VEHICULAR AND PEDESTRIAN ACCESS**



AT

LAND REAR OF THE BLUE BELL INN

LOW STREET

EAST DRAYTON

DN22 0LN

For-Ward Planning Consultancy Limited

Planning Applications | Design & Access Statements | Site Appraisals | Pre-Application Submissions | Planning Appeals

Reference 402-20 August 2020

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1 – INTRODUCTION

This statement accompanies a formal planning application by McMill Homes for the erection of 6no. residential dwellings on land to the south of The Blue Bell Inn, Low Street, East Drayton, DN22 0LN.

The site already has an extant permission for the erection of five dwellings and has a long planning history dating back as early as 1994 which have received a mixed response from the Council, for a variety of different proposals. That said, the extant permission has been implemented and can be 'built out' as approved. This submission proposes variations to the design, siting, arrangement and internal layout of that scheme and incorporates additional land that was not part of the 'original site'. This has facilitated a reorganisation of the units (and their respective outbuildings) across the site and resulted in a more spacious layout.

To date, the extant permission has seen the demolition of the function room, and a lawful commencement accepted in writing. See Appendix A.

This document should be read in conjunction with the design pack that also forms part of the application package.

2 – PHYSICAL CONTEXT

The site is located centrally within the village of East Drayton, south of the Blue Bell Inn public house, close to the junctions of Top Road and Church Lane. The site is to the rear of the Public House which fronts onto Low Street, and comprises of a large roughly square shaped parcel of land measuring 68 metres x 63 metres at its widest points, with an additional area now in the ownership of the applicants to the south of the site (east of Holmelea) measuring 15.5 metres in width x circa 50 metres in depth. The site has recently been cleared following the decision not to place any Tree Preservation Orders on the site, and allow the clearance of the weeds, brambles and scrub that has blighted the site. A further submission to remove some additional trees has also been accepted. This was submitted following the clearance of the site which exposed additional trees required for removal as part of the extant permission.

Access to the site is as previously approved to the east of the Blue Bell Inn, with the access being shared with the public house. The public houses' car park sits in the north eastern corner of the site, but is outside the applicants' ownership. There are no changes to this element in terms of overall width or pedestrian provision.

Evidently following the clearance of the site, and from discussions, it has been revealed that following the demolition of the function room, all of the materials were retained on site in a large pile south of the existing grassed area that has served as the beer garden for a number of years. It was also revealed that there are significant level differences between the site and the vehicular access up to 2 metres plus, with the land gradually being graded back to the southern and western boundaries.

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Discussions to date with the existing landlord of the Blue Bell Inn and concerns expressed suggest that during periods of heavy rainfall, the access route to the pub (and ultimately this site) carry excess rainwater as a result of these dramatic changes in level that flow out into Low Street. There are opportunities here as part of the reconfiguration of the extant scheme to provide a betterment for the wider community who may suffer as a result of the current state of the site, and levels. This would represent a wider sustainable community benefit. The proposed site levels are representative of this and the proposed drainage strategy which at the time of writing this statement was still in the process of being completed.

Residential dwellings stand to the east, west and south of the site, and these are a mixture of single and two storey in scale, more often than not of a suburban design and appearance.

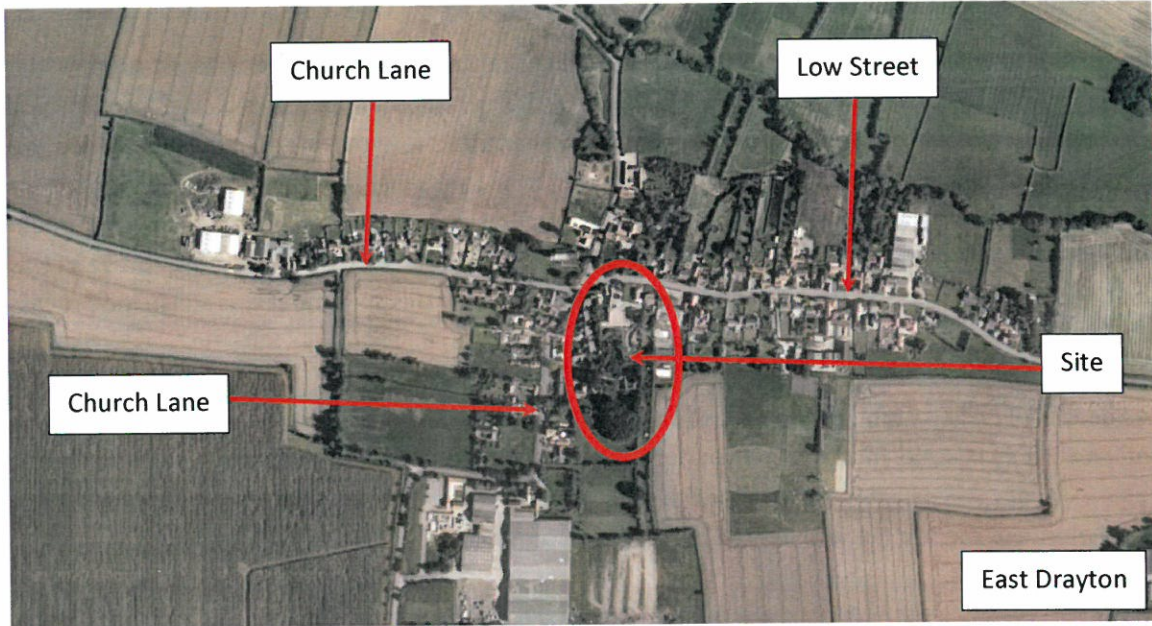
The majority of the site lies within the East Drayton Conservation Area (see map below).

The extant planning permission in our opinion is poorly conceived, and there are too many unknowns for it to be 'built out', due to the following issues:

- The approved drawings have been hand drawn. Their scale when printed out is difficult to interpret with the drawings having already been scanned in by the Council thereby potentially skewing the scale, and leading to confusion over what could be built and to what size;
- The site survey does not accurately identify the position and location of existing trees with in particular the two ash trees on the eastern boundary nearest to the pub car park now (we believe) being of a size that would with their crown spread physically touch 'house 1' if it were to be built in the position assumed?;
- The site levels identified on the plan are we feel a misrepresentation of the actual site levels now, so an updated topographical survey relating back to Ordnance Datum is being undertaken. It would be difficult to relate the proposed ground and finished floor levels to those 'approved', when we have no manner of determining where the temporary benchmark has been taken from, or what it relates to;
- We consider that the approved dwellings are not representative of the design quality that should be accepted in a conservation area; and
- Building out the approved scheme could lead to potential enforcement implications in the future as a result of having to interpret the layout, what the finished floor and ground levels relate to and the physical dimensions of the extant permission. There are too many unknowns for this to be done, and for all parties, it is felt that a revised scheme would provide better security, an improved residential environment and layout alongside a scheme that proposes more suitably designed and proportioned dwellings for this location.

Materiality in the locality is varied, with a mixture of painted brickwork, render, red, orange/buff coloured facing bricks noted. Roofing materials also vary with slate, clay pantile and concrete pantiles all featuring prominently. Windows are predominantly UPVC, with some timber joinery also noted.

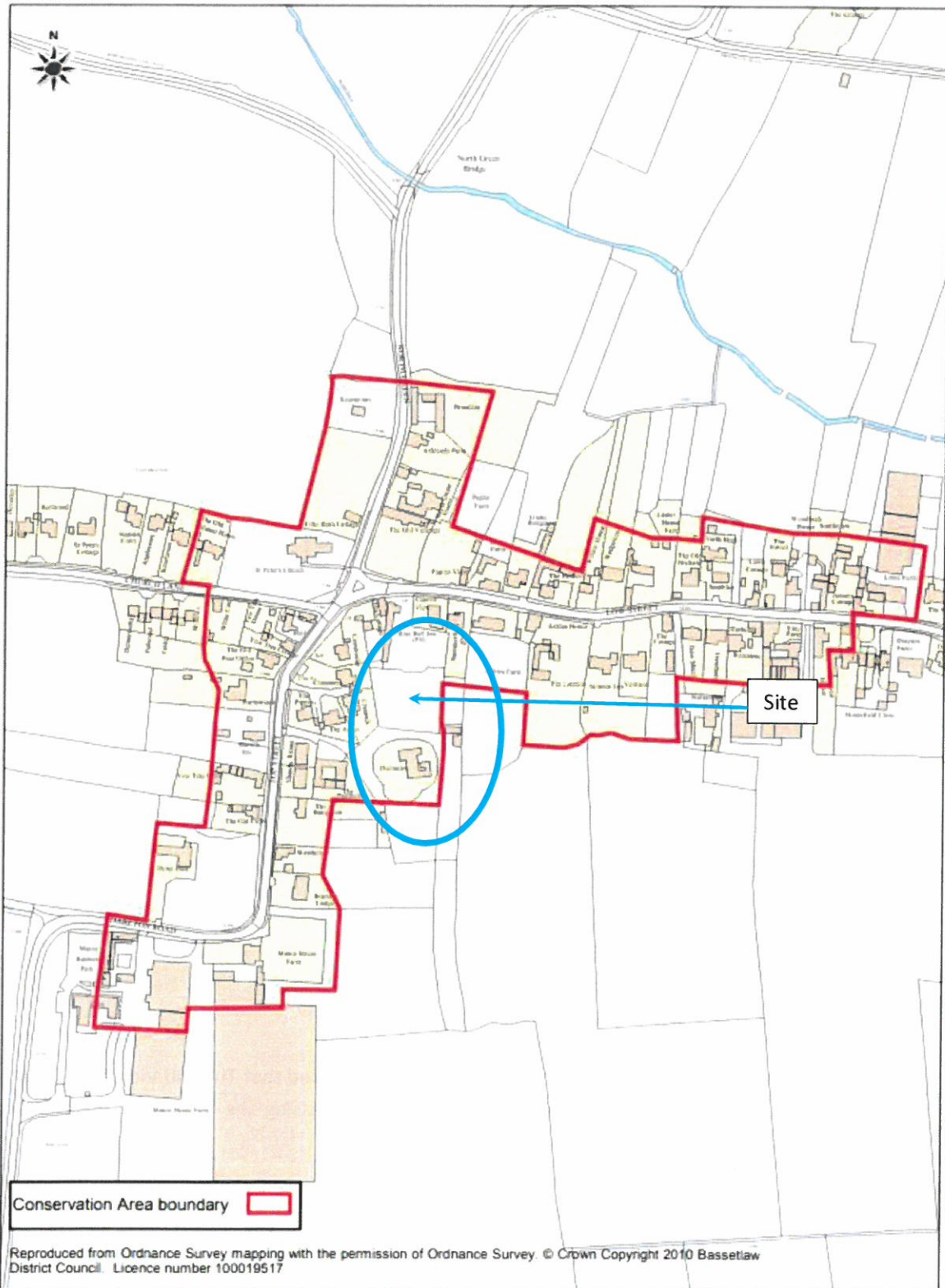
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Source: Google Maps

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East Drayton Conservation Area



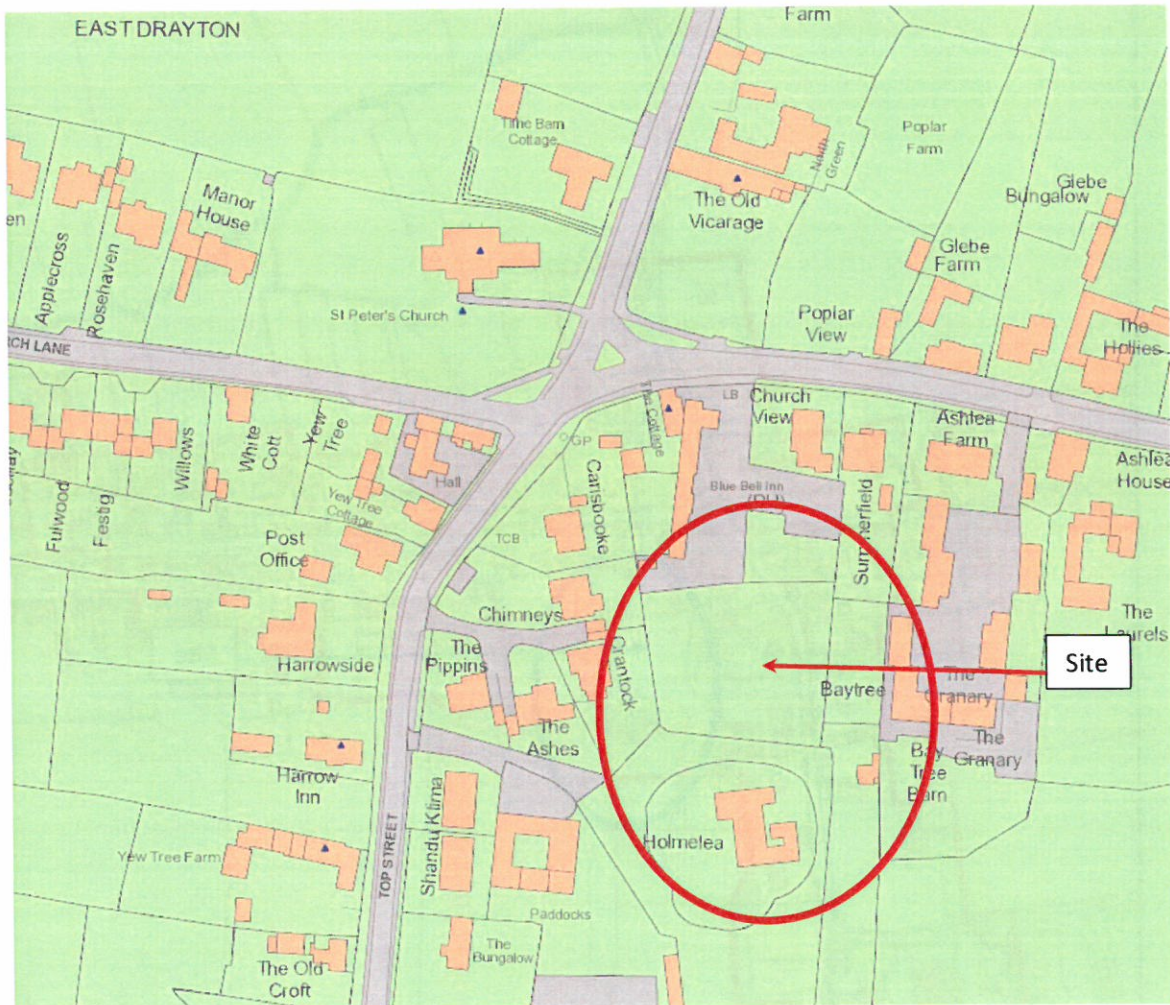
Source: <https://data.bassetlaw.gov.uk/media/7661/caeastdraytonmap.pdf>

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In addition to the site being located within the conservation area, there are also a number of listed buildings in the vicinity, and it is important that the scheme acknowledges these and we consider the impact of the proposed development upon their setting.

The map below identifies the location of the listed buildings, and Appendix B consists of their listing descriptions and where available, images. The listed buildings are identified with blue triangles.



Source : <https://historicengland.org.uk/listing/the-list/map-search?>

In respect of the nearby listed buildings, it is respectfully considered that The Old Vicarage, St Peters Church and The Cottage are ones to be considered when assessing the impact of the proposed development upon their setting.

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3 – PLANNING HISTORY

The site has had a long planning history of submissions relating to works to trees in the conservation area, demolition of buildings and schemes for residential development. The extant permission for this site was granted on appeal following an initial refusal by Bassetlaw District Council.

A summary of the relevant submissions are set out below:

- Application reference : 15/94/00007
Description : Extension to restaurant
Location : The Blue Bell Inn, Low Street, East Drayton, Nottinghamshire
Decision : Approved
Date of decision : 15th May 1995
- Application reference : 15/96/00006
Description : Retain LPG tank, oil tank and car park area, erect generator and continue use of restaurant extension without complying with conditions 2 and 4 of planning application 1/15/94/7
Location : The Blue Bell Inn, Low Street, East Drayton, Nottinghamshire
Decision : **Approved**
Date of decision : 20th August 1996
- Application reference : 15/01/00013
Description : Demolish house and function room and erect 5 dwellings and construct access road
Location : The Blue Bell Inn, Low Street, East Drayton, Retford, Nottinghamshire
Decision : Refused by LPA. Dismissed on appeal
Date of decision : 25th April 2002
- Application reference : 15/04/00008
Description : Demolish existing two storey house and function room and erect 5 dwellings and alter existing access
Location : Blue Bell Inn, Low Street, East Drayton, Retford, Nottinghamshire
Decision : Refused by LPA on 23rd September 2004. Allowed on appeal
Date of decision : 16th January 2006
- Application reference : 15/04/00009
Description : Demolish existing two storey house, function room and flat roofed toilet block
Location : Blue Bell Inn, Low Street, East Drayton, Retford, Nottinghamshire
Decision : Refused by LPA on 23rd September 2004. Allowed on appeal
Date of decision : 16th January 2006

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Application reference : 15/05/00013/T
Description : Works to trees
Location : 3 Ash Trees At The Blue Bell Inn Car Park, Low Street, East Drayton, Retford
Decision : **Approved**
Date of decision : 23rd August 2005

Application reference : 15/06/00014
Description : Change of use to the public house to form a single dwelling and alteration to existing access
Location : The Blue Bell Inn, Low Street, East Drayton, Retford, DN22 0LN
Decision : **Refuse**
Date of decision : 18th August 2006

Application reference : 15/07/00015
Description : Carry out alterations to existing public house and alter access
Location : Blue Bell Inn, Low Street, East Drayton, Retford
Decision : **Approve**
Date of decision : 30th August 2007

Application reference : 15/11/00007/T
Description : Pruning works to 3 x Ash trees
Location : Ash Trees in Blue Bell Inn Car Park, Low Street, East Drayton
Decision : **Grant**
Date of decision : 12th August 2011

Application reference : 20/00784/CAT
Description : Remove Group of Leylandii Trees and Remove Trees and Shrubs from overgrown Area of Land
Location : Land To The South East Blue Bell Inn Low Street East Drayton Retford Nottinghamshire
Decision : **Not to make a Tree Preservation Order**
Date of decision : 6th August 2020

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4 – DEVELOPMENT PROPOSALS

The development of the site has evolved following an assessment of the sites constraints and opportunities, aligned with the extant permission for the erection of 5 dwellings on this site. However, since that consent was granted, additional land has been secured to allow the development to be extended into it to create a more spacious arrangement and one that is more contextually appropriate in a location where conservation issues are also prevalent.

The principle of development is already established by virtue of the extant planning permission on the site and the sites history, with works to the trees also being accepted that facilitate the development itself.

That cannot be revoked. This scheme is delivered following pre-application discussions that highlighted a number of issues that have since been addressed through further revisions to the layout.

For example, garages have been relocated and detached from dwellings, reduced in their overall footprint. Parking is provided at a minimum of 2 spaces for each unit, with dwellings having access to garages. No on street parking is proposed, but as part of the scheme additional traffic calming features can be added into the scheme to maintain design speeds at 20mph or below. A dedicated turning facility is provided within the site.

The access as with the extant scheme is to be shared with the pub, who have a dedicated car park for their patrons that is not affected. There are however wider community benefits here, insofar as the matter of a managed drainage system being incorporated to alleviate concerns expressed. In addition to this, what has been a derelict and overgrown site now for a number of years is in the process of and will be significantly improved through the development planned. The proposed development would also add to the range and diversity of housing within the village, and in a location that is close to a range of services and amenities all of which are within walking distance, along with access to a demand responsive bus service, with the stop adjacent the Church on North Green.

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5 – LOCAL AND NATIONAL PLANNING POLICY

Since the most recent approval, there have been significant shifts in both local and national planning policy that have implications upon this development site. At the time of that submission, planning policy comprised of the Bassetlaw Local Plan which carried forward to a modifications draft and whose policies were afforded weight by the inspector, the Nottinghamshire Structure Plan and nationally Planning Policy Statements. All of these documents are superseded by the National Planning Policy Framework (NPPF) and the Bassetlaw District Council – Local Development Framework Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011). The Bassetlaw Draft Local Plan 2020 is also relevant but carries limited weight in terms of decision making at this stage due to its status.

Nationally from the NPPF, the applicable sections are:

Section 2 – Achieving sustainable development

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well designed spaces

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

At a local level:-

Bassetlaw District Council – Local Development Framework Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011) is the most up to date and available plan against which decisions can be made.

The relevant policies from that plan are:

CS1 - Settlement hierarchy

CS9 – All Other Settlements

DM3 – General Development in the Countryside

DM4 - Design & character

DM5 – Housing Mix and Density

DM8 – The Historic Environment

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DM9 - Delivering open space and sports facilities
DM10 – Renewable and Low Carbon Energy
DM11 - Developer contributions and infrastructure provision
DM12 - Flood risk, sewage and drainage
DM13 - Sustainable transport

Bassetlaw Draft Local Plan 2020

The draft local plan was consulted upon between the dates of 25th November 2020 – 20th January 2021. Given the fact that this consultation process was only completed relatively recently (in Local Plan terms) and that this was only the first consultation period, added to the fact that there are unresolved objections to some policies in this plan, the following policies can only be given very limited weight in the decision making process; however the relevant ones are as follows:

Policy ST1 – Bassetlaw Spatial Strategy
Policy ST2 – Rural Bassetlaw
Policy ST31 – Affordable housing
Policy ST32 – Housing mix, type and density
Policy ST37 – Design quality
Policy ST39 – Landscape Character
Policy ST42 – Biodiversity and Geodiversity
Policy ST43 – Trees, Woodlands and Hedgerows
Policy ST44 – Historic Environment
Policy 45 – Heritage Assets Policy
ST46 – Promoting healthy, active lifestyles
Policy ST50 – Protecting amenity
Policy ST51 – Contaminated and unstable land
Policy ST52 – Reducing carbon emissions, climate change, mitigation and adaption
Policy ST54 – Flood Risk and drainage Policy
ST57 – Promoting sustainable transport and active travel

At a more local level, East Drayton has had an application approved by the Council for a neighbourhood plan in September 2019. At present, it has not reached consultation and evidence stage; accordingly this plan is given limited weight.

Other applicable guidance to this submission can also be found in the **Bassetlaw District Council – Successful Places: A Guide to Sustainable Housing Layout and Design (Adopted December 2013)**.

However, whilst all of this guidance is applicable, and the constraints along with the opportunities have been explored, a significant material consideration in this case, and one that must be given due weight is the extant planning permission in place that could be developed. What is submitted in our opinion makes viable and notable improvements to the design and appearance of the individual properties whilst improving the visual amenity of the locality through a more thoughtful layout that creates a more spacious development in the heart of East Drayton.

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6 – HERITAGE ASSESSMENT

National planning policy guidance on the historic environment is now set out in the National Planning Policy Framework (NPPF) February 2019.

As a general observation, this document adopts a greater focus upon sustainable development principles and introduces a concept of ‘significance/loss of significance to heritage assets’ and the balancing benefits of a development against any loss of significance.

The framework uses the term ‘heritage assets’ to now define the full range of heritage protection, including listed, buildings, areas of outstanding natural beauty and ancient monuments. For the purposes of this application, it is relevant to note that the application site may be considered a heritage asset as well as being within a heritage asset, that being the conservation area as confirmed. There are several unlisted buildings in the locality that are of architectural or historical significance.

The government’s overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. This is to be achieved through a number of objectives, including sustainable development (recognising that heritage assets are a non-renewable resource), conservation of assets in a manner appropriate to their significance and development of knowledge and understanding of our past through evidence gathering and promotion.

Specifically, paragraphs 189 and 190 of the NPPF require applicants and the Local Planning Authority to recognise and respect the Heritage Asset. These paragraphs state:

“189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”

As required, the assessment has been made in proportion to the significance of the heritage assets and the degree of potential impact. The historic elements of the heritage assets considered in this

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statement will not be significantly altered in a way that is detrimental to their importance within the street scene or the wider conservation area.

In this instance, the conservation area and the nearby listed buildings are considered to be the heritage assets that require assessment in conjunction with the impact that this development has upon them.

Importantly, the conservation area according to the Council's website was designated on 19th December 1975, and was therefore a consideration at the time when the now extant permission was determined. As previously referenced, this submission makes subtle changes to the external appearance of the properties but not their overall design or the concept behind the design. The brickwork detailing amongst other aspects remains unaltered. What is improved is the siting and juxtaposition of the dwellings not only to each other upon the development site but also their neighbours. The conservation area demonstrates a quite building dominated feel from the eastern approach along Low Street, which becomes more balanced against a landscaped setting and evidence of a rural hinterland as one approaches the heart of the settlement where this site is situated. Further to the north a more spacious and informal feel prevails with a mixture of modern and traditional development evident along Top Street. The scale of the development is predominantly two storey in height, with the more modern infill development in this location being of a suburban style and of single storey construction. Dwellings that adjoin this site exhibit all of these characteristics and present quite a varied vernacular. The scale of the extant development against the now proposed development does not alter. However, relationships between the proposed and existing dwellings do slightly alter due to more recent housing developments at Ashlea Farm to the east and the reconfiguration of the properties and their outbuildings on the site along with the addition of a sixth property in the south western corner being proposed.

The maturity of the existing and retained landscaping along with that proposed, coupled with the material choices and design/detailing of the individual units themselves will ensure that they will be readily assimilated into their setting without undue harm.

In this context, these factors, when added to the material consideration of the extant consent here, it is respectfully suggested that in terms of the conservation area alone there is likely to be a neutral impact, and most probably an improvement to the visual amenity of the locality brought about through the removal of a derelict and overgrown site, which in context with all of the heritage assets is a significant detriment to East Drayton in our opinion.

The nearby listed buildings noted previously (The Cottage, The Old Vicarage and The Church) all display different architectural qualities, although The Cottage and The Old Vicarage have uniformity in their use of materials (red brick and clay pantiles, white painted timber windows), but differ in their brick bond for example. The Church is very typical of their vernacular, appearance, scale and form.

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All of these buildings could from their respective surroundings have at best a glimpse of hint that the land to the rear of the Blue Bell Inn is developed. However, from these perspectives, the dwellings or their roofscapes would always be viewed against a backdrop of trees.

In summary therefore, whilst we appreciate that the site is within the East Drayton Conservation Area and within the setting of some buildings and features that make positive contributions to the settlement, and Listed Buildings including the Grade I Listed St. Peters Church, there is no significant harm to any assets.

The site does not make any significant contribution to the setting of the Conservation Area, nearby listed buildings or other heritage assets, other than it being within the heart of the village. The site is close to but not within the immediate setting of any listed buildings or positive buildings within the Conservation Area, and views of the heritage assets noted would be unaffected by the proposals. Through good design, the loss of this previously overgrown parcel of land is mitigated in creating an attractive development within the Conservation Area. The site is of a sufficient size to accommodate 6 detached dwellings and their outbuildings, without a cramped development being created. On the basis of the above, it is considered that the development of this site is unlikely to have any impact on the setting of the Conservation Area, nearby listed buildings or other heritage assets.

Archaeology has also been a consideration here, and has been effectively dealt with.

There are no negative impacts in our opinion and therefore no sustainable planning objections that could be raised or maintained. In this context, the submission is fully compliant with the relevant sections and paragraphs of the NPPF and the applicable policies in the Council's Local Plan.

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7 – DESIGN COMPONENTS

Use

The dominant use in this locality is residential, and whilst there are a very small number of commercial/ community uses nearby, they sit comfortably within this environment without detriment to their neighbouring residential properties. As discussed, there is exhibited a wide variety of vernaculars, materiality and detailing upon the properties within the settlement, along with a wide variety of form, scale and proportions evident.

Upon this site, an extant consent exists for the development of 5 residential dwellings to be constructed. No other potential uses have been considered for this parcel of land other than its redevelopment for residential purposes.

Dwellings upon the site have been arranged with direct reference to that extant approval but outbuildings have been reduced in size and repositioned to reflect the advice received at the pre-application stage from Dave Askwith and colleagues. The garaging to the properties are now more discreet features of this site therefore affording the perception of greater space around the properties.

Additionally, the purchasing of some extra areas of land that were previously in use as residential gardens to neighbouring dwellings and an overgrown strip that extended to the south, east of Holmelea has allowed garden areas to be increased and facilitate an additional dwelling to be proposed.

Amount

This scheme will provide a modest increase in the number of residential dwellings within East Drayton. Within the housing figures, 5 units will have been accounted for, so in essence, the net increase with the addition of the extra unit on this site will only be 1.

Scale

The scale of the development is all as previously approved, being two storeys in height. Outbuildings are all single storey and their footprint has been reduced significantly from that approved. The properties and their neighbours have all been assessed to ensure that there are no amenity conflicts by way of overlooking, loss of light, overshadowing or massing impacts brought about by this revised scheme. The increase in the overall site area has facilitated a better residential environment and improved relationship with existing neighbouring properties and buildings. Overall, the scale of the various aspects of the works are both dictated by existing features as much as they are constrained by them, and the increase in scale is not felt to have any detrimental impact upon the locality, the street scene or wider conservation area. Consequently, there are no amenity issues or conflicts arising from this development in terms of scale or the juxtaposition of adjoining properties to those proposed. The proposed ground and finished floor levels have been confirmed as part of the design pack that forms part of this application package.

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Landscaping

All existing hard and soft landscaping is to be removed where it has been approved for it to be so. Indicatively, hard and soft landscaping is identified on the site layout plan with final details to be agreed. This element of control will enable the Council to ensure that they can work closely with the developers to deliver a scheme of landscaping that will complement the development's setting and ensure that it can be readily assimilated into the settlement overall, especially given the public house that adjoins the site and its car park and the fact that the access is to be shared by vehicles and pedestrians alike.

Appearance

Accompanying the planning submission is a materials pack that details all of the proposed bricks and roofing tiles inter alia to be used in the construction of the development. The detailing of the dwellings eaves, verges and gables for example is also provided.

8 – ACCESS COMPONENTS

There will be no changes to the existing vehicular access point, and improvements made to the current arrangements that will improve functionality and ease of use for both the future residents and patrons of the Blue Bell Inn Public House. Parking and turning is safe and functional with requisite parking provided both within driveways and garaging that serves the properties. Again, the proposed access arrangements do not differ significantly, and an independent highways consultant has assisted in shaping this aspect of the scheme. None of the arrangements will have any adversely effect the character and appearance of the conservation area or setting of the listed buildings referenced.

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9 – CONCLUSIONS

A vital facet of this proposal is that 5 units can be developed without recourse to planning, but with the issues outlined in this statement with regards the potential difficulties in delivering that scheme with complete certainty, coupled with the acquisition of the additional areas of land, it makes the whole site much more viable and capable of accommodating an increased number of residential dwellings, with the number being increased from 5 to 6 across a wider area.

The extant consent is a material consideration and we consider that it would be difficult for the Council to revisit the design issues and to a certain degree the heritage impacts in the same manner as one could if there were no extant scheme and a consent that had expired without being implemented. Of course there have been quite significant changes in planning policy at both local and national level since the original permission was granted, but nevertheless, the fact still remains that there are no significant 'design' changes that would have any negative impact upon the setting and locality. The principle changes here are how the siting of the dwellings and their respective garaging has been altered to allow for a sixth unit to be proposed across a wider site area than previously.

The key matters in this case are therefore; is the repositioning and minor amendments to the internal arrangements and subsequent external change to the fenestration and arrangement of openings to the previously approved dwellings and the addition of a sixth property acceptable in planning terms with reference to local and national planning policy?

In terms of the up-to-date national policy direction, it must be clarified that in recent case law and appeal decisions clarity has been reached that determines that schemes cannot be refused solely on the grounds that a particular Council has a deliverable 5 year supply of housing. The Government sees this as a minimum requirement that each Council should achieve, and not a ceiling that restricts further growth in areas of high demand where schemes are refused after the target has been achieved.

At the local level of planning policy, whilst this scheme is strictly contrary to the requirements of policies CS1, CS9 and DM3 of the Core Strategy, part d), of paragraph 11 of the NPPF is then applied. These policies carry limited weight in the decision making process and this scheme must be considered under the planning tilted balance of sustainable development where planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF when taken as a whole.

In this regard, the principle of a sixth unit cannot be viewed as contrary to housing supply or sustainable development principles as taken as a whole, this development would also deliver wider sustainable community benefits in the following forms:

- 1) Future occupants who come into the village will inevitably use and therefore help to sustain existing local services, which in this instance are most likely to be the public house or church

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- for example, and possibly the gym on Darlton Road? This will not only help to sustain those existing local services but could also have the potential to enable or facilitate potential future growth opportunities due to their spending power. This would meet the requirements of the economic and social objectives outlined in paragraph 8 of the NPPF and in our opinion should carry significant weight in the determination of this application.
- 2) There will be a number of employment opportunities created within the construction industry in the short term of the construction of this development. It may only be a short-term benefit as once the development is complete, those jobs are likely to move to other development sites. Again, we are of the view that it meets the requirements of the economic objectives outlined in paragraph 8 of the NPPF and as such, again should be a due consideration in the determination of this case.
 - 3) The Council will create added benefit through a range of different types of 'development tax' that would be levied against the development initially (possibly) through the Community Infrastructure Levy, and over the longer term through the collection of Council Tax payments that will be reinvested into the local parish, the council, county council and others. This continued reinvestment into the local economy that will help enhance and sustain services should also be an aspect that carries significant weight in the consideration of this application.

These are just a small range of the 'wider community benefits' this development would deliver. The consideration as to whether this submission would attract any CIL would need to be offset against the extant permission for this site?

Turning to the Heritage impacts of the development, Paragraph 190 of the NPPF requires Councils to identify the significance of any heritage asset that may be affected by a proposal to ensure that harm to the asset is avoided or is minimised. Policy DM8 of the Council's Core Strategy requires schemes that affect heritage assets to be of a scale, design, materials and siting and not have a negative effect on views towards the heritage asset. Paragraph 193 of the NPPF states that in considering the impact of development on the significance of heritage assets. Great weight should be given to the assets' conservation.

Paragraph 197 of the NPPF suggests that consideration be given as to the impact of a proposal(s) on the significance of a non-designated heritage asset when making a decision.

In this instance, the site whilst within the conservation area has an extant approval (within the conservation area) for 5 dwellings. The sixth dwelling lies outside the conservation area, and therefore would need to be also considered against the impact it has upon the setting of the conservation area and views for example that could be obtained to and of the site from outside. The same should also apply to the setting of the nearby listed buildings. The closest listed building to this site being The Cottage, which is attached to the Blue Bell Inn, but not visible from within the application site. Similarly, views from (and to) the site in context of all of the listed buildings are such that in our view there will not be any adverse impact due in part to the screening afforded by landscaping and other buildings and also the wider locality that exhibits quite a tight knit yet informal pattern of development which results in few, if any opportunities to view all of the heritage assets and non-designated heritage assets in conjunction with this site, both from within and outside from the public realm.

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Whilst the site may be considered to lie within the immediate setting of any listed buildings or positive buildings within the Conservation Area views would be largely unaffected, and therefore it must be concluded that the development would have no adverse impact on the significance or setting of any heritage assets.

Therefore in summary, the fact that the Council can demonstrate a deliverable supply of housing in excess of the 5 years required, this is a minimum requirement and not a ceiling, and can therefore be exceeded. Additionally, the emerging local plan, to which little weight can be given, is suggesting that it will require some additional housing provision in villages and settlements.

On balance therefore, and taking into account all of the above factors and material considerations, we respectfully suggest that this application for 6 dwellings on a site that has planning permission for 5 already is acceptable, and that there are no housing supply concerns given recent case law and appeal decisions to restrict the delivery of an additional unit where there is a clear benefit to the delivery of wider sustainable community benefits that tilt the balance in favour of this scheme.

Furthermore with no sustainable planning objections that could be upheld on ground of impact upon heritage assets.

Overall, it is our opinion that this development is in accordance with local and national planning policy and should be approved without delay for the reasons aforementioned.

DESIGN AND ACCESS STATEMENT (Incorporating Heritage Asset Statement)

APPENDIX A



BASSETLAW DISTRICT COUNCIL NORTH NOTTINGHAMSHIRE

Queen's Buildings, Potter Street, Worksop, Nottinghamshire S80 2AH,
Tel: Worksop (01909) 533533 Fax: Worksop (01909) 533400 DX 723 160 Worksop 3
E Mail: planning@bassetlaw.gov.uk or building.control@bassetlaw.gov.uk
Minicom: Retford (01777) 713620 Worksop (01909) 533214
www.bassetlaw.gov.uk

Ian Baseley Associates
The Studios
Mansfield Road
Edwinstowe
Nottingham
NG21 9NJ

Your Ref:
Our Ref: 15/04/8
Please ask for: Mr J Elliott
Direct Dialling: (01909) 533227

10 November 2009

Dear Sirs,

Re : Land to rear of Blue Bell, East Drayton – Erect 6 dwellings

I refer to your application for the above, which was granted conditionally on 16th January 2006 and to your letter dated 5th October 2009.

I can confirm that the details submitted with your letter dated 7th May 2008 concerning the details of the means of enclosure within and on the boundaries of the site, were acceptable. This was in accordance with condition No. 11 of planning permission ref. No.15/04/8

In addition, I can confirm that there has been a material commencement to the above planning permission. This is in accordance with condition No 1 of planning application ref. No. 15/04/8.

Should you wish to discuss the matter further please contact Mr J Elliott on 01909 533227.

Yours faithfully,

Mr D T Askwith
Principal Planner (Development Control)

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BYSTON IN PEOPLE

Bassetlaw - Serving North Nottinghamshire

Director of Community Services



LH24-000-000

Reference 402-21 May 2021

For-Ward Planning Consultancy Limited, 45 Newbridge Hill, Louth, Lincolnshire, LN11 0NQ
T: 07872 919007 E: carlforman1978@aol.com

DESIGN AND ACCESS STATEMENT (Incorporating Heritage Asset Statement)

APPENDIX B – Listed Building Records

Source: <https://historicengland.org.uk/listing/the-list/list-entry/>

Statutory Address: THE COTTAGE, THE GREEN

Grade: II

Date first listed: 21-Sep-1984

County: Nottinghamshire

District: Bassetlaw (District Authority)

Parish: East Drayton

National Grid Reference: SK 77611 75287

Details

SK 77 NE 1/18 21.9.84

EAST DRAYTON THE GREEN (south side) The Cottage GII Cottage. Early C19 with later C19 extension. Red brick. Hipped pantile roof with single red brick stack, which was the right gable stack of the early C19 cottage. The ridge of the later extension is slightly lower. Dogtooth eaves to all but a portion of the main front. Two storeys, four bays. Doorway with plank door, to the right is a single tripartite glazing bar casement, a single smaller tripartite glazing bar Yorkshire sash and further right a doorway with wooden door. All ground floor openings are under segmental arches. Above is a single large tripartite casement and to the right a glazing bar Yorkshire sash. To the right, set back, is a brick and pantile lean-to with doorway with wooden door under a segmental arch. The left/road front of two bays with a first floorband has a doorway with wooden door and to the right a single glazing bar Yorkshire sash, above is a single similar, smaller sash. To the rear is a lean-to extension.

Listing NGR: SK7761175287



Image Source – Google Maps

Reference 402-21 May 2021

For-Ward Planning Consultancy Limited, 45 Newbridge Hill, Louth, Lincolnshire, LN11 0NQ
T: 07872 919007 E: carlforman1978@aol.com

DESIGN AND ACCESS STATEMENT **(Incorporating Heritage Asset Statement)**

Statutory Address: OLD VICARAGE AND ATTACHED OUTBUILDINGS, THE GREEN

Grade: II

Date first listed: 15-Jul-1983

Date of most recent amendment: 12-Jul-1985

County: Nottinghamshire

District: Bassetlaw (District Authority)

Parish: East Drayton

National Grid Reference: SK 77629 75350

Details

SK 77 NE EAST DRAYTON THE GREEN (north side)

1/19 Old Vicarage and 15.7.83 attached out- buildings (formerly listed as The Old Vicarage) G.V. II House. Early C18. Red brick, rendered and painted. C20 pantile roof. 2 ridge and left gable rendered stacks. Ashlar coped gables with kneelers. Dentil eaves. 2 storeys, 4 bays. The right bay slightly projects and is gabled. Doorway with panelled door, overlight and gabled wooden lattice porch with slate roof. Either side are single C19 canted bays with sash windows. In the right bay is a single 2 light glazing bar sash. Above are 4 glazing bar sashes. To the right is a lower rendered and pantile single storey 5 bay out building and garage extension.

Listing NGR: SK7762975350



Image Source – Google Maps

Reference 402-21 May 2021

For-ward Planning Consultancy Limited, 45 Newbridge Hill, Louth, Lincolnshire, LN11 0NQ

T: 07872 919007 E: carlforman1978@aol.com

DESIGN AND ACCESS STATEMENT

(Incorporating Heritage Asset Statement)

Statutory Address: CHURCH OF ST PETER, NORTH GREEN, EAST DRAYTON

Grade: I

Date first listed: 01-Feb-1967

County: Nottinghamshire

District: Bassetlaw (District Authority)

Parish: East Drayton

National Grid Reference: SK 77559 75330

Details

This list entry was subject to a Minor Amendment on 05/02/2015

SK 77 NE 1/20

EAST DRAYTON, NORTH GREEN (west side), Church of St Peter
(Formerly listed as Church of St. Peter and St. Paul)

1.2.67 G.V. I

Parish church. Late C12, C13, C15, restored 1857 by Ecclesiastical Commissioners, nave and aisles restored 1873, nave roof restored 1982. Ashlar and dressed coursed rubble. Metal roof to nave, lead to chancel and slate to aisles. Tower, nave, north and south aisles, south porch and chancel. All parapets embattled. Diagonally buttressed tower set on a plinth with 2 heavily moulded bands over, of 4 stages with a string course at each juncture. The parapet has 7 remaining crocketed pinnacles of 8 with 8 gargoyles under. West doorway with moulded pointed arch, hood mould and remnants of label stops. Above is a single arched 3 light window with hood mould and worn label stops. In the bell chamber are 4 arched 2 light openings with panel tracery. There are single clock faces to the south and east sides and 3 small rectangular stair lights to the south. Abutting the north wall is an ashlar lean-to. The west wall of the north aisle is buttressed including 2 large coursed rubble sloping buttresses. There are 3 arched 3 light windows with cusping, the right window replacing a doorway. There is a single similar window in the east wall and 4 similar windows in the clerestory. The buttressed north chancel has a string course which extends to the east wall, it is broken by the buttresses and the late C12 chamfered arched doorway with imposts, dogtooth hood mould and worn label stops. To the left is a single arched 3 light window with cusping. The east wall has a similar larger 4 light window. The south chancel is set on a plinth and has 2 similar 3 light windows. The east wall of the south aisle has a similar, smaller 3 light window. The diagonally buttressed south aisle is on a plinth with moulded band over. There are 3 similar 3 light windows. Between the 2 western most windows is the diagonally buttressed and embattled porch which is set on a plinth with 3 heavy moulded bands. The buttresses rise to crocketed pinnacles, 6 in all, and are decorated part way up with single rostra. There are single gargoyles to the east and west sides. The pointed and moulded arched entrance has a hood mould over with worn angel label stops and finial. The guttering over terminates in worn beast label stops. The inner porch roof is supported on moulded ribs, in turn supported on corbels with decorative stone carvings under, some in the form of human heads and animals. In the south wall is an ogee arched niche with finial, over is a hood mould and worn label stops. Under is a small niche consisting of an ogee and inverted ogee arch. The round moulded arched inner doorway has a wooden door. The west wall of the south aisle has an arched 3 light window with cusping. There are 4 similar windows in the clerestory. Interior. C13 4 bay nave arcades with double chamfered arches with broach stops

DESIGN AND ACCESS STATEMENT **(Incorporating Heritage Asset Statement)**

supported on octagonal piers and responds with moulded capitals, the south east respond has an embattled capital. There are hood moulds over on the nave sides, that to the northern arcade having 2 label stops. The moulded tower arch has a single ashlar carved angel holding a coloured shield in the apex. The inner chamfer of the double chamfered chancel arch is supported on corbels. Either side of the chancel arch are 2 angels with a further single angel in the apex - all similar to that above the tower arch. The south chancel wall was a rectangular piscina. The south aisle south wall has an ogee arched piscina. The contemporary nave roof has carved and painted decorative bosses, including some with grotesque faces. The north aisle roof also has some decorative bosses. The C17 altar rails have twisted balusters. The fine C15 canopied and vaulted screen is decorated with bosses, trefoils and daggers. The remaining furniture is C19 and C20 with an octagonal font. In the nave is a C14 floor slab decorated with a stylised cross. Removed from the roof is a lead sheet, primitively etched, depicting a house and dated "RH 1792".

Listing NGR: SK7755975327



Image Source – Google Maps