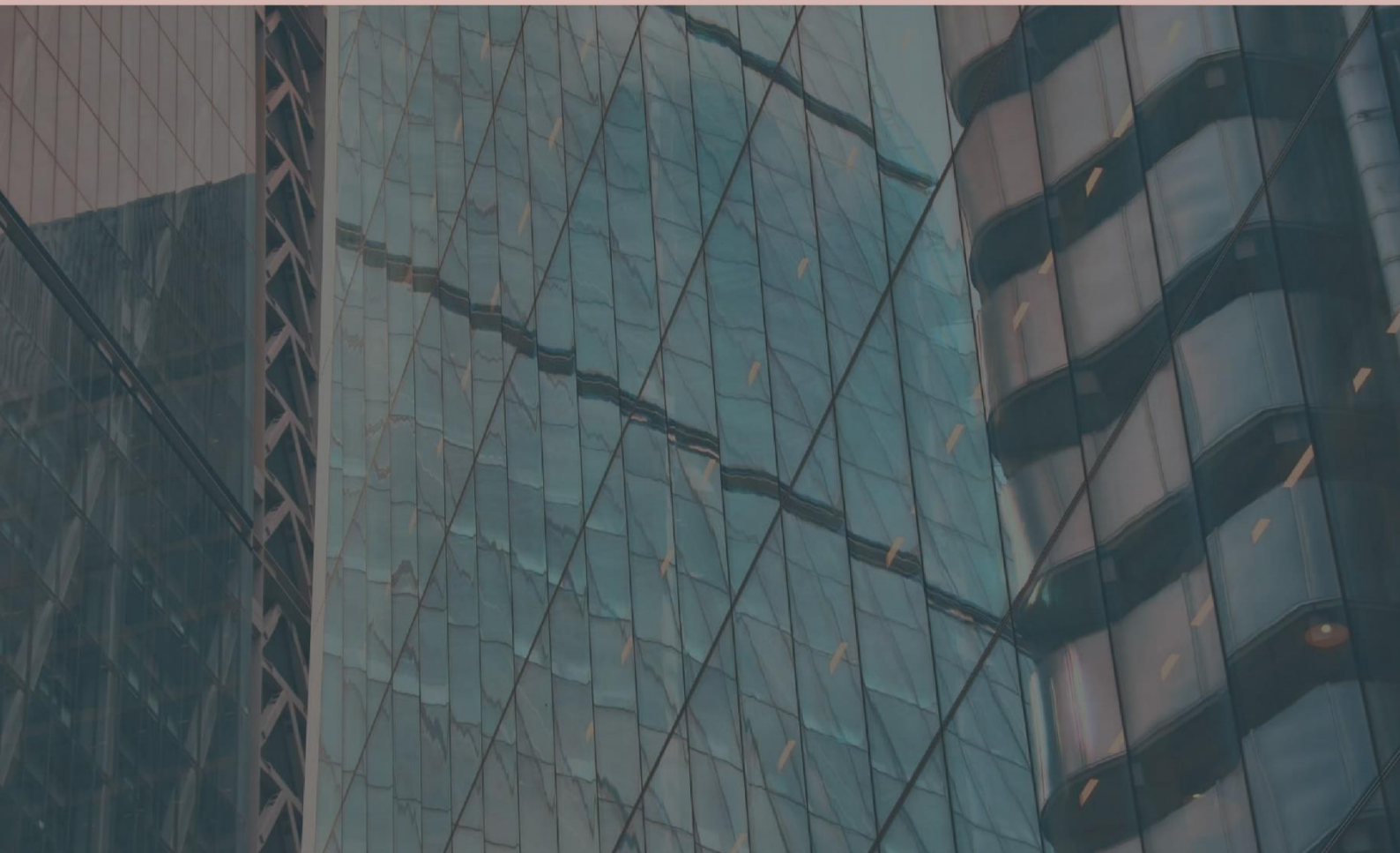




URBANA

Planning Statement

Former Anchor Inn, Main Street, Gunthorpe



Prepared by: GP
Checked and signed off by: MB
Client: Mica Redd Ltd
Date: July 2022
Submitted to: Newark and Sherwood District Council



DEMOLITION OF FORMER PUBLIC HOUSE AND ERECTION OF MIXED-USED DEVELOPMENT WITH ASSOCIATED LANDSCAPING.

Former Anchor Inn, Main Street, Gunthorpe

1.0 Introduction

- 1.1 This statement has been prepared by Urbana on behalf of Mica Redd Ltd [the "Applicant"] in support of a full planning application [the "application"] in support of the redevelopment of the Former Anchor Inn public house, Gunthorpe [the "Site"] into a mixed-use development comprising Class E uses [the "proposed development"].
- 1.2 Mica Redd Ltd are a local developer who are seeking to invest in Newark and Sherwood through the development of high-quality spaces. Accordingly, the proposed development represents an investment into the settlement of Gunthorpe and its provision of services to benefit the local community and tourist industry.
- 1.3 In support of the application, Urbana has prepared the following planning statement which will outline the proposals and provide the rationale in support of the development, with reference to local and national planning policy.
- 1.4 This application is supported by the following documents:
- Application Forms and Certificates
 - Planning Statement
 - Design and Access Statement
 - Flood Risk Assessment
 - Drainage Strategy
 - Heritage Statement
 - Sequential Test – Flood Risk
 - Sequential Test – Retail
 - Preliminary Ecology Assessment
 - Preliminary Bat Roost Assessment
 - Bat Surveys
 - Tree Survey
 - Arboricultural Impact Assessment
 - Tree Protection Plan
- 1.5 Subsequently, this statement demonstrates justification for the proposals in their accordance with relevant local and national planning policy, with consideration given to a number of fundamental aspects of sustainable development, including: the principle of development; sustainable development; green belt; flood risk; design; heritage, use and ecology.



2.0 Site and Location

- 2.1 The application site is located in the south of the Newark and Sherwood District [the "LPA"] and sits within the village of Gunthorpe. Gunthorpe sits closer to Nottingham, whose city centre is 12 km to the west, with Newark's town centre located 15 km to the east.



Figure 1: The Site Location

- 2.2 The site measures approximately 0.25 ha and was formerly operated as a restaurant (Class E) after being in use as a public house. Alongside the Inn, the site consists of car parking, an area of hard standing to the west and various outbuildings.
- 2.3 Of the outbuildings, one is a non-designated heritage asset ["NDHA"] and the other has been described to have historic architectural value. Both buildings are single storey, with pitched roofs and white render.
- 2.4 To the north, the building context is almost entirely residential comprising predominantly detached dwellings which line the main thoroughfare, Main Street, and abuts the site to the west. As Main Street curves round to the south, there are numerous restaurants and a hotel which sit off the River Trent. On the opposite side of Main Street, to the west, sits a static caravan park and access to the A6097 bypass. In the context of Gunthorpe, the site is located in the most vibrant and commercially active part of the settlement.
- 2.5 To the east, the character transitions to open green space predominately consisting of agricultural fields. This area is within the Nottingham-Derby Green Belt however does not cover the settlement of Gunthorpe. The site falls within the development limits of Gunthorpe except for a small area of land on the eastern edge of the site, as seen in Figure 2. The part of the site which falls into the Green Belt is currently utilised as an overflow car park of hardstanding, enclosed by a timber fence. There is a small section of grass adjacent to the outbuilding towards the west of the site, which also partially falls within the Green Belt.



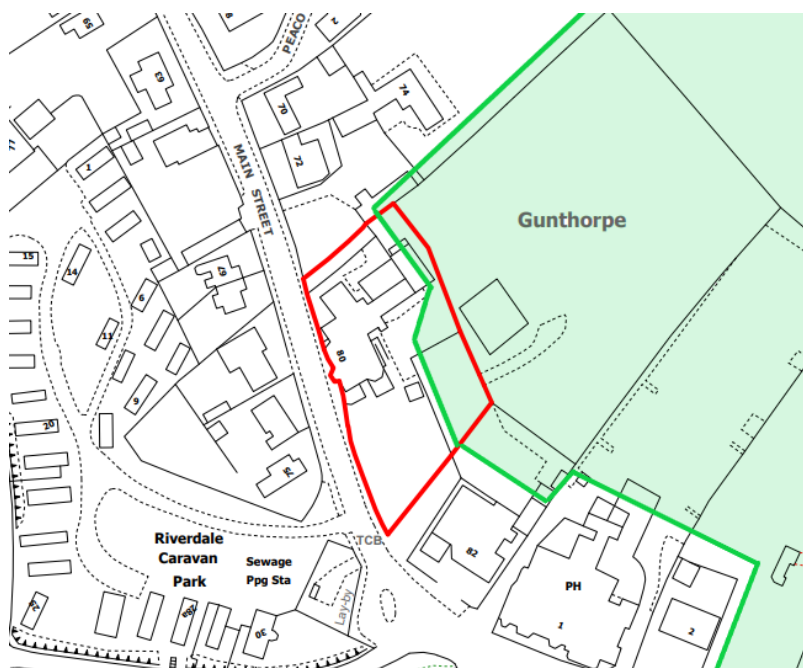


Figure 2: Green Belt Boundary

- 2.6 Regarding local amenities, Gunthorpe offers a primary school, church, and various caravan dealerships, as well as the three restaurants outlined above. For access to convenience groceries and retail stores, residents would have to travel to Lowdham, 3km to the north, or Bingham, 4.5km to the south.
- 2.7 Gunthorpe is well connected for transport via private car, with the A6097 providing access to the primary towns outlined above. Regarding public transport, the site is sustainably located with access to two bus services within ten metres of the site, both services offer access to the local towns and villages.
- 2.8 The site falls predominantly within Flood Zone 3, with a small area to the east within Flood Zone 2. Generally, the south of Gunthorpe falls within Flood Zone 3, with small areas of Main Street to the north falling within Flood Zone 1.

3.0 Relevant Planning History

- 3.1 Upon review of Newark and Sherwood Council's public access service, it is evident the site has not been subject to any planning applications of relevance, within the past 20 years.

4.0 Pre-application Enquiry

- 4.1 The applicant has undertaken a pre-application enquiry with the LPA to understand their views on the redevelopment of the site. The pre-application enquiry consisted of:
- The demolition of all existing buildings on site.
 - Erection of a two-storey commercial building in contemporary design.
 - Erection of a two-storey commercial and residential building, facing the highway, in a more traditional style.
 - 31-space car park.
- 4.2 The response to the pre-application enquiry on the proposed development outlined above identified the following key issues:



- 4.3 *Residential Provision* – It was noted the 5-year housing land supply and development plan was up to date, which is necessary to understand as there is currently no allocation to direct residential development within Gunthorpe, given its designation as a rural village in the settlement hierarchy.
- 4.4 *Green Belt* – The redevelopment encroached into the Green Belt – albeit only very marginally – and henceforth needed to demonstrate how the proposals constituted appropriate development, in accordance Green Belt policy.
- 4.5 *Commercial Provision* – The proposed use was primarily office space, which was considered divergent from Core Policy 6 and 8.
- 4.6 *Flood Risk* – The development would need to be supported by a sequential test.
- 4.7 *Character* – The LPA was concerned over the loss of the NDHA and character buildings on the site, which indicates its former use as a farmstead. There was also concern over the loss of a community facility, despite the use of the property previously being a public house, restaurant and in recent years has stood vacant.
- 4.8 Following the dialogue outlined above, the applicant has reconfigured the proposed development and redesigned its use to better suit the local community and respond to policy reasoning. The revised plan was discussed with LPA officer, Julia Lockwood, who, in principle agreed the changes were positive and could result in a scheme that could be better supported by the LPA, given adequate supporting documents were provided.

5.0 Proposals

- 5.1 In light of the comments outlined above, the applicant has reconfigured the scheme to better suit the site's constraints. The design and access statement which accompanies this document will provide further information regarding the progression of the design.
- 5.2 The proposed development will demolish the existing Anchor Inn but retain the NDHA to the north of the site and the single-storey outbuilding found to the west. The single-storey building to the west will be sensitively extended by a conservatory, inset from the extent of the original building.
- 5.3 In place of the demolished main building, the proposed development will erect two, 2-storey buildings, one of which will face the highway and the other will enclose the new and retained buildings to form a small courtyard. The former building will adopt a style in keeping with the local area whilst the latter will utilise black timber cladding, reflective of the farmstead heritage but providing a modern aesthetic to the redevelopment.
- 5.4 Overall, the development will deliver 8 Class E units. However, following conversations held with the LPA, the applicant has sought to ensure the proposed development will deliver tangible uses to serve and enhance the local community. Consequently, the proposed site layout ref: GUN-BAR-PL-005 which accompanies this application outlines the proposed use of each unit, which will be confirmed through discussions with the applicant and prospective tenants.
- 5.5 The development presently proposes to include a Farm Shop, Deli, Butchers, Salon, Dental Studio, Café and an office unit.
- 5.6 Beyond the use of the proposed development, the orientation of the new buildings will create a courtyard area which will include landscaped areas and allow an overflow of use from the café to the north.
- 5.7 To the south, the existing car parking area will be enhanced and deliver 20 spaces.



6.0 Planning Policy Assessment

- 6.1 In assessing the development, it has been necessary to refer to Newark and Sherwood District Council's Core Strategy (Amended 2019) [the "Local Plan" or "CS"], which is read alongside the Allocation and Development Management DPD [the "A&D"]. The proposals have also considered the guidance outlined in the National Planning Policy Framework [the "Framework" or "NPPF"].
- 6.2 This section will provide an assessment centred around the following key considerations:
- 6.3 Sustainable Development
 - 6.4 Principle of Development
 - 6.5 Green Belt
 - 6.6 Flood Risk
 - 6.7 Heritage
 - 6.8 Design and Layout
 - 6.9 Use
 - 6.10 Ecology

6.3 Sustainable Development

- 6.3.1 The NPPF centres around the presumption in favour of sustainable development, which is a fundamental consideration in the process of decision-taking. Sustainable development is defined by 3 core dimensions: economic, social and environmental. It is established that: "For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay" (Paragraph 11 c)."
- 6.3.2 The following sections will outline how the proposed development has considered the local development framework and sought to cohere with local and national policy henceforth indicating the proposed development should be viewed favourably, in accordance with paragraph 11c.
- 6.3.3 With regard to the underlying objectives of the NPPF, the proposed development will be located on previously developed land, which as outlined in paragraph 120 c should be given viewed positively. The reuse of the site to deliver a vibrant mixed-use scheme will also provide benefits to the local urban area, through active uses which will generate footfall. The benefit of which will improve the immediate local economy whilst delivering social benefits through the delivery of local retailers.
- 6.3.4 Notwithstanding this, the proposed development seeks to enhance the site through integrated landscaping. This will be delivered through an increase in landscaping along the southern boundary, consisting primarily of new trees and boundary hedgerows. Within the built-up area of the site, landscaping will define the public realm and carve out social areas whilst delivering biodiversity gains.
- 6.3.5 By virtue of the above, the proposed development delivers economic, environmental and social gains and henceforth it is ascertained the development constitutes sustainable development.

6.4 Principle of Development

- 6.4.1 The proposed development seeks to demolish a vacant unit in a central location and redevelop the site to create 8 commercial units which will serve the local community and bolster the tourist offer available in Gunthorpe.
- 6.4.2 The applicant is striving to invest in Newark and Sherwood and henceforth has taken steps to reach out to local suppliers and ensure the tenants for each unit will be local, dealing in products



which will serve the local community. Consequently, the units will be currently be tenanted to provide a farm shop, deli, butchers, café, dental studio, salon and office.

- 6.4.3 With reference to the CS, as outlined in Spatial Policy 1, the village of Gunthorpe is not considered within the first 3 settlement hierarchies and henceforth will be analysed under Spatial Policy 3, Rural Areas.
- 6.4.4 SP3 supports and promotes local services and facilities in rural communities whereby the rural economy will be supported by tourism and rural diversification. The proposed development is a direct translation of this policy reasoning and seeks to revitalise a vacant site in proportion to the rural village it serves.
- 6.4.5 Furthermore, the site is adequately located to be utilised by users of the River Trent and the nearby Caravan Parks in Gunthorpe. The redevelopment is therefore seen to bolster the tourism offer, which in turn will benefit the local restaurants, public houses and accommodation that serves the River Trent, generating overall support for the local rural economy.
- 6.4.6 SP3 indicates a criterion for which development outside of principal villages will need to consider; each point has been reviewed and assessed against the proposed development.
- 6.4.7 *Location* – As outlined in section 2.0, the site is positioned in the most active part of Gunthorpe, in terms of patrons and vehicular movement. Gunthorpe has access to the principal town of Lowdham via private car or limited local bus services, therefore the proposed development seeks to serve tourists within Gunthorpe, attracted by the proximity of the River Trent, as well as the local community through the addition of day-to-day services and amenities. On this basis, the redevelopment of the site will not create adverse additional use of the area.
- 6.4.8 *Scale* – The redevelopment of the site does not adversely extend beyond what exists currently. The new build elements are over two storeys which is characteristic of the area and the area of hardstanding to the south remains, avoiding over intensification of the site.
- 6.4.9 *Need* – The redevelopment will result in the loss of a community facility, albeit the site is not currently in operation and has not been since 2020. Despite this, the redevelopment will present a replacement which seeks to greater serve the local community as well as bolster the tourist offer existing in Gunthorpe.
- 6.4.10 *Impact* – As outlined in section 6.3.7, the site has established vehicular and pedestrian traffic. It is understood the proposed development may lead to an increase in traffic due to the greater variety of uses, however, given the location of the site within Gunthorpe, and its proximity to the bypass, the additional movement will not create an adverse impact on the local community. The proposals seek to positively impact the local community by providing access to local produce and amenities, which for the majority of local residents will be accessible without the need for vehicular transport.
- 6.4.11 *Character* – The development retains two existing outbuildings on site which hold historical character from the former use as a Farmstead. The building which fronts the highway will adopt a similar style of white render, brick and clay tiled roofing with the addition of a green wall and a glazed gable end. The final building, enclosed within the site will adopt a more modern approach through black timber cladding and a zinc roof. Overall, the development utilises modern materials and reflects the rural character of the local area whilst adopting modern building methods to deliver sympathetic redevelopment and enhancement of the site.



6.4.12 In light of the assessment outlined above, the development coheres with Spatial Policy 3 and seeks to deliver a sympathetic redevelopment of an underutilised site to deliver commercial units which will provide a genuine benefit to the local community and support the local rural economy.

6.5 Green Belt

6.5.1 As referenced in Figure 2, the site partially falls within the Green Belt. Spatial Policy 4B of the Core Strategy indicates new development in the Green Belt will be focused within the existing settlements, with Gunthorpe included and as such, development proposals will be considered under Spatial policy 3, as has been demonstrated in section 6.4.

6.5.2 As is understood through the pre-application enquiry, the previous iteration of the scheme breached the Green Belt and could not demonstrate appropriate development, henceforth failing to comply with section 149 of the NPPF. In order to comply with SP3, the proposed development has located the two new build elements of the scheme within the defined main built-up area of the village.

6.5.3 The retained building in the west of the site will be extended by virtue of the conservatory, which will partially fall within the Green Belt. Given the size and ethereal form of the new build element, the development would have a negligible visual and spatial impact on the GB and as such is considered appropriate under section 149c of the NPPF, which permits development in the greenbelt where:

“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”

6.5.4 The development proposes a pergola structure on the western elevation of this building, however, given this is not an enclosed structure and offers the potential to shield the site once planting has been established, it is considered that there would be no discernible impact on the Green Belt attributable to the structure, as it would not affect any of the Green Belts functions

6.5.5 Regarding the area of hardstanding in the south of the site, the proposals will enhance this area and formalise the use as a car park through the placement of disabled parking bays. The boundary treatment will be upgraded to include hedgerows supported by new tree planting thus maximising the greenery on the site.

6.5.6 In summary, the site does not represent inappropriate development within the Green Belt as the main built form will remain within the built-up limit of Gunthorpe.

6.6 Flood Risk

6.6.1 This application is supported by a Flood Risk Assessment produced by Eastwood and Partners, along with a Drainage Strategy. The site is located predominantly within Flood Zone 3 and henceforth, Urbana has conducted a sequential test to evidence the appropriateness of the development on the proposed site.

6.6.2 As discussed with the LPA, the Sequential Test undertook a survey within the catchment area of Gunthorpe. In accordance with A&D policy DM 11, the provision of retail is being delivered to a scale proportionate to Gunthorpe with the view to engage local suppliers and serve local residents. In this instance, it was understood with the LPA, that Gunthorpe was the appropriate catchment area, as this was the community the proposed development will serve.



- 6.6.3 The outcome of the sequential test outlined no other sites were available within Gunthorpe and a wider analysis confirmed there were no sequentially preferable sites within the region.
- 6.6.4 Eastwood and Partners have engaged with the Environment Agency and Severn Trent Water to obtain pre-development advice which will feed into the final Flood Risk Assessment.
- 6.6.5 The flood risk identified on-site results from fluvial flooding for events up to 1 in 100 years. Consequently, the report concludes that the flood risk is not a development constraint, as this can be adequately managed on-site via a surface water drainage strategy and mitigation measures.
- 6.6.6 The drainage strategy prepared identified little opportunity for sustainable urban drainage systems, however, noted the existing connections to the main sewers had the capacity to accommodate surface water drainage, as was confirmed through discussions with Severn Trent.
- 6.6.7 Overall, the investigations undertaken by Eastwood and Partners have confirmed the presence of Flood Zone 3 should not represent a barrier to development given the proposed drainage strategy will sufficiently mitigate against the identified flood risk.

6.7 **Heritage**

- 6.7.1 In response to the comments made during the pre-application enquiry, the applicant has sought to retain the NDHA and building to the west of the site, which the LPA have deemed to have historical value. The retention of the building and enhancement of their offer seeks to satisfy Core Policy 14 of the CS, whereby the proposals will bring the units back to use and sensitively repair the exterior, safeguarding their use for the future.
- 6.7.2 Beyond policy reasoning, the retention of the historic buildings on site celebrates the former use as a farmstead and encloses the proposed new courtyard with a combination of old and new buildings, injecting character into the final development.
- 6.7.3 In support of the application, Pegasus have prepared a Heritage Statement. The statement concludes, that overall, the proposals comply with Policy CP2 of the core strategy and DM9 of the A&D whereby the proposed development respects and conserves the historic environment and the new build adequately reflects elements of heritage whilst enhancing the retained historic buildings in their vicinity.
- 6.7.4 On this basis, the demolition of the former public house is considered acceptable and the retention of the NDHA and outhouse will be a positive addition to local built environment.

6.8 **Design and Layout**

- 6.8.1 The primary design rationale behind the redevelopment of the site is to deliver a high-quality scheme which functions within the existing setting of Gunthorpe whilst enhancing the immediate site through attractive and appropriate new build elements, as guided by paragraph 130 of the NPPF.
- 6.8.2 The design rationale can be broken down into layout, materials, design and character which will be analysed in the following paragraphs.
- 6.8.3 The proposed redevelopment of the site has concentrated the new build elements of the scheme in the north, so as not to extend the established building line. The southern half of the site will remain as hardstanding, albeit enhanced to deliver a more attractive car parking area.



- 6.8.4 Within the built area the new build elements are repositioned to create an internal courtyard, enclosed by the retained farmstead buildings. The courtyard will be activated by the ground floor uses to create a vibrant community hub. With regard to legibility, the layout promotes pedestrian access off Main Street directly into the courtyard, with the new build elements positioned to create a landscaped pedestrian route, allowing access from the car park.
- 6.8.5 With consideration to designing out crime, the pedestrian access to the site is oriented to encourage natural surveillance from the residence off Main Street, discouraging anti-social use of the public courtyard.
- 6.8.6 Overall, the layout has been designed to encourage pedestrian access and create a useable and dynamic community space, which is attractive and accessible in order to serve the local community and bolster the tourism offer of Gunthorpe also.
- 6.8.7 With regard to the property's materials, the fabric of the existing buildings has been retained and reflected in the new build element which will face Main Street. These buildings adopt a white render with red clay tile roofing, which is typical of the buildings facing Main Street.
- 6.8.8 In acknowledgement of the site's former use as a farmstead, the second new build reflects the style of a barn through the pitched roof and use of black timber cladding, red brick plinth and zinc roofing utilising floor-to-ceiling window accents to encourage natural light.
- 6.8.9 The proposals will create minor alterations to the exterior of each retained farmstead building, however as guided by section 4.0 of the Conversion of Traditional Rural Buildings SPD, this has been kept to a minimum and proposed in order to facilitate the use of each unit. The alterations include conservation style roof lights and enhanced door openings, utilising black aluminium frames, to match those of the new build elements, and knitting together the new and old fabric.
- 6.8.10 On the basis outlined above, the design, layout and material palette has been sensitively considered to reflect the local area to minimise the impact of the development on the setting of Gunthorpe, whilst maintaining the aim to deliver a modern and attractive scheme capable of creating a vibrant community hub proportionate to the village.

6.9 Use

- 6.9.1 The pre-application enquiry on the previous iteration of the scheme outlined concerns over the loss of a community facility and the appropriateness of the proposed mixed-use development on the development site.
- 6.9.2 The Retail Sequential Test and Retail Impact Assessment which accompanies this application conclude the provision of convenience and comparison retail floorspace is encouraged following the identified 1,387.44 sqm shortfall outlined in the 2020 Retail Monitoring Report.
- 6.9.3 It is understood this shortfall is to be delivered across the district, with the omission of the Newark urban centre. The proposed development will deliver convenient retail provision proportionate to the size of Gunthorpe, with the view to provide a service to meet local needs and bolster the tourist offer, existing off the River Trent, as is outlined in Core Policy 8.
- 6.9.4 The pre-application enquiry stated the building was last in use as a community hall. The site, in fact, was formerly used as a restaurant, as outlined throughout this statement and since being in the applicant's ownership, the site has not been in use for any purpose, henceforth offering no qualitative value to Gunthorpe.



6.9.5 Beyond this, in proportion to the settlement of Gunthorpe, there exists multiple buildings which could act and do act, as is the case of the Village Hall, as a community hall. Therefore, it is asserted that there are no reasonable grounds to refuse the proposals on a perceived lack of community facilities, as an alternative provision exists

6.9.6 Beyond the rationale outlined above, the key aim of the development is to deliver a community hub for the residents and tourists of Gunthorpe. This application is supported by a Retail Sequential Test and Impact Assessment which concludes that there are no sequentially preferable sites to deliver the proposed development and the impact of which is positive with regard to the community of Gunthorpe.

6.9.7 On this basis, the proposed use of the development coheres with Core Policy 8 through which it will deliver a retail and commercial development proportionate to the size of Gunthorpe with the aim to engage with local providers and serve the immediate local community.

6.10 Ecology

6.10.1 The Applicant has engaged with Arbtech throughout the development process to understand the constraints on site with regard to ecology and biodiversity. Consequently, Arbtech have undertaken the following assessments and surveys in support of this application;

- Preliminary Ecological Assessment
- Preliminary Bat Roost Assessment
- Further Bat Surveys
- Tree Survey
- Arboricultural Impact Assessment
- Tree Protection Plan and Method Statement

6.10.2 The surveys undertaken by Arbtech accord with paragraph 179 of the NPPF whereby the applicant has sought to promote conservation and enhancement of priority habitats and provide gains to the biodiversity of the site.

7.0 Conclusions

7.1 This planning statement pertains to a full planning application for the redevelopment of the Anchor Inn, Main Street, Gunthorpe to deliver a mixed-use scheme of retail and commercial units to serve the local community.

7.2 Through a pre-application enquiry and conversations held with the LPA thereafter, the applicant has responded to the comments and direction from the LPA in order to deliver a scheme which responds positively to the local setting and provides tangible benefits to the local community and tourist presence in Gunthorpe.

7.3 The application is evidenced by a suite of supporting documents which conclude the appropriateness of the site's location to deliver the proposed development.

7.4 The proposed development will deliver benefits to the local community and work to enhance a vacant site in a prominent location within Gunthorpe. Consequently, the proposed development will deliver environmental benefits through the reuse of a site and enhancement in terms of biodiversity delivery; economic benefits through engagement with local business to populate the units and encouragement of tourists to utilise the site and those around it; and social benefits through the provision of local amenities to improve the sustainability of Gunthorpe.



- 7.5 The applicant is keen to work proactively with the LPA to secure a positive recommendation for this exemplary scheme.



