

**COMBINED PLANNING AND DESIGN & ACCESS**  
**STATEMENT**

FULL PLANNING APPLICATION FOR THE ERECTION OF A DETACHED  
DWELLING

LAND AT THE FORMER HILLCREST WORKSHOPS, MELTON ROAD,  
STANTON-ON-THE-WOLDS, KEYWORTH, NOTTINGHAMSHIRE, NG12  
5PJ

GRACE | MACHIN  
PLANNING & PROPERTY

OCTOBER 2022

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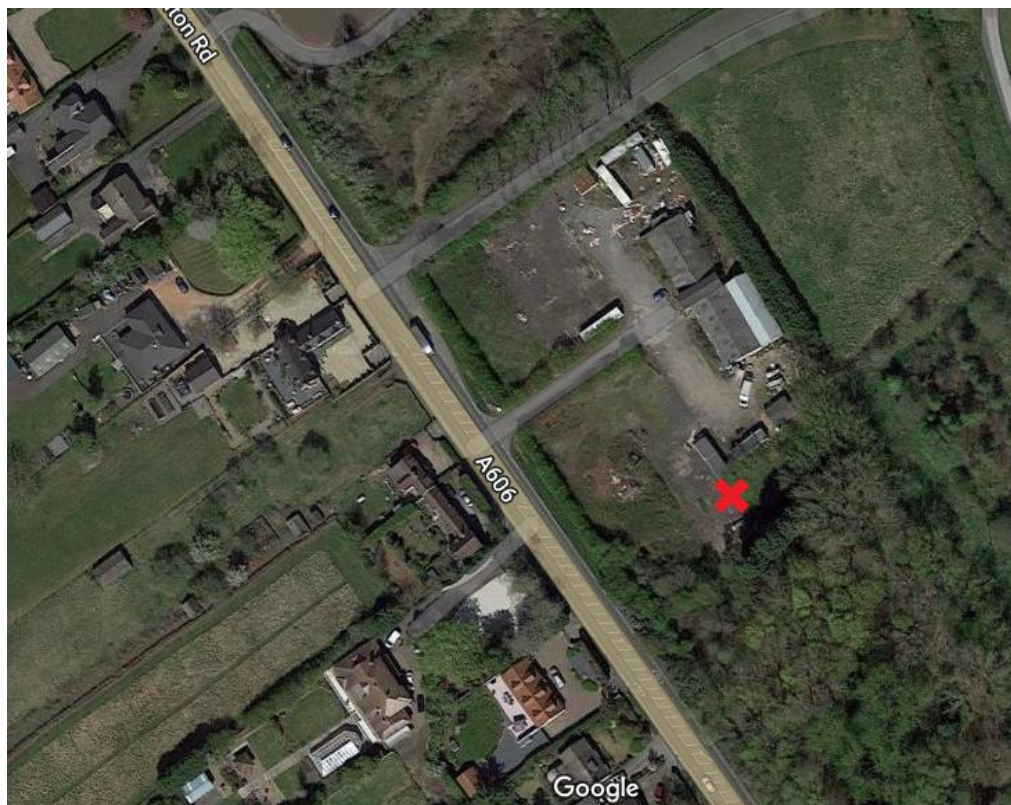
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## 1.0 INTRODUCTION

- 1.1 This combined Planning and Design and Access Statement has been prepared to support a Full Planning Application by Mr Jonathan Banks / Melton Road SPV Ltd. on land at the former Hillcrest Workshops, which is located on the north-eastern side of Melton Road, Stanton-on-the-Wolds, Keyworth, Nottinghamshire, NG12 5PJ. This proposal envisages the construction of 1 no. detached four-bedroom dwelling, which will adjoin an ongoing residential development of 6 no. dwellings immediately to the north-west of the current Application Site.
- 1.2 Initially, this Statement describes the Site and its surroundings, and sets out the relevant planning history of the Site and immediate area, before moving on to consider the prevailing planning policy framework and assessing the proposal against the relevant national and local planning policies. In particular, this Statement focuses upon the acceptability of this proposal in principle, based upon policy requirements relating to development in the Green Belt, as well as the careful design approach, which reflects the semi-rural setting of this proposal.
- 1.3 Against this background, this Statement will conclude that the proposed development accords with all material planning considerations and that this justifies the approval of planning permission for this scheme. Finally, this document will provide a Design and Access Statement in relation to this proposal, which will consider the high quality, sensitive, design approach taken in preparing this bespoke development.
- 1.4 This Planning and Design & Access Statement should be read alongside the other supporting plans and documents, comprising:
- Site Location Plan
  - Existing Site Plan
  - Proposed Site Plan
  - Proposed Floor Plans
  - Proposed Elevations
  - Street Scene Elevation
  - Ecology Report (the original report for the site)
  - Contaminated Land Report (the original report for the site)

## 2.0 THE SITE AND SURROUNDINGS

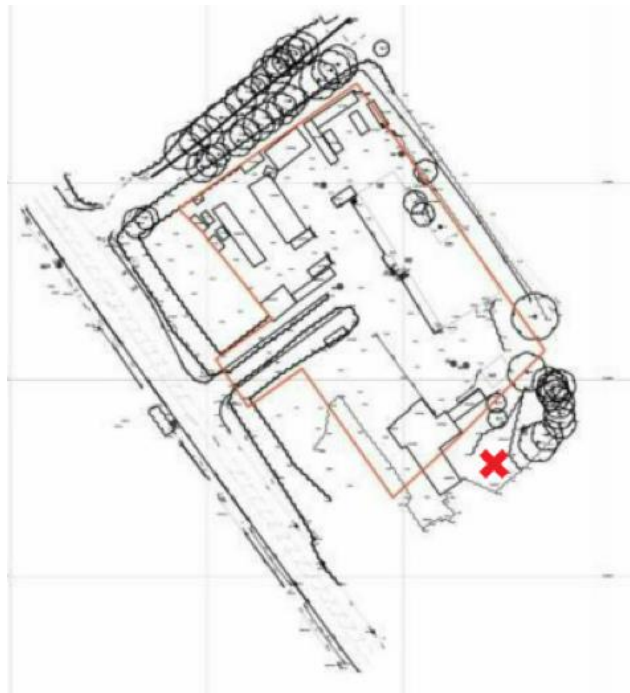
2.1 The Application Site comprises the south-eastern portion of a previously developed parcel of land, totalling 2,858 square metres, which is located on the north-eastern side of Melton Road (the A606), Stanton-on-the-Wolds. The landholding as a whole has previously accommodated a substantial number of buildings within a commercial yard, which has been occupied by Hillcrest Workshops / Wolds Kitchens & Interiors, as depicted on the Google Earth image below (with the current Application Site marked with a red cross):



2.2 As will be detailed further below within Section 3 of this Statement, the majority of this Site was, in 2018, the subject of a Full Planning Application for its re-development for 6 no. detached dwellings. This development is now underway, with the workshop / commercial buildings having been demolished and cleared from the Site to facilitate the construction of the approved dwellings.

2.3 The parcel of land which now forms the subject of this Application was essentially 'left over' following the previous development proposal, and previously accommodated the south-eastern half of one of the larger workshop buildings at Hillcrest Workshops, along with an area of hardstanding / concrete yard.

- 2.4 The Application Site was not included within the earlier re-development proposals, as it was believed that this area of land may have been required for a Site Office / earth storage. Now that the development is partially complete, it is clear that this 'leftover' piece of the Site is no longer required to facilitate the construction process. The location of the Site relative to the remainder of the former Hillcrest Workshops Site is depicted on the Location Plan below (with the current Application Site marked with a red cross):



- 2.5 The Application Site now encompasses an area of overgrown grassland, interspersed with the remains of the hard surfacing associated with the previous commercial yard. It is fully enclosed along its south-eastern and north-eastern boundaries by robust and mature tree and hedgerow planting, whilst the boundary with Melton Road itself is also fully enclosed and screened by similar mature planting. The proposal has been designed to ensure that this existing planting will be retained and protected during the construction phase.
- 2.6 The Site does not have a direct vehicular or pedestrian access from Melton Road, but rather, is accessed via the adjoining residential development site. As detailed further below, it is intended that a private driveway will be created via this development to the proposed new dwelling, rather than create a new access from Melton Road.

- 2.7 As stated above, the Site lies within an area of residential development, with ribbon development located directly opposite the Application Site, which forms part of the settlement of Stanton on the Wolds. The surrounding area is predominantly open countryside, with some industrial buildings, agricultural buildings and further residential properties sporadically located along this north-eastern side of Melton Road.
- 2.8 Whilst forming a part of the main built up area of Stanton on the Wolds, the Site is within an area of ‘washed over’ Green Belt, which incorporates a significant area of land around the main cities of Nottingham and Derby and which encompasses a substantial part of Rushcliffe Borough. The location of the Site within the Green Belt has been given due consideration during the formulation of this proposal (as detailed within Sections 5 and 6 below). It is clear however, that the Site and its immediate surroundings are already characterised by existing built development, set within a mature, landscaped setting; the proposed development herein seeks to maintain and protect this character and thereby the essential qualities and characteristics of the Green Belt.
- 2.9 As stated above, the Site forms part of the built framework of Stanton on the Wolds, which is divided into roughly two areas – the western section lies immediately adjoining the larger settlement of Keyworth, whilst the eastern area (which encompasses the Application Site), is situated along Melton Road. Stanton on the Wolds, and the adjoining large village of Keyworth offer a sustainable location for new development, and provide a wide range of facilities and services, including primary and secondary education, a post office and local shops, a village hall, a variety of sports facilities and a children’s play area, public houses / restaurants, as well as frequent and regular public transport links to Nottingham and the wider area. The Application Site is well placed to access these local facilities and services my means other than the private car.

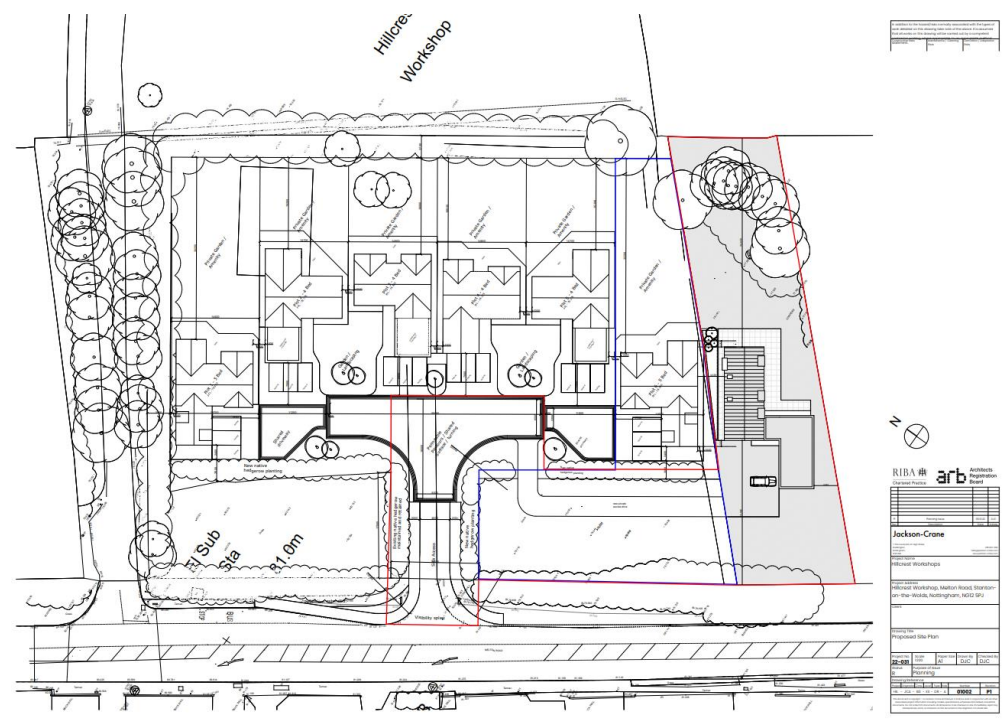
### 3.0 RELEVANT PLANNING HISTORY

- 3.1 Historically, there have been a small number of planning applications and consents relating to the former commercial use of this wider site, including extensions to storage space and buildings, and the siting of shipping containers for the provision of additional storage.

- 3.2 More recently, there have been two Planning Applications in respect of the former Hillcrest Workshop Site, which have some relevance in the consideration of this proposal, as follows:
- Reference 18/02288/FUL – Demolition of existing buildings and development of 6 no. new dwellings with associated access, parking and landscaping. Submitted October 2018 and approved in December 2018 (subject to Conditions)
  - Reference 21/00716/FUL – Demolition of existing buildings and development of 6 no. new dwellings with associated access, parking and landscaping. Submitted March 2021 and approved in May 2021 (subject to Conditions)
- 3.3 The 2021 consent mirrored the earlier 2018 approved scheme in every way, but with the addition of basement space provided for Plot Numbers 1 and 6. Despite this revised Application being approved, the Applicant has actually implemented the earlier planning permission, with none of the properties being provided with basements.
- 3.4 It is noteworthy that the implemented Planning Permission (Reference 18/02288/FUL) did not remove Householder Permitted Development Rights, and therefore it would currently be possible for future homeowners of the approved dwellings to create further extended space, without the need for planning permission (subject to compliance with the provisions of the Town and Country Planning (General Permitted Development) Order 2015, as amended).
- 3.5 This is considered of relevance, as it is clear that the potential for extensions to the approved dwellings would further impact upon the openness of the Green Belt in this location. With this in mind, the Applicant in this case is willing to agree to the removal of these permitted development rights (through a legal covenant applied at the point of sale of the properties) thereby ensuring that further extensions do not encroach into the Green Belt, and that development is largely restricted to the previously developed part of this landholding.

#### 4.0 CURRENT PROPOSAL

- 4.1 The current proposal envisages the development of a single detached dwelling, on the remaining parcel of previously developed land, which is located immediately to the south-east of the approved dwellings currently under construction. As set out above, the Application Site comprises the only remaining section of land previously accommodated by Hillcrest Workshops, which was excluded from the earlier planning proposals, in order to allow the use of this land for earth storage or a Site Office.
- 4.2 It is envisaged that the new dwelling will follow the established pattern of development created by the adjacent properties. These dwellings are cited in a rough 'arc' shape, creating a crescent which fronts onto Melton Road, which are accessed via a private driveway, which serves each property. It is now proposed to position the new house at the end of this crescent, with this property completing the arc and therefore being sited slightly closer to the highway, as depicted on the Site Plan, replicated below:

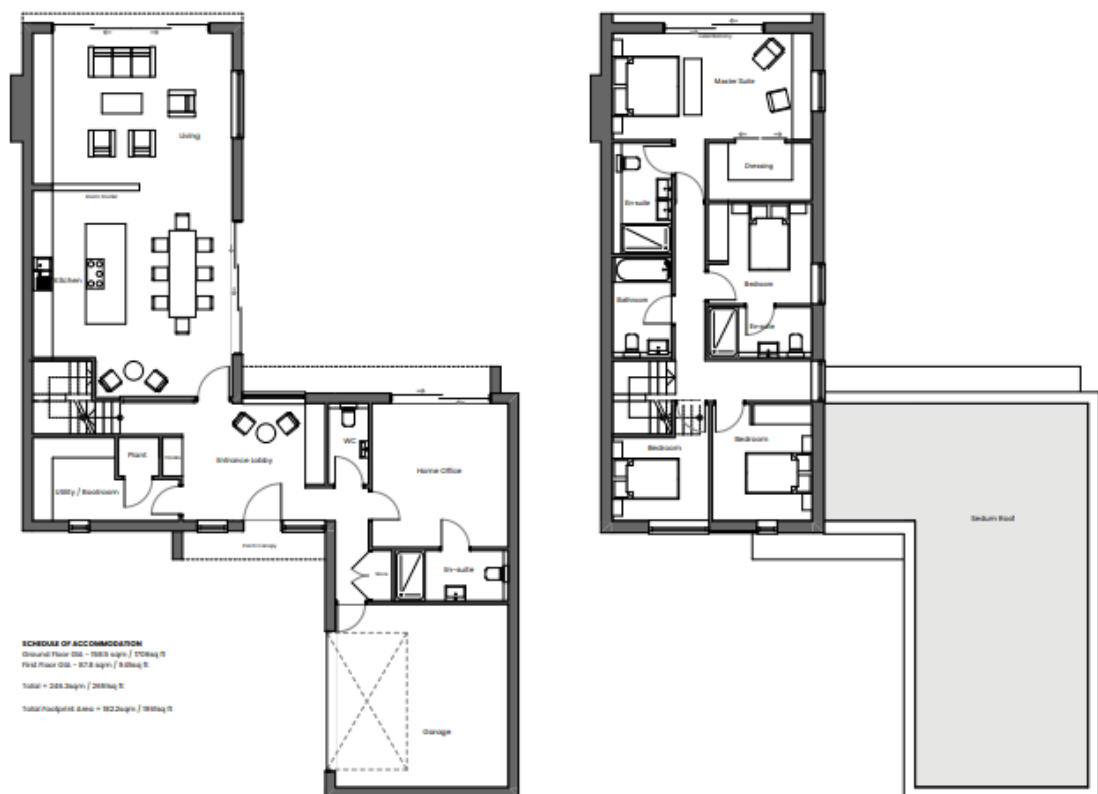


- 4.3 The proposed dwelling itself has a contemporary yet subtle design, with the architect taking a bespoke approach to the opportunities and constraints offered through this Site. The building footprint will sit neatly behind the established and mature boundary planting, which will allow only glimpsed views of the dwelling from the public realm. The design seeks to produce an understated yet interesting addition to the village, which encompasses a main dwelling of 1.5 stories, which will be sited gable end on to the highway frontage. A single storey, sedum-roofed



element will then project to the side and front of the main dwelling, which will be entirely screened from public view.

- 4.4 The proposed dwelling has a pitched roof, and utilises simple, clean lines, along with a sensitive palette of materials, reflective of its location. The design combines a standing seam metal clad roof structure, which also extends down the upper storey of the property, with facing brickwork below. Uncluttered fenestration detailing, combined with a small element of timber cladding provide a contemporary appearance, which also reflect the rural backdrop to the Site. These elements combine to produce a subtle and sensitive dwelling of very high quality, which will provide a robust and enduring addition to the built form of Stanton on the Wolds.
- 4.5 Internally, the dwelling will provide an open plan kitchen, dining and living space, alongside a separate utility room, and study at ground floor level. A double garage will adjoin the study within the flat roofed section of the property. At first floor level, the dwelling will provide four bedrooms (one ensuite) with a separate family bathroom, as depicted on the illustration below. The master bedroom, which is located at the rear of the property, will be provided with a large glazed element which extends into the gable of the roof, and which will open onto a private terrace which overlooks the substantial private rear garden and countryside to the rear.



- 4.6 The single storey element of the dwelling has a flat roof, which will benefit from an intensive green sedum roof system. This offers multiple benefits, including the ability to reduce surface water run-off rates (and thereby providing a sustainable drainage strategy for this development); increasing the life-span of the roof; enhancing biodiversity and increasing wildlife, reducing sound transfer and reducing energy usage.
- 4.7 The proposed building has been sited and oriented to ensure that the residential amenities of existing and future residents are protected and maintained. In addition, the siting of the proposed dwelling has given careful consideration to the existing tree planting within the Site, to ensure that trees of high quality will be protected and maintained as part of this proposal. Further hard and soft landscaping will also be provided to supplement existing planting on the Site, and to assist in assimilating this new development into the existing built and natural environment.
- 4.8 The proposed dwelling will be accessed via a new driveway, which will link to the private driveway serving the approved 6 no. dwellings to the north-west. This approved driveway from Melton Road has been designed in accordance with the requirements of Nottinghamshire County Council Highway Authority and has excellent visibility onto the adopted highway in each direction. As shown on the Site Plan which accompanies this Application, there is adequate space to the front of the adjoining approved dwellings, to allow a linking driveway to proposed new dwelling, which will facilitate access to the proposed double garage and parking / manoeuvring space.
- 4.9 There is adequate space within the Application Site and to the north-west of the proposed dwelling to facilitate turning and therefore vehicles can enter and exit in a forward gear. Two car parking spaces are to be provided to the front of the proposed dwelling, whilst two further spaces are provided within the garage space, thereby ensuring that this development does not lead to any increase in on-street parking.
- 4.10 The design, materials, siting and scale of the proposed dwelling have been considered in the context of the character and appearance of Melton Road and the wider locality of Stanton on the Wolds. It is hoped that the careful consideration of this context, along with a desire to produce a high standard and exceptional quality of contemporary design will ensure that this development provides a strong and enduring contribution to the built environment, whilst protecting the residential amenities of neighbouring dwellings and open character of the Green Belt in this location.

## 5.0 PLANNING POLICY CONTEXT

- 5.1 To the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (according to section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 5.2 The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at Paragraph 11 of the National Planning Policy Framework, 2021.
- 5.3 Where the development plan is absent, silent or the relevant policies are out of date, Paragraph 11 of the National Planning Policy Framework 2021 requires the application to be determined in accordance with the presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

### The Development Plan

- 5.4 For the purposes of this Planning Application, the adopted Development Plan for the Local Planning Authority is the Rushcliffe Borough Local Plan Part 1: Core Strategy, adopted in December 2014. This document sets out the strategic approach to new development in the Borough and identifies the main land use allocations and policies to be utilised in the development control process. In addition, the Local Plan Part 2: Land and Planning Policies document was adopted in October 2019 and therefore now replaces the saved policies of the Non-Statutory Replacement Rushcliffe Local Plan, 2006 for decision making purposes.

#### Core Strategy:

- 5.5 Policy 1 – Presumption in Favour of Sustainable Development - Reflects the guidance provided within the NPPF and supports the presumption in favour of sustainable development. It also stresses that the Council will take a positive approach to development proposals and will work proactively with applicants to find solutions which mean the proposals can be approved wherever possible. At point 2, this Policy also states that planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

- 5.6 Policy 3 – Spatial Strategy - Sets out the spatial strategy for the Borough and indicates that new development will be focused upon the main built up area of Nottingham, followed by the Key Settlements identified for growth, incorporating Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington. Beyond these areas, development will be for local needs only.
- 5.7 Policy 4 – Nottingham-Derby Green Belt – Mirrors the requirements of Section 13 of the NPPF, and specifically seeks to establish which settlements will be inset from the Green Belt and which will be ‘washed over’ by the Green Belt. This Policy also establishes areas where changes to the Green Belt boundary will be required in order to accommodate the strategic growth required for the Borough.
- 5.8 Policy 8 – Housing Size, Mix and Choice - Considers the specific housing requirements of the Borough and sets out the Council’s requirements for new developments, which should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities. Consideration should also be given to the ability of new homes to be adapted in the future to suit the lifetime of its occupants and to delivering housing suitable for the elderly.
- 5.9 Policy 10 – Design and Enhancing Local Identity - Sets out the Council’s expectations in respect of design and enhancing local identity. A number of detailed considerations are set out within this Policy, which should be applied to any new development proposal and which should be given due consideration throughout the design process.

Land and Planning Policies:

- 5.10 Policy 1 – Development Requirements – Indicates that planning permission for new development will be granted where a number of criteria are met, including (inter alia):
- There is no significant adverse effect upon the amenity, particularly residential amenity of adjoining properties or the surrounding area, by reason of the type and levels of activity on the Site, or traffic generated;
  - A suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety and the provision of parking is in accordance with advice provided by the Highway Authority;
  - Sufficient space is provided within the Site to accommodate the proposal together with ancillary amenity and circulation space;

- The scale, density, height, massing, design, layout and materials of the proposal are sympathetic to the character and appearance of the neighbouring buildings and the surrounding area. It should not lead to an over intensive form of development, be overbearing in relation to neighbouring properties, not lead to undue overshadowing or loss of privacy;
- There are no significant adverse effects on landscape character; and
- There is no significant adverse effect on any historic sites and their settings including listed buildings of local interest, conservation areas, scheduled ancient monuments, and historic parks and gardens.

5.11 Policy 11 - Housing Development on Unallocated Sites within Settlements – Is also permissive of new development on unallocated sites within the built-up area of settlements, provided:

a) the proposal in terms of scale and location is in accordance with Local Plan Part 1: Core Strategy Policy 3 (Spatial Strategy);

b) the proposal is of a high standard of design and does not adversely affect the character or pattern of the area by reason of its scale, bulk, form, layout or materials;

c) the existing site does not make a significant contribution to the amenity of the surrounding area by virtue of its character or open nature;

d) the proposal would not result in the loss of any existing buildings on sites which are worthy and capable of conversion by virtue of architectural and historic qualities;

e) the proposal would not have an adverse visual impact or be unduly prominent from locations outside the settlement;

f) the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and

g) appropriate provision for access and parking is made.

5.12 The Local Plan does not identify the settlement boundaries within which Policy 11 will apply. Nevertheless, paragraph 3.10 states that development to meet 'local needs' at 'other villages' will be limited to small scale infill development, exception site development and the allocation of land by neighbourhood plans.

It also goes on to state that “small scale infilling is considered to be the development of small gaps within the existing built fabric of the village **or previously developed sites, whose development would not have a harmful impact on the pattern or character of the area**”.

- 5.13 Policy 21 – Green Belt – Establishes that the boundaries of the Green Belt in Rushcliffe are as defined on the Policies Map and applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework.
- 5.14 Policy 37 – Tree and Woodlands – Seeks to ensure that adverse impacts on mature trees should be avoided, mitigated or, if removal of the tree is justified, it should be replaced.

#### Other Material Considerations

- 5.15 The National Planning Policy Framework (NPPF), revised in July 2021, has replaced all previous Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) in respect of the consideration and determination of planning applications. The heart of the NPPF is set out within Paragraph 11, which stresses the presumption in favour of sustainable development. In decision making, this means:
- Approving development proposals that accord with an up-to-date development plan without delay; or
  - Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.16 Paragraph 8 sets out the three key dimensions to the delivery of sustainable development – economic, social and environmental – and it is stressed that these fundamental roles cannot be undertaken in isolation, owing to their mutual dependency. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

- 5.17 Paragraph 9 stresses that plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas and to reflect the character, needs and opportunities of each area.
- 5.18 Section 4 addresses ‘Decision-Making’, with Paragraph 38 stressing that Local Planning Authorities should approach decisions on proposed development in a positive and creative way, and **‘should work proactively with Applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.’**
- 5.19 Paragraph 60 – which seeks to support the Government’s objective of significantly boosting the supply of homes, by ensuring that a sufficient amount and variety of housing land can come forward where it is needed.
- 5.20 Paragraph 69 – which stresses the important contribution made by small and medium sized sites to meeting the housing requirement of area, as they are often built-out relatively quickly. Sub-point (c) therefore encourages local planning authorities to support the development of windfall sites through their policies and decisions.
- 5.21 Paragraph 79 – which promotes sustainable development in rural areas, by seeking to locate housing where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 5.22 Paragraph 80 – which seeks to ensure that planning policies and decisions avoid the development of isolated homes in the countryside, unless certain circumstances apply, including where the proposal envisages the re-use of redundant or disused buildings and where the development will enhance its immediate setting. In addition, more isolated homes in the countryside are to be considered acceptable where the design is of exceptional quality, reflecting the highest standards of architecture, and significantly enhances its immediate setting, whilst being sensitive to the defining characteristics of the local area.
- 5.23 Paragraph 104 – which recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

- 5.24 Section 12 – Achieving well-designed places – This section of the NPPF is applicable to all development proposals, to ensure that high quality buildings and places are created. It is also stressed that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.” (Paragraph 126).
- 5.25 Paragraph 130 of the NPPF advises that planning decisions should aim to (inter alia):
- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- 5.26 Paragraph 134 continues, stating that “development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Conversely, significant weight should be given to:
- Outstanding or innovative designs, which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”**
- 5.27 Section 13 – Protecting Green Belt land – Paragraph 137 establishes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, with the essential characteristics of Green Belts being their openness and their permanence.
- 5.28 Paragraph 138 sets out the five purposes of Green Belts, as follows:
- a) to check the unrestricted sprawl of large built-up areas;
  - b) to prevent neighbouring towns merging into one another;
  - c) to assist in safeguarding the countryside from encroachment;



- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.29 Paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 continues, indicating that when considering any planning application, the local planning authority should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

5.30 Paragraph 149 confirms that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include:

(g) limited infilling or **the partial or complete redevelopment of previously developed land**, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

## 6.0 PLANNING ASSESSMENT

### Principle of Development and Compliance with Green Belt Policy

6.1 As stated above, the Application Site is located within the Nottingham-Derby Green Belt, but within the existing built framework of the sustainable village of Stanton-on-the-Wolds. As such, the requirements of Section 13 of the NPPF are the key consideration in the determination of this Application.

6.2 Paragraph 149 of the NPPF makes it clear that the construction of new buildings within the Green Belt should be regarded as inappropriate development, with certain exceptions, including (at sub-point g) limited infilling **or the partial or complete redevelopment of previously developed land**, where such development would not have a greater impact on the openness of the Green Belt than the existing development.

- 6.3 In this case, the proposed development envisages the construction of a new dwelling, on a parcel of previously developed land, which did, until recently accommodate the south-eastern part of a commercial building belonging to Hillcrest Workshops. It is now proposed to replace the former commercial workshop with a new dwelling within the same Site and in materially the same position within the plot. In principle therefore, the proposal is considered to comply with the NPPF, Paragraph 149, sub-section (g).
- 6.4 In particular, I would stress that the submitted design has sought to ensure that the footprint of the proposed building largely replicates that which formally accommodated this Site, and furthermore, that the proposed dwelling will result in a development which, visually and physically, has no greater impact upon the openness of the Green Belt. This is further reinforced, given the position of the proposed building within the Site, which seeks to utilise materially the same siting and orientation as the structure which previously occupied this plot.
- 6.5 Moreover, the design approach, which combines both single storey and 1.5 storey elements, along with a flat roof across part of the building, has sought to ensure that the overall height and visual impact of the replacement building has a lesser impact than the former workshop, and therefore, whilst the volume and height of the new dwelling are very marginally greater, it will have no greater impact upon the openness of the Green Belt in this location.
- 6.6 The substantial and robust planting along the frontage to the Site, and along its south-eastern boundary also combine to ensure that the proposed development Site is entirely screened from the public realm. This complete enclosure to the Site will ensure that the proposed development within it, is entirely contained and does not interrupt nor impact upon the openness of the Green Belt.
- 6.7 With this in mind, we consider that this proposal accords with sub-point g of Paragraph 149 of the NPPF, which is permissive of new development in the Green Belt where it comprises the partial or complete redevelopment of previously developed land, where such development would not have a greater impact on the openness of the Green Belt than the existing development.
- 6.8 This conclusion was also reached by the Planning Officer in her Delegated Report in respect of the immediately adjacent development proposal for 6 no. dwellings (Reference 18/02288/FUL), wherein she stated:

*“The submitted scheme has seen a reduction in the total number of units on the site from 10 to 6 and set the properties well back from Melton Road to the eastern half of the site in a more linear form. In addition, the hedges to the Melton Road frontage would be retained, behind which would be a new native hedgerow planted, together with landscaped areas and tree planting. Whilst it is accepted that the proposed dwellings would be approximately 3m higher than the highest*

*part of the existing commercial buildings and have a larger footprint overall, given the level of set back and the lower site levels in relation to Melton Road, together with the site layout and the proposed landscaping of the site, I am of the opinion that the proposed development would not have a greater impact on the openness of the Green Belt than the existing commercial buildings and the associated activities which currently take place on the site.”*

- 6.9 As set out above, owing to the design approach taken in this case, which proposes a replacement building on materially the same footprint as the existing, and with no meaningfully greater height, scale or massing, along with the proposed re-use of a Brownfield Site, it is our submission that this proposal will have no greater impact upon the openness of the Green Belt and therefore accords with the provisions of sub-point g.
- 6.10 With the above in mind, it is our submission that this Application accords with the requirements of Paragraphs 147, 148 and 149 of the NPPF and therefore we consider this proposal to be acceptable in principle.

#### Impact upon Green Belt – Design, Scale, Character and Visual Impact

- 6.11 In addition to the assessment of the principle of this proposal within the Green Belt, careful consideration has been given throughout the design process, to ensure that the proposed replacement building has no materially greater impact upon the character or openness of the Green Belt in this location, and offers a betterment in respect of its design and appearance, and with regard to its sustainability credentials.
- 6.12 In considering the foregoing in respect of the proposed scale, height, massing and overall floor area proposed through this submission, we would stress that the primary consideration in the design process has been to ensure that the proposed building does not result in any negative impact upon its setting and surrounding built and natural environment, but rather, offers a betterment, when compared to the previous commercial use of this Site. In this respect, the fundamental focus of the architectural process has been to achieve a design which delivers a new dwelling which sits comfortably within its environment and which actually assimilates more sympathetically into its setting than the former workshop building.
- 6.13 In this respect therefore, the design has sought to create interest and variety in the new built form, with a bespoke design ethos of a high architectural quality. In particular, the gable end of the property, (which is clearly the most visually prominent part of the building when viewed from the public realm), has been set back from Melton Road and has been designed with a very narrow width to ensure

that the impact of this proposal, when viewed from within the street scene is minimised.

- 6.14 The use of a single storey, flat roofed element, adjoining the primary dwelling will ensure that this part of the property is entirely screened by existing mature planting, whilst the main dwelling will be contained within a 1.5 storey structure, rather than across a full 2 storey height.
- 6.15 The Application proposal envisages the development of a bespoke, contemporary building, which seeks to deliver a simple, uncluttered appearance, with clean lines and a contrast of sustainable building materials, which reflect the setting and context of the Site. The proposed range of materials, along with a careful consideration of the siting and orientation of the proposed building, will all ensure that the new home provides an enduring, high quality, unique and interesting addition to the built form of Stanton on the Wolds, in a manner which respects the existing built form along Melton Road, whilst also reflecting the colours and materials found within the open countryside and natural environment which surround the village.
- 6.16 The Application Site is enclosed by mature tree planting, which provides a robust perimeter to the curtilage of the plot, whilst helping to assimilate the proposed built form within this Site into the landscaped setting of the new properties currently under construction immediately to the north-west. The primary impact of this proposal upon the surrounding area is therefore in the context of the public realm and views of the Site when travelling along Melton Road. As stated above therefore, the design, layout, massing, scale, position and orientation of this development have all been carefully assessed, in order to minimise their cumulative impact within this street scene.
- 6.17 With this in mind, whilst there is a very marginal increase in the height and volume of the proposed replacement building, this increase is not material in respect of the impact of the built form within the Site. Moreover, the sensitive and high quality design approach, along with the use of a subtle palette of materials, will ensure that the proposed dwelling does not appear unduly dominant or prominent within the public realm or within its context or setting. Nor will it appear as an incongruous feature along this part of Melton Road, which is characterised by existing residential development encompassing a range of differing styles, designs, heights and materials.
- 6.18 In summary therefore, it is our submission that the proposed replacement building, which is to be sited within a substantial and maturely landscaped plot, will reflect the prevailing character of the locality and will have no detrimental impact upon visual amenity or the open character of the Green Belt. The proposed development will not conflict with any of the five purposes of including

land within the Green Belt, whilst the design, scale and siting of the proposed dwelling will not be at odds with the surrounding built form.

### Ecology

- 6.19 The Application submission is accompanied by the original Protected Species Survey, which was undertaken in respect of the entirety of this Site, which covered the Site now being developed to the north-west for 6 no. dwellings. This report sets a number of mitigation measures, including Reasonable Avoidance Measures in respect of reptiles.
- 6.20 These mitigation measures have been fully implemented in respect of the adjoining approved residential development, and it is acknowledged that the same measures should continue to be employed in respect of the current Application Site. This can be achieved through the use of a suitably worded Planning Condition.

### Residential Amenity / Noise

- 6.21 As previously stated, the Application Site comprises a large plot, which immediately adjoins an ongoing residential development of 6 no. dwellings to the north west. The proposed dwelling, the subject of this Application, has been sited and designed with its primary windows and outlook to the south-west (fronting onto Melton Road), with its rear elevation with large glazed openings overlooking the garden and countryside to the north-east.
- 6.22 The position of windows, coupled with the scale, orientation and overarching design ethos will ensure that the proposed dwelling does not create any overbearing or overlooking impacts for the approved dwellings already under construction. Similarly, there is a significant distance between the proposed building and any other neighbouring property, such that overlooking, overbearing or loss of privacy cannot occur. The proposed development will not, therefore create any detrimental impacts upon the amenities of adjoining occupiers.
- 6.23 Given that the Site is adjacent to Melton Road (the A606), it is subject to traffic noise, which could have an adverse impact on the health and quality of life of future residents. In support of this Application therefore, a Noise Report has been submitted, which concludes that, subject to mitigation (comprising of specific glazing and ventilation), the proposed development would achieve the desirable internal noise levels and acceptable external noise levels. A suitably worded planning condition can be applied to ensure that these mitigation measures are implemented prior to occupation and retained in perpetuity thereafter.

### Highway considerations

- 6.24 The proposed point of access into this new dwelling seeks to utilise the existing private access driveway into the adjoining residential Site. This access has excellent visibility onto Melton Road and has been designed in accordance with the requirements of Nottinghamshire County Council Highway Authority. The single dwelling proposed through this Application will not lead to any significant or meaningful intensification in the use of this access and therefore no detrimental impacts will be created in respect of highway safety or for the free flow of traffic on the local highway network.
- 6.25 There is adequate space for vehicles to turn within the Site and therefore vehicles can enter and exit the property in a forward gear, whilst the size of the plot allows for more than adequate off street car parking provision in association with this proposed 4 no. bed dwelling.

### Contaminated Land

- 6.26 As per the previous submission in respect of the wider former Hillcrest Workshops Site, a Phase 1 Contaminated Land Report accompanies this Planning Application. In accordance with the requirements of Planning Permission Reference 18/02288/FUL, the recommendations of this Report will be fully implemented, in respect of remediation and validation if required.

## 7.0 DESIGN AND ACCESS STATEMENT

This Section of the report has been prepared in accordance with the guidance set out by CABE, as detailed in 'Design and Access Statements – How to Write and Read them'.

### 7.1 ASSESSMENT OF CONTEXT

- 7.1.1 The physical context of the Site is set out within Section 2 above. This physical context has been given careful consideration in the formulation of this proposal, to ensure that the proposed dwelling will respect and reflect the character of built development along Melton Road, whilst retaining the openness of the Green Belt in this location.
- 7.1.2 In particular, the proposed layout, scale, massing, design, architectural detailing, boundary treatments and materials have sought to ensure that the new built form provides an enhancement to the appearance of the Site and its setting, compared with the previous appearance of this Site, when it was in commercial use. Again, the assessment of the existing site context and an understanding of the built form

and countryside adjoining the Site will ensure that the proposed replacement structure will assimilate comfortably into this environment.

## 7.2 USE

7.2.1 The proposed development is entirely residential in composition. The Application Site is located within an area characterised by existing residential development and comprises previously developed land, within the built framework of Stanton on the Wolds and therefore this proposal is appropriate for this setting and location.

7.2.2 Given the lawful use of the land, it is considered that the proposed redevelopment of this Site for a residential dwelling offers the opportunity for improvements, both in the design and appearance of the new building, but also through the removal of a potentially noisy and non-conforming use.

7.2.3 The proposed residential use of the Site is entirely in-keeping with the character of this immediate locality, which is also residential in nature. The new property will be set within a substantial, mature curtilage and will be allocated with a suitable quantum of private car parking.

## 7.3 AMOUNT

7.3.1 The scheme envisages the development of a single building to replace the former commercial building within this Site. As set out earlier within this Statement, the scheme has been designed to approximately mirror the amount of development which formerly occupied this plot, in order to ensure that the openness of the Green Belt is maintained.

7.3.2 It can be seen, through the Planning Layout and Floor Plans which accompany this Application, that this size and scale of development can be sensitively accommodated, whilst improving the overall appearance of the Site, through the delivery of an interesting and bespoke design approach.

## 7.4 LAYOUT, SCALE AND APPEARANCE

7.4.1 This scheme has evolved, with a key objective to provide an individually designed property, which is reflective of the varied appearance of built form within Stanton on the Wolds, through the delivery of a sensitive and high-quality piece of architecture.

7.4.2 This scheme has been designed with a key objective, to provide a bespoke development, which is sensitive to the character and appearance of the built environment within which it sits, which respects and preserves the residential amenities of neighbouring occupiers and which delivers a high quality, enduring development within the settlement of Stanton.

7.4.3 The current Application seeks to deliver a design approach which has carefully assessed the context and setting of the Site and which endeavours to provide a high quality, yet modest piece of architecture. The scheme seeks to deliver a bespoke and interesting scheme, which remains understated and subtle, with a contemporary design and a sensitive, complementary palette of materials. The proposed development is therefore anticipated to add to the interest and variety found within Stanton and other local settlements, which have a rich tapestry of built form providing a non-uniform and informal appearance to these villages.

7.4.4 Overall, the design seeks to deliver a simple, uncluttered appearance, which will sit comfortably within its setting and context and which does not visually dominate. The scheme will incorporate measures to enhance the environmental sustainability of the dwelling, with the new home being energy efficient and built using sustainable construction techniques.

7.4.5 It is hoped that this careful assessment of the existing Site context, along with a sensitive design ethos will assist in demonstrating that the proposed development can be delivered without detriment to the character and appearance of the locality and will in fact, provide a positive and strong addition to the built environment.

## 7.5 LANDSCAPING

7.5.1 It is anticipated that the majority of the existing tree planting on the boundaries to this Site will be retained and protected as part of this proposal. This is considered important, in order to retain the existing natural landscape features, which provide part of the setting to the Site, as well as in providing a mature landscape backdrop for the proposed new development.

7.5.2 The landscaping scheme which will be provided in support of this proposal in due course will include additional tree, hedgerow and plant species suitable for the local soil type, which will thrive and form a soft, colourful boundary to the curtilage of the proposed new development. Species will be selected and located to provide year-round interest, whilst providing filtered views of the new property from within the surroundings.

## 7.6 ACCESS

7.6.1 Vehicular and pedestrian access to this development will be provided via the existing driveway into adjoining residential development. As previously described, the driveway to the proposed dwelling will link with the approved private driveway, which will serve the adjoining 6 no. dwellings. The addition of the proposed dwelling will not create any meaningful or significant increase in the use of this private driveway, and therefore standards of highway safety will be maintained. Indeed, owing to the nature of this proposal, it is clear that the new



development will not result in any increase in vehicular movements onto the local highway network.

- 7.6.2 The location of the Site, within the built environment of Stanton on the Wolds will ensure that future residents of this development will be able to access all day-to-day facilities and services by means other than the private car.

## 8.0 CONCLUSION

- 8.1 The content of this Statement has demonstrated that the proposed development represents the development of a new dwelling to replace a former commercial workshop in an area washed over by Green Belt, located on the north-eastern side of Melton Road, Stanton on the Wolds. The proposed scheme offers an opportunity to deliver a high quality and sensitively designed development, which has carefully considered its context and setting, which will deliver an exceptional quality of architecture and design.
- 8.2 The Site is located within an established area of sporadic residential development located along Melton Road and encompasses a parcel of brownfield land, which previously accommodated the Hillcrest Workshops commercial site.
- 8.3 The proposed replacement building envisages a 1.5 storey and single storey (flat roofed) property, to replace the existing poor quality building within the Site. The footprint, volume and appearance of the new development will not materially differ to the previous commercial workshop within the Site, whilst the design of the proposed dwelling will provide a meaningful improvement to the appearance of this previously developed landholding.
- 8.4 Given the nature of this proposal, which envisages the redevelopment of a previously developed Site, which will not have any greater impact upon the openness of the Green Belt in this location, it is our strong submission that this proposal accords with the provisions of Paragraph 149 of the NPPF, sub-point g, and is therefore acceptable in principle.
- 8.5 The scale, massing, siting and orientation of the proposed property have been carefully considered to ensure that the new building is not overly dominant and is not a visually incongruous feature within the street scene. The overarching design approach, along with the palette of materials to be utilised and the interesting, bespoke architectural design will ensure that the proposal delivers a high quality development, which complements and sits comfortably within the existing built environment.

- 8.6 The proposed development has also been carefully assessed in respect of its impact upon neighbouring residential amenities, existing trees, ecology and highway safety and has been found to be acceptable in each regard. As such, it is considered that this proposal accords with the Rushcliffe Borough Local Plan and the National Planning Policy Framework requirements in respect of development in the Green Belt, design, character, landscape setting and securing high quality built and natural environments for the long-term enjoyment of all.
- 8.7 The proposal accords with all other local and national planning policies, as demonstrated herein and as such, should be approved without delay.