

# Design and Access Statement

## Redevelopment of land and stables at Park Lane Stables, Lambley to create a single *self-build* dwelling

### 1. Introduction

1.1 The need for a Design and Access Statement<sup>1</sup> is required by Section 42 of the Planning and Compulsory Purchase Act 2004.

1.2 It has been prepared in accordance with DCLG Circular 01/2006 to inform and accompany our **(FULL) planning application** for the proposed redevelopment of land and stables at Park Lane Stables, Lambley to create a single *self-build* dwelling, which is submitted on behalf of the Applicants and long-standing owners (and intended occupiers), Mr and Mrs M Melbourn.

### 2. Assessment

#### 2.1 Physical Context

2.1.1 The application site (the 'site') extends to circa 0.5ha and comprises two stable buildings plus associated sheds, polytunnel, manège, hardstanding, and paddock<sup>2</sup>. The site lies to the east of the village of **Lambley** and between Park Lane to the south and Cocker Beck to the north, beyond which is a small cluster of residential dwellings at Harlow Wood Farm. As with large parts of Gedling District, the site is *washed over* by the Green Belt for *development management* purposes.

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<sup>2</sup> granted planning permission under LPA references 98/0665 & 2003/1814

- 2.1.2 Planning consent for the conversion of one of the stable buildings into an independent dwelling was granted in November 2021 under **LPA reference 2020/0949**. This consent has not yet been implemented but remains extant.
- 2.1.3 The site benefits from an existing shared (private) vehicular access off Park Lane (over which the Applicant enjoys an unrestricted vehicular right of way) which will be retained 'as existing'.
- 2.1.4 The site is bound by mature vegetation on three sides, all of which will be retained *in situ* and entirely unaffected by the proposal.
- 2.1.5 The extent and layout of the application site and its wider setting is shown more particularly on the **Location Plan** and **Layout Plan** which have been submitted to comprise part of the formal application documentation.

## **2.2 Social and Economic Context**

- 2.2.1 The Applicants wish to redevelop the entire site and replace the two existing stable buildings, sheds and manège with a single dwelling for their own occupation, in lieu of the dwelling already approved under LPA reference 2020/0949. The proposal will contribute to the Borough's stock of high quality, contemporary and energy-efficient *self-build* dwellings and provide a dwelling not only suitable for the Applicants but also, following their evidential departure, a range of different types of households including families, households with mobility issues, and the elderly population.
- 2.2.2 The proposal will bring **local employment opportunities** to the area during the period of construction. Whilst not a permanent level of employment, this should

nonetheless be welcomed where a period of economic stability will be paramount during the current economic climate<sup>3</sup>.

2.2.3 The proposal will also bring additional spending into the local economy, helping support services and facilities in Lambley and nearby villages in accordance with the Government's strategy for promoting sustainable development in rural areas set out in paragraph 79 of the NPPF.

2.2.4 In addition, Section 143 of the Localism Act 2012 stipulates that local planning authorities may have regard to local finance considerations, so far as material to the application, which include sums that a relevant authority has received, or will or could receive, in payment of Council Tax or the New Homes bonus, for instance.

### **3. Planning Policy**

3.1 Section 70(2) of the Town and Country Planning Act 1990<sup>4</sup> and Section 38(6) of the Planning and Compulsory Purchase Act 2004 direct that in dealing with an application, a local planning authority shall have regard to the provisions of the Development Plan and any local finance considerations so far as material to the application, and any other material considerations.

3.2 In this instance the **Development Plan** comprises:

- the Aligned Core Strategy (Part 1 of the Local Plan) (2014); and
- Local Planning Document (Local Plan Part 2) (2018).

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<sup>3</sup> the House Builders Federation and Nathaniel Litchfield & Partners study 'The Economic Footprint of UK House Building' in 2015 estimated that every house built generally creates approx. 4.3 new jobs.

<sup>4</sup> as amended by the Localism Act 2011

3.3 In addition to the above, **national planning guidance** (the NPPF 2021) is also relevant to the development proposal as a material consideration in the determination of the planning application<sup>5</sup>.

3.4 The relevant policies of the Development Plan and the NPPF are contained within **Appendix IBA1** for ease of reference.

#### **4. Involvement**

4.1 Whilst there have been no detailed pre-application discussions with the Council in connection with this application, due regard has been had throughout its preparation to the character and appearance of the site and environs, relevant local and national planning policies, the site's planning history, and all material considerations prevalent.

#### **5. Evaluation**

5.1 Planning law dictates that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 The *starting point* for the determination of this application is therefore the **Development Plan** - which in this instance comprises the Aligned Core Strategy (Part 1 of the Local Plan) and the Local Planning Document (Local Plan Part 2).

5.3 The application site is located to the east of Lambley (identified as an "other village" in the Council's Spatial Strategy<sup>6</sup>) and, as with large parts of Gedling Borough, is *washed over* by the Green Belt for planning purposes.

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<sup>5</sup> paragraphs 2 and 212 of the NPPF

<sup>6</sup> Policy 6 of the Aligned Core Strategy

- 5.4 The Applicants seek planning consent for the **complete redevelopment of this previously developed site** (the removal/replacement of the two stable buildings, sheds, manège and hardstanding) to provide a new contemporary dwelling for their own occupation.
- 5.5 As the Council's Development Plan contains no specific policy relating to the redevelopment of previously developed land in the Green Belt, it is necessary to turn to the NPPF which, in the absence of any relevant policy in the Development Plan, provides the principal Green Belt policy against which the application proposal should be judged.
- 5.6 **Paragraph 149** of the NPPF advises that local authorities should regard the construction of new buildings as inappropriate development in the Green Belt, *save* for the listed exceptional forms of development – one of which (*criterion (g)*) comprises “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”.
- 5.7 In the above connection, the site can be regarded as comprising **previously-developed land** in accordance with the definition of the same contained within the glossary to the NPPF at Annex 2<sup>7</sup>.
- 5.8 The scheme has been carefully designed to ensure that the resultant development has no greater impact on the *openness* of the Green Belt than the sum of all existing built form to be removed. The proposed dwelling has a

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<sup>7</sup> this defines previously-developed land as “*Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any fixed surface infrastructure*”.

- volume of 408.5m<sup>3</sup>** which is smaller than the existing built development within the site to be removed which has a **combined volume of 409m<sup>3</sup>**.
- 5.9 Similarly, the footprint of the proposed dwelling is less than that of the existing development, being **130.9m<sup>2</sup>** compared to the existing **162m<sup>2</sup>**.
- 5.10 The low-slung design of the dwelling (being of a height no greater than the existing buildings on the site) will further ensure that the proposal has no greater impact on the *openness* of the Green Belt than the existing development.
- 5.11 In addition, the redevelopment of the land will facilitate the removal of large portions of the existing hardstanding within the site including the manège, resulting in a **reduction in hardsurfacing from 626m<sup>2</sup> to 234m<sup>2</sup>**.
- 5.12 Moreover, by effectively taking the volume of the existing buildings and combining this into a single building, the scheme will result in a far smaller spread of development across the site, to the benefit to the *openness* of the Green Belt<sup>8</sup>.
- 5.13 Having regard to all the above, the proposal would not have a greater impact on the *openness* of the Green Belt than the existing development it will replace and thus **fully accords** with the requirements of paragraph 149(g) of the NPPF and comprises an entirely appropriate form of development in the Green Belt.
- 5.14 On the contrary, the proposal will result in a reduction in the spread of development across the site and thus a reduction in the site's overall impact on the *openness* of the Green Belt.

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<sup>8</sup> and this represents just one way in which this proposal is superior to the extant consent for the conversion of the southern stable under LPA reference 2020/0949

- 5.15 The scheme similarly presents no conflict with the five purposes of the Green Belt as set out in paragraph 138 of the NPPF. The site already contains built form (and already has permission for residential use) and so the proposal will not result in the unrestricted sprawl of large-built up area, the merging of neighbouring towns, or the encroachment of open countryside.
- 5.16 On the contrary, as above the scheme will result in the **consolidation** of built form into one part of the site rather than the sprawling of development across the entire site as at present.
- 5.17 Neither will the proposal impact on the setting or special character of any historic towns or, given its small scale, prevent or discourage urban regeneration or the recycling of derelict and other urban land in any way.
- 5.18 Having regard to all of the above, the proposal **satisfies all the requirements of paragraphs 138 and 149 of the NPPF** and comprises an entirely appropriate form of development in the Green Belt which will preserve the *openness* of the Green Belt and cause no conflict with the purposes of including land within it.
- 5.19 Turning to the other relevant policies of the Development Plan and NPPF, the scheme will also preserve the overall character of the site. The proposal retains all existing vegetation around the boundaries of the site and will move the built form *away* from the hedgerow along Park Lane. Moreover, the areas currently covered by the stable, sheds and manège in the northern part of the site will be returned to grassland, allowing the land to rewild and thereby resulting **a net gain in biodiversity**, all in accordance with the aspirations of Policy 17 of the Core Strategy, Policy LPD 18 of the Local Planning Document, and paragraphs 131 and 174 of the NPPF.

- 5.20 The removal of the northern stable situated next to Cocker Beck will also remove development in Flood Zone 2, freeing this area of built form and thereby allowing the brook to flood more naturally and the flood plain to be used more effectively.
- 5.21 The proposal will similarly preserve the amenity and privacy of surrounding dwellings and the safety of the local highway network as set out in more detail on Sections 6 and 7 below.
- 5.22 Having regard to all of the above, the proposal fully accords with all the relevant policies of the Development Plan and the NPPF and should be **granted planning consent** without delay as directed by Policy A of the Core Strategy and paragraph 11 of the NPPF. The proposal represents a wholly sustainable form of development which replaces two unremarkable stables buildings<sup>9</sup> plus sheds and manège with a new dwelling capable of contributing to the Borough's stock of high quality, contemporary and energy-efficient dwellings, in a manner which preserves the *openness* of the Green Belt and the overall character of the site and area.
- 5.23 It should, therefore, be **approved planning consent** in accordance with the Development Plan and the *presumption in favour of sustainable development*.

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<sup>9</sup> one of which already benefits from planning consent for use as an independent dwelling.



## **6. Design**

### **6.1 Use, Amount, Scale, Layout and Appearance**

6.1.1 Given the existing residential uses in the immediate area, the proposed new dwelling is entirely appropriate for the site and will function well within the setting and help sustain an appropriate mix of uses, in accordance with paragraph 130 of the NPPF.

6.1.2 Indeed, the residential use of part of the site has already been approved under LPA reference 2020/0949 and there will be no increase in the number of dwellings on the site as a result of the current proposal (the application proposal hereby submitted effectively replacing that already approved under LPA reference 2020/0949).

6.1.3 The proposal has been specifically configured to minimise its visual impact and thus preserve the existing character of the site. The dwelling is single storey, reflecting the massing and scale of the buildings it is to replace in accordance with the aspirations of Policy LPD 35 of the Local Planning Document, and utilises timber cladding to reflect the treed boundaries of site.

6.1.4 The low-slung contemporary design together with the use of timber cladding will ensure that the proposal is sympathetic to, and reinforces, local character, establishes a strong sense of place, and creates an attractive, welcoming and distinctive place to live and visit in accordance with Policy 10 of the Core Strategy and paragraph 130 of the NPPF.

6.1.5 The dwelling has also been designed to reduce the need for artificial lighting, heating and cooling, and thus its energy consumption, in accordance with the aspirations of Policies 1 and 10 of the Core Strategy and Policy LPD 35 of the Local Planning Document, with the incorporation of large areas of glazing to

- maximise access to sunlight within the main habitable space, and the low-slung nature of the building minimising the dwelling's susceptibility to extreme outdoor air temperatures and wind cooling.
- 6.1.6 The Applicants are also keen to install solar panels on the roof to further reduce the dwellings' carbon footprint.
- 6.1.7 An **electric vehicle charging point** will also be provided to facilitate the use of such vehicles.
- 6.1.8 Moving away from the design of the dwelling itself, the dwelling will be located in a similar position to the stable already approved for residential use under **LPA reference 2020/0949** - this position was chosen as this area is located in Flood Zone 1 and is at the lowest risk of flooding.
- 6.1.9 The location of the dwelling away from the cluster of residential properties at Harlow Wood Farm together with its single-storey design and the retention of intervening vegetation will ensure that the proposal has no impact on the privacy or amenity of existing residential properties in accordance with Policy 10 of the Core Strategy and Policies LPD 32 and LPD 35 of the Local Planning Document.
- 6.1.10 The new dwelling itself will also benefit from adequate levels of privacy and amenity, with a private amenity space of a size appropriate for the scale of dwelling.
- 6.1.11 As a result of all of the above, the proposal represents a high-quality form of contemporary development which will remain sympathetic to the existing appearance and character of the site and surrounding environment in full

accordance with Policy 10 of the Core Strategy and paragraphs 130 and 134 of the NPPF.

## **6.2 Landscaping**

6.2.1 The proposed dwelling is located within an already well-screened previously developed site and with the retention of the existing boundary trees and hedgerows the scheme will preserve the existing landscape character. No particular landscaping is proposed as part of the scheme although the areas currently covered by buildings in the north and the manège will be grass seeded, resulting in an increase in grassland within the site.

## **7. Access**

7.1 The site is served by the existing shared private drive off Park Lane which is to remain 'as existing'.

7.2 Consent to use one of the stables on the site as an independent dwelling has, of course, already been granted under LPA reference 2020/0949.

7.3 The proposal (which would replace rather than add to this) will therefore result in no change in the number of dwellings served by the existing access than already approved and therefore the proposal will not result in any increase in traffic movements along the drive or any impact on the functioning of the drive or wider highway network.

7.4 Sufficient off road car parking and turning space is available within the curtilage of the proposed house in accordance with Policy LPD 35 and Appendix D of the Local Planning Document, as shown on the Proposed Site Layout Plan.

7.5 Having regard to all of the above, the proposal will benefit from a safe and suitable access and an appropriate level of car parking, and will preserve

highway safety in accordance with Policy LPD35 and Appendix D of the Local Planning Document, and paragraph 110 of the NPPF.

## **8. Conclusions**

- 8.1 The Applicants seek planning consent for the redevelopment of Park Lane Stables, Park Lane, Lambley to create a single *self-build* dwelling for their own occupation (as an alternative to the conversion of one of the buildings into a dwelling as approved under LPA reference 2020/0949).**
  
- 8.2 The site is situated to the east of Lambley and to the south of a cluster of residential properties at Harlow wood Farm, all of which is, as with large parts of Gedling District, *washed over* by the Green Belt.**
  
- 8.3 Paragraph 149(g) of the NPPF advises that the partial or complete redevelopment of previously-developed land which would not have a greater impact on the *openness* of the Green Belt than the existing development is one of those forms of development acceptable in the Green Belt.**
  
- 8.4 In this case the proposal seeks the replacement of two existing stable buildings, sheds and manège with a single dwelling. The dwelling adopts a low-slung, single-storey design reflective of the existing buildings and has a footprint and volume smaller than that of the existing built development it is to replace.**
  
- 8.5 The scheme will also reduce the spread of development across the site by amalgamating built form into a single building, and result in a significant reduction in the level of hardstanding across the site.**

- 8.6** As such, the proposal will not have a greater impact on the *openness* of the Green Belt than the existing development and presents no conflict with the purposes of including land within it.
- 8.7** It therefore comprises an entirely appropriate form of development in the Green Belt in accordance with paragraphs 138 and 149 of the NPPF.
- 8.8** The dwelling has also been carefully designed to reflect and reinforce the character of the site, improve the functioning of the Cocker Beck flood plain through the removal of built form within it, and result in a dwelling of improved appearance and energy efficiencies than that achievable under LPA reference 2020/0949.
- 8.9** Having regard to all of the above, the proposal complies with all the relevant requirements of both the Development Plan and the NPPF and comprises an entirely appropriate form of development in this location.
- 8.10** It should, therefore, be granted planning consent without delay as directed by Policy A of the Core Strategy and paragraph 11 of the NPPF.