

GREEN BELT IMPACT ASSESSMENT

Application Reference: 23/00736/FUL

Site Address: Holly Tree Farm Main Street Oxtou NG25 0SD

Applicant: Oxtou Farms Trust

Proposal: Proposed conversion of a former agricultural building to form 1 No. dwelling, to include the erection of a single storey extension, landscaping, parking and access, demolition of a lean-to abutting the eastern elevation and the large dilapidated portal frame building abutting the southern elevation

Floorspace (as confirmed on CIL Information Form)

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1	Barn	0	Residential	59	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2	Stable block	87		19	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3				0	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace		87		78			

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes No

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes No

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)	0	0	159	159
Social Housing, including shared ownership housing (if known)	0	0	0	0
Total residential	0	0	159	159
Total non-residential	165	78	0	-78
Grand total	165	78	159	81

Volume:

Existing Volume	
Stable	4344 m ³
Barn	2278 m ³
Lean To	396 m ³
TOTAL	7018 m³

Proposed Volume	
Stable	4344 m ³
Barn	1529 m ³
Lean To	626.5 m ³
TOTAL	6500 m³

Therefore, there is an overall reduction in volume of 7.5%