

PLANNING, HERITAGE AND DESIGN & ACCESS
STATEMENT

FULL PLANNING APPLICATION FOR THE REINSTATEMENT OF FORMER
COTTAGES TO A SINGLE DWELLINGHOUSE

BUILDING ADJACENT TO 5 BRADLEYS LANE, HOVERINGHAM,
NOTTINGHAM, NG14 7JG

GRACE | MACHIN
PLANNING & PROPERTY

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1.0 INTRODUCTION

- 1.1 This combined Planning, Heritage and Design and Access Statement has been prepared to support a Full Planning Application by Joanne Bradley, for the reinstatement of former cottages on land immediately adjacent to 5 Bradleys Lane, Hoveringham, NG14 7JG, to create a single dwellinghouse.
- 1.2 Initially, this Statement describes the Site and its surroundings, and sets out the relevant planning history of the Site and local area. It then moves on to consider the prevailing planning policy framework and assesses this proposal against the relevant national and local planning policies. In particular, this Statement focuses upon the location of this Site within the Green Belt and seeks to establish the acceptability of this proposal in principle. This Statement will also consider the heritage impacts of this proposal, as well as the careful and bespoke design approach, which reflects the historic and rural setting of this proposal. Finally, this document will consider the other planning policy requirements relative to this proposal, including flood risk, access and highway impacts, and residential amenities.
- 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.
- 1.4 In addition, it should be stressed that consultation with Hoveringham Parish Council and the Ward Councillor, Roger Jackson, has been carried out ahead of this formal Planning Application submission, with generally positive feedback received. In addition, the local community and nearby residents have also been advised that this proposal is being advanced.
- 1.5 This Planning, Heritage and Design & Access Statement should be read alongside the other supporting plans and documents, comprising:
- Site Location Plan
 - Block Plan
 - Existing and Proposed Floor Plans
 - Existing and Proposed Elevations
 - Topographical Survey (Existing Site Plan)
 - Flood Risk Assessment
 - Structural Survey Report
 - Historic Research document
 - Preliminary Ecological Assessment

2.0 THE SITE AND SURROUNDINGS

- 2.1 The Application Site currently comprises an area of lawned domestic garden, belonging to the host property – no. 5 Bradleys Lane, Hoveringham. The parcel of land which forms the Site lies to the north-west of the host dwelling and currently accommodates a historic cottage, which has now fallen into a state of disrepair, but which retains its essential character, and which remains substantially intact, as depicted on the image below. The land which surrounds the Application buildings is surplus to the requirements of the main dwelling, which retains an adequate residential curtilage.



- 2.2 The garden land and redundant cottage, which form the subject of this Application, are located at the northern end of Bradleys Lane, which itself lies on the south-eastern side of the sustainable village of Hoveringham. As will be described in further detail within Section 6 of this Statement below, Bradleys Lane comprises a small number of relatively modern, detached dwellings, which were constructed in the late 1980s. Similarly, the host property – no. 5 Bradleys Lane – is also a relatively modern property, having replaced the original dwelling in the same position during the early 1990s.
- 2.3 The cottage proposed for reinstatement to provide a single residential dwellinghouse, is the only original building in this immediate area, and dates back to late 1700s or early 1800s. Whilst in a poor state of repair, it retains structural integrity, and can be converted back to a residential use, whilst utilising the historic built fabric of this original building.

- 2.4 The Application Site is bound by existing residential properties to both the south/south-west and to the east, whilst robust tree and hedgerow planting encloses the Site along its western and northern boundaries. This planting clearly separates the residential environment from the open countryside beyond, with the plot proposed for development being wholly contained within the existing built framework of the village.
- 2.5 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 Newark and Sherwood District. The location of the Site within the Green Belt has been given due consideration during the formulation of this proposal (as detailed within Section 6 below). It is clear however, that the Site and its immediate surroundings are already characterised by existing built development; the proposal herein seeks to maintain and protect this character, through the positive and sensitive re-use of the redundant, brick built cottage, thereby according with Green Belt policy requirements.
- 2.6 The property and its curtilage lie within an area of established residential development and are situated within the built framework of the village of Hoveringham. The Application Site lies just to the south-west of the central part of the settlement and consequently is within ready walking distance of the facilities and services provided, including the public house, Village Hall, a church, playing fields, Cricket Club and children’s play area. Hoveringham is designated as an ‘Other Village’ within the Adopted Core Strategy and is ‘washed over’ by the Green Belt; however, it is well served by an active Parish Council and offers a thriving community.
- 2.7 The Application Site lies beyond the Hoveringham Conservation Area and is located to the west of this heritage designation in an area characterised by more modern residential development. However, the Site does lie within relatively close proximity to the Conservation Area boundary, and encompasses a historic building which is proposed for conversion / reinstatement through this Application proposal and therefore the historic environment and history of this area has been given careful consideration through the formulation of this scheme.
- 2.8 The Site is visually and physically enclosed and lies within an area characterised by existing residential property, within the built framework of the settlement of Hoveringham, which we consider offers a sustainable location for the small scale residential development envisaged through this proposal.

3.0 RELEVANT PLANNING HISTORY

- 3.1 The only relevant planning history in respect of the current Application Site relates to an Application for a Lawful Development Certificate in respect of the use of the land as a residential garden (belonging to 5 Bradleys Lane, Hoveringham – the host property). The Lawful Development Certificate – Reference 12/01623/LDC - was issued on 17th January 2013 in respect of the land identified on the Location Plan below:



- 3.2 There is an interesting and extensive history to this Site, which is detailed within the submitted 'Heritage Research' document provided by Bidwells. This history to the built form within the Application Site will be considered further below within Section 6 of this Statement.

4.0 CURRENT PROPOSAL

- 4.1 This Full Planning Application envisages the reinstatement and associated conversion of a dilapidated cottage, back to a single dwellinghouse. As can be seen from the plans and elevations which accompany this Application, it is proposed to utilise the existing structure of the cottage, without making any fundamental alterations to the size, scale, footprint, internal layout or appearance of this building.
- 4.2 The submitted Structural Survey, along with the elevations of the existing structures proposed for re-use, demonstrate that this building is relatively intact, with the majority of the original brickwork and window / door openings still being present, and only the roof element being missing. It is envisaged that the built fabric of this original building will be retained and re-used within this development, with the new dwelling utilising the existing walls and openings as currently seen.
- 4.3 This reinstatement to a single dwellinghouse will provide a modest new home, suitable to address local housing needs, comprising a living room, dining room, kitchen and utility room, and snug / playroom at ground floor level, whilst at first floor level, the property will provide two double bedrooms (one ensuite), a main bathroom and a study to facilitate home working.
- 4.4 As highlighted above, this proposal allows for the positive re-use of the remains of this historic cottage, and in particular, an opportunity to sensitively convert and re-purpose a historic structure, which retains many of its original features and character. The proposal will allow meaningful enhancements to the visual appearance of the Site, as well as the provision of landscaping and a positive design solution, details of which are set out later within this Statement.
- 4.5 It is envisaged that vehicular and pedestrian access to the development will be provided via a new private driveway, which will enter the Site on its southern side from Bradleys Lane. This driveway will enter the Site between nos. 4 and 5 Bradleys Lane, and has been designed in accordance with Highway Authority standards in respect of a driveway to serve a single dwelling.
- 4.6 Within the Site, and to the north of the building proposed for reinstatement, an area will be provided for car parking. The location of this area is well-related to the dwelling itself, and is visually unobtrusive, being well-screened from the public realm and wider area by existing robust tree and hedgerow planting. This area will accommodate 2 no. off-street car parking spaces, with sufficient space for vehicles to turn and manoeuvre, thereby ensuring that vehicles can enter and exit the Site in a forward gear.

4.7 The Application Site is visually and physically enclosed and lies within the built framework of the settlement of Hoveringham, which we consider offers a sustainable location for the small scale, high quality, residential development envisaged through this proposal.

4.8 Key Figures for the Green Belt Assessment are:-

Existing footprint of the building = 104 sqm

Existing floorspace of the building (noting that there is currently no first floor) = 94 sqm

Proposed floorspace of the building (i.e. ground and first floor) = 93+72=165 sqm

Proposed volume of the building = 557 m³

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, 2023.

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 2023 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 Newark and Sherwood Amended Core Strategy DPD (adopted March 2019) and the Allocations & Development Management DPD (adopted July 2013).

5.5 Of particular relevance to this proposal are the following policies of the Development Plan:

Core Strategy

Spatial Policy 1 – Settlement Hierarchy

Spatial Policy 2 - Spatial Distribution of Growth

Spatial Policy 3 – Rural Areas

Spatial Policy 4B – Green Belt Development

Spatial Policy 7 – Sustainable Transport

Core Policy 3 – Housing Mix, Type and Density

Core Policy 9 – Sustainable Design

Core Policy 10 – Climate Change

Core Policy 13 – Landscape Character

Core Policy 14 – Historic Environment

Allocations & Development Management DPD

Policy DM5 – Design

Policy DM8 – Development in the Open Countryside

Policy DM9 – Protecting and Enhancing the Historic Environment

Policy DM12 – Presumption in Favour of Sustainable Development

Other Material Considerations

5.6 The National Planning Policy Framework (NPPF), revised in 2023, 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 more 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.
- 5.7 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.
- 5.8 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.
- 5.9 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.’
- 5.10 Paragraph 60 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.
- 5.11 Paragraph 69 stresses the important contribution made by small and medium sized sites to meeting the housing requirement of an 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, giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 5.12 Paragraph 82 confirms that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 5.13 Paragraph 83 – 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.

- 5.14 Paragraph 84 – which seeks to ensure that planning policies and decisions avoid the development of isolated homes in the countryside, unless certain circumstances apply, including at sub-point (c), where the development would re-use redundant or disused buildings and enhance its immediate setting
- 5.15 Paragraph 109 states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. However, 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.
- 5.16 Paragraph 115 identifies that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.17 Section 11 of the NPPF focuses upon the need for planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.18 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 131).
- 5.19 Section 13 – Protecting Green Belt land – Paragraph 142 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.
- 5.20 Paragraph 143 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.

- 5.21 Paragraph 152 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 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.
- 5.22 Paragraph 154 confirms that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include (inter alia):
- (c) 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;
 - (e) limited infilling in villages; and
 - (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.
- 5.23 Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are set out within Paragraph 155 of the Framework and include:
- (d) the re-use of buildings provided that the buildings are of permanent and substantial construction.
- 5.24 Section 14 addresses the need to meet the challenge of climate change, flooding and coastal change, with Paragraph 165 stating that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

- 5.25 Section 16 – Conserving and enhancing the historic environment – This section of the NPPF seeks to ensure that heritage assets are appropriately considered to ensure that they are conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

6.0 PLANNING ASSESSMENT

Principle of Development

- 6.1 The amended Newark and Sherwood Core Strategy, March 2019, establishes a settlement hierarchy which will help deliver sustainable growth and development in the District. The intentions of this hierarchy are to direct new residential development to the sub-regional centre, service centres and principal villages, which are well served in terms of infrastructure and services.
- 6.2 Hoveringham is considered to be an ‘Other Village’ within the Settlement Hierarchy as set out under Spatial Policy 1 of the Newark and Sherwood Core Strategy. Whilst at the lower end of the settlement hierarchy, development is not precluded within the ‘Other Villages’, but rather, Spatial Policy 1 clearly states that, such development proposals will be considered against the sustainability criteria set out in Spatial Policy 3 (Rural Areas).
- 6.3 This Policy indicates that, beyond the Principal Villages, proposals for new development will be considered against the following criteria:
- Location - new development should be in villages, which have sustainable access to Newark Urban Area, Service Centres or Principal Villages and have a range of local services themselves which address day to day needs. Local services include but are not limited to Post Office/shops, schools, public houses and village halls;
 - Scale - new development should be appropriate to the proposed location and small scale in nature;
 - Need - New housing where it helps to support community facilities and local services. Neighbourhood Plans may set detailed policies reflecting local housing need, elsewhere housing schemes of 3 dwellings or more should meet the mix and type requirements of Core Policy 3;
 - Impact - new development should not generate excessive car-borne traffic from out of the area. New development should not have a detrimental impact on the amenity of local people nor have an undue impact on local infrastructure, including drainage, sewerage systems and the transport network; and

- Character - new development should not have a detrimental impact on the character of the location or its landscape setting.

6.4 In considering each of these matters in turn, it is our case that the proposed development accords with the requirements of Policy SP3, as set out in detail below.

Location

6.5 The Application Site lies within an established residential area, with further dwellings located on each side, to the south-east (the host property) and to the south-west (the four modern dwellings on Bradleys Lane), and clearly forms part of the main built up area of Hoveringham.

6.6 In terms of location therefore, the Site falls within the main built up area of the village, which has access to a good range of rural facilities, both within Hoveringham itself, and within the adjoining villages of Thurgarton and Lowdham, including the village hall, public houses, local shops and post office, sports facilities and church. The Site also has ready access to a good public transport service, including bus and train links to nearby towns and cities and onwards to the East Midlands Region.

6.7 Indeed, it is well documented that rural services, particularly village pubs, are at increasing risk of closure, without ongoing support to ensure their long term viability. In this respect therefore, it is essential that small scale, organic growth is permitted in the rural settlements which do provide some local facilities, in order to ensure that such facilities are more regularly utilised and remain viable. If development is prohibited within the rural settlements, such communities risk becoming stale, whilst small scale, sensitive growth can ensure the long term vitality of these villages.

6.7 Indeed, it is clear that Paragraphs 78 and 79 of the NPPF wish to find opportunities to deliver sustainable development within the rural settlements, to ensure the ongoing vitality of such communities, whilst avoiding isolated development in the countryside. In this respect, it is evident that the Application Site is not physically or visually isolated, but rather offers the opportunity to deliver a small scale development within the built framework of Hoveringham. A development of this nature can deliver small scale growth, with the new residents bringing support to the services and community of Hoveringham, but also to the wider rural area, where the villages provide an inter-dependent network, which share local facilities – the proposed small scale development, the subject of this Application will provide additional support to these facilities and services and will assist in ensuring their vitality and viability in the long term, in accordance with Paragraph 78 of the NPPF.

Scale

- 6.8 Spatial Policy 3 provides that new development should be appropriate to the proposed location and small scale in nature. This relates to both the amount of development and its physical characteristics, the latter of which is discussed further in the 'Character' section below.
- 6.9 The Application proposal envisages the provision of one new dwelling within the western section of the extensive garden belonging to no. 5 Bradleys Lane, and through the reinstatement of a range of former cottages to residential use. This scale of development is considered appropriate to the size of the village, and will not dominate in respect of its impact upon the existing services or facilities within Hoveringham nor conflict with the overarching spatial strategy for the District. Indeed, the delivery of a high quality 2 bed dwelling in this location would help to support and maintain the vitality and viability of community facilities identified above and as such would be acceptable with regard to the 'scale' criteria.

Need

- 6.10 Spatial Policy 3 indicates that new housing in the rural villages will be supported where it helps to meet an identified proven local housing need, and where it offers support to community facilities and local services. With this in mind, the findings of the District-Wide Housing Needs Survey (December 2020) have been considered in formulating this proposal.
- 6.11 The District-wide Housing Needs Survey, undertaken by ARC4 in 2020, indicates that within the Nottingham Fringe Sub-Area (within which the Application Site is located), there is a strong need for 1-2 bedroom houses (9.1%) compared to the average for Newark and Sherwood at 5.6%.
- 6.12 On this basis, it is our understanding that, at a local level, there is support and need for small scale development comprising 2 bedrooms, as proposed through this Application and which would help to support and maintain the vitality and viability of the community facilities identified above. As such, we believe that this proposal assists in meeting a local housing need, whilst also preserving and positively re-using the historic built environment.

Impact

- 6.13 Owing to the small scale nature of the development proposed, which lies within the established built framework of Hoveringham and which utilises and reinstates an existing historic building to residential use, it is considered that the impacts of the proposal upon the local highway network, standards of highway safety and local infrastructure / services, will not be detrimental, and can be readily managed and mitigated.

- 6.14 The single dwelling envisaged will not create any material increase in vehicular movements within the local highway network and the development will be provided with a suitable access driveway, which has been designed in accordance with Nottinghamshire County Council's Highway Design Guidance, to ensure that highway safety is not compromised.
- 6.15 Similarly, the dwelling can be adequately accommodated within existing infrastructure provision, including electric and water supplies, telephone / broadband facilities and both surface water and foul drainage systems. The scale of development proposed will not overwhelm or detrimentally impact upon this local service provision.

Character

- 6.16 The remaining criteria of 'Character', set out within Spatial Policy 3 will be assessed in more detail below, taking account the context of the Application Site, as well as the historic nature of the building proposed for reinstatement to residential use, and the benefits of preserving this element of built heritage.
- 6.17 We conclude therefore that the proposed dwelling envisaged through this Application, within the built framework of Hoveringham, which seeks to employ a high design standard, appropriate for its historic, village environment, is acceptable in principle, subject to meeting other Policy requirements set out below.

Green Belt Policy

- 6.18 As stated above, the Application Site is located within the Nottingham-Derby Green Belt, on the south-western side of the sustainable village of Hoveringham. As such, the requirements of Section 13 of the NPPF are the key consideration in the determination of this Application.
- 6.19 Paragraph 154 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 e) limited infilling within villages.
- 6.20 In this case, the Site is located within an area of more sporadic built development, but within an established residential environment and within the built framework of the sustainable village of Hoveringham. The Newark and Sherwood Local Plan no longer includes defined 'village envelopes' and in this case, the entirety of the settlement is 'washed over' by the Green Belt designation.
- 6.21 Indeed, in this case, it is clear that the Site is not remote from Hoveringham, and both visually, physically and functionally, forms a part of this settlement. The

Application Site is not isolated from the central part of Hoveringham, and is readily accessible to the facilities and services found therein, by means other than the private car.

6.22 Fundamentally therefore, whilst it is recognised that the Site lies within an area designated as washed over Green Belt, we do not believe that this alters the physical position ‘on the ground’, whereby the Site is clearly located within an established residential environment, which forms an integral part of the settlement of Hoveringham; indeed, this is borne out by the history of the Site (as set out in detail within the supporting ‘Historic Research’ document), with the original cottages within this Site forming an early part of the village.

6.23 The relationship of a Site to the existing built framework of a village and therefore whether it can be described as ‘limited infilling’ within that village has been considered recently through an Appeal relating to land located to the north-west of 130 Melton Road, Stanton on the Wolds, Nottinghamshire (within Rushcliffe Borough), which envisaged the development of two detached dwellings (Reference APP/P3040/W/19/3229372). Here, the Inspector states, at Paragraph 10:

“(a) Limited infilling in villages

10. Neither the Framework nor local planning policy define a village nor what would constitute limited infilling within them. In respect of the former, my attention has been drawn to a High Court ruling which determined that the boundary of a village defined in a local plan may not be determinative, and its physical extent depends on the situation ‘on the ground’. The Council accept that, whilst outside the village boundary, the appeal site would be within a village, on the basis that it lies within a section of ribbon development along Melton Road that contributes to three sections of residential development that make up the settlement of Stanton on the Wolds. From my observations, I have no reason to disagree.”

6.24 This position was subsequently reflected in the approval of Outline Planning Permission for 1 no. detached dwelling on the same Site (Reference 21/01940/OUT) – here, the Planning Officer, in her Report, states on Page 4:

‘It is, and always has been, considered that the site lies outside the main built-up part of the settlement of Stanton-on-the-Wolds within an area of ribbon development along Melton Road. However, there has been a recent Court of Appeal case (Wood V Secretary of State for Communities and Local Government [2014]), relating to the interpretation of ‘village’

within paragraph 145 of the NPPF. It found that; the policy required the decision-maker to consider whether, as a matter of fact on the ground, the site appeared to be in the village.

The fact that the site lay outside the village boundary as designated in the development plan was not determinative of the point. In limiting himself to considering whether the proposal was within the designated village boundary, the Inspector had misdirected himself as to the proper meaning of paragraph 89 (now 145) of the NPPF.

As this case is directly comparable with the proposals currently under consideration, it is a material planning consideration when determining this application.

Whilst the application site is considered to be located outside the main built up part of the settlement of Stanton on the Wolds, it does form part of a large area of residential development along Melton Road. As outlined earlier, the Oxford dictionary definition of village is ‘a group houses and associated buildings, larger than a hamlet and smaller than a town, situated in a rural area.’ Based upon this, and in the absence of any other definition, I am of the opinion that when viewed in context ‘on the ground’, the site would appear to be within a ‘village’.

The proposal would therefore comprise of ‘limited infilling’ within an otherwise built up frontage within a ‘village’. As a result, the proposal would not be inappropriate development in the Green Belt, having regard to paragraph 145 of the NPPF.’

- 6.25 Whilst it is clear that each case is assessed on its merits, we believe that the assessment of the above case at Stanton on the Wolds is closely comparable to the circumstances of the current Application Site, such that the above conclusions reached by the Planning Inspector and subsequently the Planning Officer in determining the Outline Planning Application can, and should be equally applied to this proposal. As such, we conclude that this section of development along Bradleys Lane should be classed as part of the village of Hoveringham, and as such, the provisions of Paragraph 154 (e) are applicable to this proposal.
- 6.26 Moving onto the second part of the requirement of Paragraph 154 (e) of the NPPF, which relates to ‘limited infilling’, it is clear that the Framework again does not specify what is meant by this term. However, it is commonly accepted that the term ‘infill’ relates to a clear and obvious gap within an otherwise built up area of development. In this case, the Application Site comprises a parcel of surplus garden land, along with the substantial remains of the original cottages – this Site

therefore forms a clear development opportunity, for the reinstatement of the buildings to form a new dwelling, thus providing an infill plot within this established residential area.

- 6.27 Residential properties immediately adjoin the Site to both the south-east and south-west, with the proposed new dwelling following this recognisable and established pattern, form and spacing of properties along Bradleys Lane, and filling an evident gap within this otherwise built up area, through the re-use of the existing built fabric of the original cottages in this location. The new property will not extend the built form beyond this established residential environment into the countryside beyond the settlement.
- 6.28 Paragraph 152 of the Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The exceptions are set out in paragraph 154 of the Framework, and include (e) limited infilling in villages. This Application is made on the premise that the proposed development constitutes limited infilling in Hoveringham pursuant to part (e) of paragraph 154 of the Framework and therefore should be regarded as appropriate development in the Green Belt.
- 6.29 Notwithstanding the foregoing, it is also the case that Paragraph 154 confirms that there are other forms of development which should not be considered 'inappropriate' within the Green Belt, including:
- (c) 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; and
 - (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.
- 6.30 Paragraph 155 of the Framework also allows for:
- (d) the re-use of buildings provided that the buildings are of permanent and substantial construction.
- 6.31 In this case, the Application proposal envisages the alteration and partial reconstruction of an existing building, to provide for its reinstatement as a single dwellinghouse, with no additions envisaged in respect of the floor area or volume of the property. Whilst additions will be made to the property, in respect of the re-building of the roof, internal walls and windows / doors, these additions are certainly not disproportionate, and seek to mirror the existing proportions and

dimensions of the original structure. As such, this proposal is considered to accord with Paragraph 154, sub-point (c) of the NPPF.

6.32 Moreover, the Application Site comprises previously developed land, owing to its residential garden status, and also owing to the existence of the historic, redundant cottages upon the landholding. Given the nature of this proposal, which envisages the re-use / re-development of this existing, historic building, in a manner which will have no greater impact upon the openness of the Green Belt than the existing development, it is our submission that this Application also complies with both Paragraph 154 (g) and Paragraph 155 (d) of the NPPF.

6.33 Based up the foregoing, it is our case that this proposal accords with the provisions of the NPPF in respect of development within the Green Belt and represents a form of development which is not inappropriate within the Green Belt. As such, we conclude that this proposal is appropriate within this location, and is therefore acceptable in principle.

6.34 In addition, to these points of principle, it is also our case that the proposal does not conflict with any of the purposes of including land within the Green Belt, as established through Paragraph 143 of the Framework. In considering each purpose, we would comment as follows, in respect of the current Application proposal:

a) to check the unrestricted sprawl of large built-up areas – the proposed reinstatement of the redundant cottages adjacent to 5 Bradleys Lane relates to existing built development, within an established residential environment. The proposal does not envisage any fundamental extension to this built form, with the current scheme seeking only to re-use /re-construct the existing buildings. As such, the proposed development will not extend or result in any element of ‘sprawl’, but rather, will be visually and physically contained within the curtilage and footprint of the existing buildings.

b) to prevent neighbouring towns merging into one another – as above, the Application Site is located in an area characterised by existing built development, within the established confines of the residential curtilage belonging to the host property and the proposed reinstatement of a residential use relates to existing buildings; as such it will not create coalescence or the merging of settlements.

c) to assist in safeguarding the countryside from encroachment – also as above, the Site encompasses an existing range of redundant, historic cottages, of traditional character and appearance, which are clearly worthy of re-use and retention. Their positive re-use, to create a single, 2 bedroom dwellinghouse will ensure the future maintenance and care of this building, in a manner which respects and retains its existing historic appearance and value. With this aim in mind, the proposal seeks to re-use the existing structures in their current form,

and as such and will not extend the built form into the open countryside beyond the recognised boundary to the property.

d) to preserve the setting and special character of historic towns – whilst not impacting upon a historic town and not lying within the Hoveringham Conservation Area, this proposal does lie within close proximity to the Conservation Area boundary. In addition, (and as detailed within the supporting ‘Historic Research’ document) the cottages proposed for reinstatement have an interesting heritage and assist in ‘painting the picture’ of the societal, cultural and physical development of Hoveringham. As such, particular care has been given to producing a scheme which preserves the historic integrity of the buildings themselves, as well as the wider setting and Site context. The re-use of these redundant buildings is considered to weigh heavily in favour of this proposal, as their sensitive conversion will ensure their long term retention and preservation.

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land – again, whilst not being specifically relevant in respect of this proposal, as this Site does not fall within an urban environment, it is clear that this Application does envisage the re-use of redundant buildings. This sympathetic re-development proposal assists in both preserving the historic built environment, but also in providing an important source of local housing, thereby boosting the rural supply of new homes.

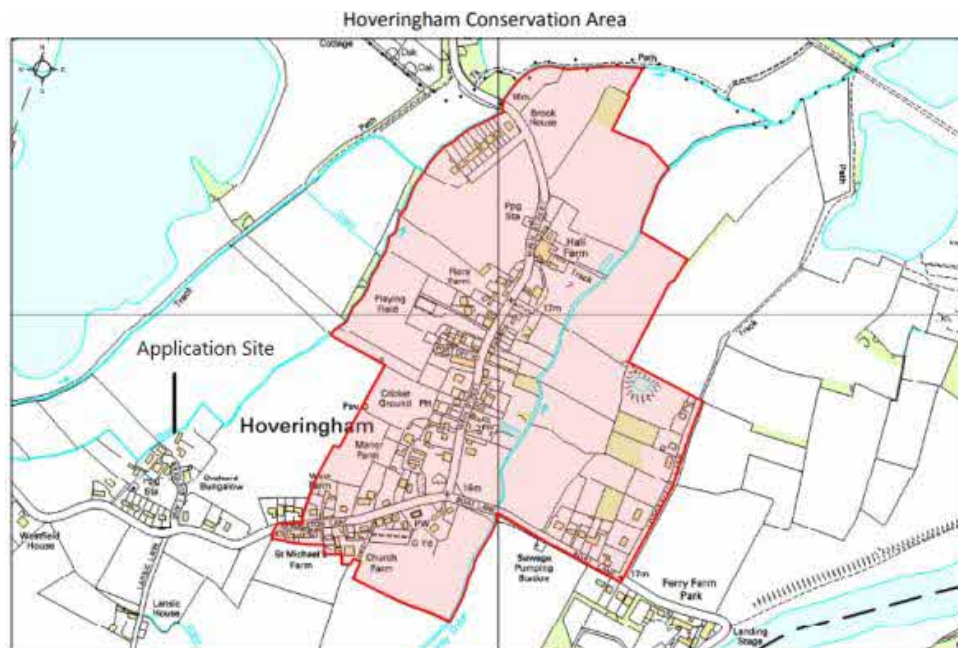
- 6.35 Based upon the foregoing, we conclude that the Application proposal does not conflict with any of the reasons for including land within the Green Belt and accords with Local Plan and NPPF requirements in respect of development in the Green Belt.

Heritage Impact Assessment

Built Heritage

- 6.36 As set out above, the Application Site does not lie within the Hoveringham Conservation Area, and nor does it accommodate any Listed Buildings or other designated or non-designated heritage assets.
- 6.37 Notwithstanding these points however, the Site does lie within close proximity of the Conservation Area boundary (as depicted on the plan below), and also comprises buildings which have historic interest, owing to their age, cultural association with the development of Hoveringham and architectural interest and character. As such, the history of the buildings proposed for re-use through this Application has been properly researched and assessed, such that this is fully

understood and recorded, and also, to ensure that the historic character of these buildings is protected and better revealed through this development.



- 6.38 The importance of considering the impact of new development on the significance of the historic built environment is expressed in Section 16 of the National Planning Policy Framework. Core Policy 14 also states that the Council will aim to secure the continued preservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, in line with their identified significance as required in national policy.
- 6.39 In considering the foregoing, it is clear from the 'Historic Research' document provided by Bidwells, that there is a significant history to the buildings which form the subject of this Application, with the original structures being erected in the late 1700s or early 1800s, with the first official record of these buildings being found in a surveyors document dating from 1818. The research undertaken by Bidwells unearths a significant amount of information relating to the organic changes made within the Site, and the use / occupation of these buildings as a range of small cottages.
- 6.40 The interest of the buildings derives from their historic association with the development of Hoveringham, and the societal history of this settlement since its first identification in the Domesday Book. Whilst there have clearly been many changes within the Site and across its wider setting, we believe that there is real benefit in the continued retention, protection and re-use of the only remaining element of original built fabric within this Site. The proposed reinstatement of

this building to a residential dwelling will ensure that the historic built fabric will be sensitively re-used, thereby allowing its future protection.

- 6.41 The proposal seeks to retain the historic fabric of the building itself, with very little change envisaged, aside from the introduction of timber window frames and glazing within the existing openings, along with a new roof. The design, proportions and materials proposed for the fenestration and re-construction elements will reflect the original detailing and is simple in form. The materials palette and architectural detailing will produce a high quality scheme which respects the original character and appearance of the structure.
- 6.42 Overall, the scheme has sought to allow the historic fabric and detailing of the building to be better appreciated, through a sensitive conversion scheme, which both internally and externally, seeks to preserve the structure of the building and its overarching character and appearance.
- 6.43 It is also important to stress the provisions of Paragraph 203 of the NPPF 2023, which stresses:
203. In determining applications, local planning authorities should take account of:
- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - (c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.44 With this in mind, it is clear that, in order to ensure the long term retention, protection, maintenance and management of this historic building, the subject of this Application, it is essential that a positive, suitable purpose is found for this structure. With this in mind, this Application has sought to ensure that the proposed conversion scheme protects and retains the fundamental historic structure and moreover, seeks to ensure that the important character and historic features of the buildings are preserved and re-used. In this respect, the proposal seeks to sensitively and sympathetically convert this building which, otherwise is at risk of being completely lost, unless an alternative use can be found for it in the short term.
- 6.45 The current proposal offers such an opportunity, to provide a sustainable, yet sensitive, viable re-use of the existing structure, whilst contributing to housing provision for the local area. The Application proposal will positively contribute to

the character and distinctiveness of the locality, whilst maintaining the important historic characteristics and features of the Site.

Cultural Heritage

- 6.46 In addition to the historic and architectural interest found within the retained built form within the Site, it is also noteworthy that the Applicant has a long historic familial connection with both the village of Hoveringham and this Site in particular.
- 6.47 The Applicant's family have lived in Hoveringham for many years, with her paternal grandmother, [REDACTED], being one of ten children who was born and lived in Holmeleigh on Main Street, when it was a thatched roofed tearoom. [REDACTED] features in many of the Victorian / Edwardian photo postcards of the village, with her brothers and sisters, dressed in Victorian attire. Many of the Applicant's great aunts and uncles lived in the village and she remembers visiting them as a child.
- 6.48 The Applicant's paternal grandfather, [REDACTED] the 1901 Census records that at the age of 5 he lived in one of the nine 'Buildings' located on what is now known as Bradley's Lane, with his father [REDACTED], his mother and three older siblings. The 1911 census records that at the age of 15, he was still living there with his parents, [REDACTED] [REDACTED]
- 6.49 In historical documentation, [REDACTED] appears at this point, (although not the owner), to be responsible for the Site in some way. Later in the 1930s, the grandfather's brother [REDACTED] purchased the land and built a new house, which stood on the site of the current Orchard House until it was demolished in the late 1980s.
- 6.50 In 1954, the Applicant's grandfather, who had been living at Main Street Farm in the village, bought the house and land from his brother and along with the Applicant's father [REDACTED] which closed in the late 1980s to make way for the Bradleys Orchard development. The Applicant's father had Orchard Bungalow built in the early sixties on a plot of land neighbouring the original Orchard House and that was where the Applicant herself was born.
- 6.51 As set out above, the Applicant has lived in Hoveringham, along Bradley's Lane, throughout her lifetime and she remembers a time when there were three public houses, a post office, butchers shop, garage and lots of working farms, all sadly now gone. She [REDACTED] has always been very

involved in the life of the village, attending Sunday School, [REDACTED]
[REDACTED]
[REDACTED] picked potatoes and strawberries for the local farmers.

6.52 Later, [REDACTED] a dancing school from the village hall, where lots of children and adults came from nearby villages. The Applicant was heavily involved in arranging annual dancing shows and raising money for various charities. She also, along with village friends, held many children's discos. Being a keen gardener, she was also part of the Annual Village Show committee for a number of years [REDACTED]
[REDACTED] entered many exhibits. She has also helped out at the annual Tractor Rally on numerous occasions, running stalls and helping in the tea tent.

6.53

[REDACTED]

6.54 The foregoing information demonstrates the close connection that the Applicant has with this Site and with the wider village of Hoveringham; she has lived in the village for her entire life and continues to enjoy family and community connections, which form the 'backbone' of her support and day-to-day life. The proposed development, the subject of this Application will allow the Applicant to downsize into the two-bedroom cottage, thereby allowing her to remain within the village, whilst also 'freeing up' Orchard House for future occupation by a young or growing family.

Character, Appearance, Design and Landscape Setting

6.55 The NPPF as revised continues to state that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping. Core Policy 9 states that new development should achieve a high standard of sustainable design and layout that is of an appropriate form and scale to its context, complementing the existing built and landscape environments.

6.56 Policy DM5 of the DPD states that local distinctiveness should be reflected in the scale, form, mass, layout, design and materials in new development. In these respects, the proposal has considered the detailed requirements of these Policies to ensure that the proposed new development will reflect the rich local distinctiveness of this part of rural Nottinghamshire's landscape and character through scale, form, mass, layout, design, materials and detailing.

- 6.57 The Site is also located within the ‘Trent Washlands’ Landscape Character Area and the ‘Gunthorpe and Hoveringham Village Farmlands’ policy zone (ref: TW PZ 8) identified within the Newark & Sherwood Landscape Character Assessment Supplementary Planning Document (2013). This requires, amongst other things, development to promote measures for reinforcing the traditional character of farm buildings using vernacular styles.
- 6.58 In considering these Policy requirements, it is clear that the proposal envisages the re-use of the only remaining part of a range of existing historic cottages, and their reinstatement to residential use. The scheme seeks to retain the essential character of these buildings, within minimal changes proposed to their appearance or built fabric. The fundamental dimensions of the structure will remain unchanged, with the height, scale and footprint all utilising those provided by the existing building. Similarly, the existing openings, including the historic doorways and windows, will be integrated into the design, again to ensure that the original appearance and detailing of the building is recognisable within the proposed dwelling.
- 6.59 The design offers a modest approach, which will retain the essential character and appearance of the Site, and will utilise simple, clean lines in the form and detailing, alongside materials which match those used in the original structure, and which are found locally within this part of Nottinghamshire. The design will retain the existing structure and will introduce only minimal changes, most notably the inclusion of new timber window frames and glazing into the existing openings, along with a new roof, and the completion of external walls where damage has previously occurred.
- 6.60 The design approach taken is considered to provide a subtle and sensitive scheme, which will ensure that the proposed re-use of this redundant structure does not lead to any incongruous or detrimental additions, which could be harmful to the character or appearance of the area and wider landscape setting. The overarching approach has endeavoured to ensure that this historic cottage can be reinstated to a positive end use, whilst retaining its fundamental structure and appearance, thereby preserving and protecting the historic built fabric in the long term.

Impact upon Residential Amenity

- 6.61 Policy DM5 (Design) of the Allocations & Development Management DPD states that the layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy. The NPPF also seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

- 6.62 As previously stated, the Application Site comprises a large plot, which forms part of the wider curtilage to the host property. The Site is already characterised by existing built development, comprising the existing residential use at the host dwelling, and the existing historic cottages now proposed for reinstatement to a single new home.
- 6.63 The proposed dwelling, the subject of this Application will be retained in its existing position, in between existing residential properties and is therefore entirely in-keeping with the character of this environment. The siting, orientation and location of the proposed dwelling will ensure that adequate separation distances are maintained between the new property and existing, neighbouring dwellings, such that overlooking, overbearing or loss of privacy will not occur. The proposed development will not, therefore create any detrimental impacts upon the amenities of adjoining occupiers.

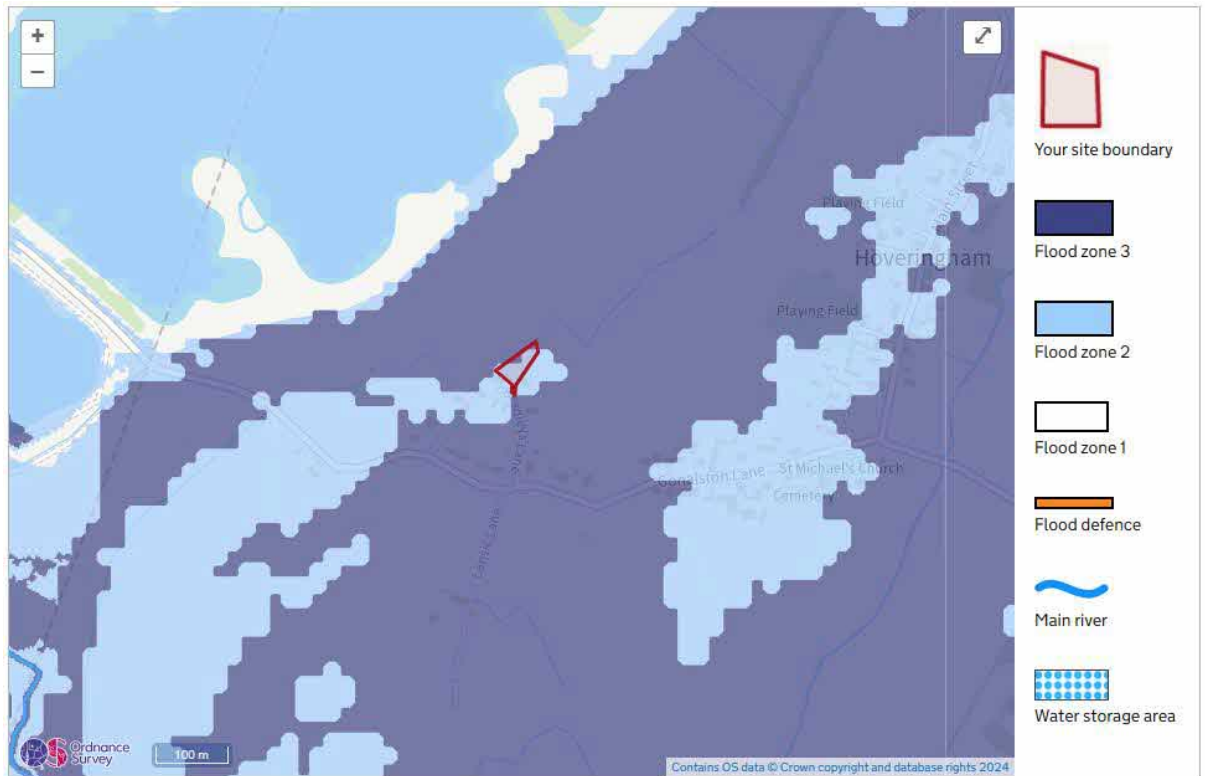
Access and Car Parking Provision

- 6.64 Policy DM5 is explicit in stating that provision should be made for safe and inclusive access to new development whilst Spatial Policy 7 encourages proposals which place an emphasis on non-car modes as a means of access to services and facilities. However, the NPPF recognises at Paragraph 109, 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.
- 6.65 In this case, the proposal envisages the creation of a new point of access from Bradleys Lane, in between numbers 4 and 5. The private access driveway, which will serve the proposed dwelling only, has been designed in accordance with the requirements of the Highway Authority. This access has excellent visibility onto Bradleys Lane and there will be no meaningful or significant intensification in the use of this road created through this proposal, owing to the scale of development proposed. 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.

Flood Risk

- 6.66 Core Policy 9 requires new development proposals to pro-actively manage surface water. Core Policy 10 of the Core Strategy and Policy DM5 of the Allocations and Development Management DPD along with the NPPF set out a sequential approach to flood risk (paragraphs 165 onwards).

6.67 In this case, the proposed development Site is located predominantly within Flood Zone 2, according to the Environment Agencies flood zone mapping, as set out below, with a very small portion at the north western-most side of the Site lying within Flood Zone 3.



6.68 Paragraph 165 of the Framework indicates that Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

6.69 In considering the foregoing, this Application proposal is accompanied by a Site Specific Flood Risk Assessment which concludes that the proposed development can be safely accommodated, and is at low risk from flooding. It also confirms that the development will not increase the risk of flooding elsewhere, and sets out a range of measures to ensure that this development will be safe for its lifetime. As such, it is considered that the NPPF and Local Plan requirements in respect of the management of flood risk have been adequately addressed.

6.70 In addition, and as set out above, it is considered that there are significant community benefits associated with this proposal, most notably relating to the conservation and positive re-use of the historic built environment, along with the

provision of a high quality, sensitive design, and the provision of a new home suitable to meet local housing needs.

- 6.71 Given the findings of the Site Specific Flood Risk Assessment, and the robust demonstration that this proposal can be delivered in a manner that renders it safe for its lifetime, whilst not increasing the risk of planning elsewhere, coupled with the fact that this proposal envisages the conversion / reinstatement of an existing building to a single dwelling, it is considered that this proposal accords with the sequential / exception test requirements of the NPPF.

7.0 CONCLUSION AND PLANNING BALANCE

- 7.1 The content of this Statement has demonstrated that the proposed development represents the development of one new dwelling, through the reinstatement of an existing historic cottage, within an area of washed over Green Belt, located on the south-western edge of the sustainable village of Hoveringham. The proposed scheme offers an opportunity to deliver a high quality and sensitively designed development, which has carefully considered its historic context and setting, which will deliver a high quality of architecture and sensitive design.
- 7.2 The Site is located within an established area of residential development located along Bradleys Lane, and therefore represents an 'infill' development within the built framework of the village of Hoveringham.
- 7.3 Given the nature of this proposal, which envisages a small scale infill development within the village of Hoveringham, it is our strong submission that this proposal accords with the provisions of Core Strategy Policy SP3, as well as Paragraph 154 of the NPPF, sub-points c, e and g, and is therefore acceptable in principle.
- 7.4 The Application proposal demonstrates how a sensitive design can be provided, which will reflect and respect this rural village. The design, materials, architectural detailing, scale, massing, siting and orientation of the proposed reinstatement of the original cottage have been carefully considered to ensure that the resultant dwelling respects and retains the original built fabric of this historic structure. Indeed, this development, which seeks to retain and protect this historic cottage, through its sensitive re-use, is considered to be wholly in accordance with the Local Plan and NPPF, with regard to the preservation of built heritage. The proposal would create an enhancement to the setting of the building and the wider site, to which material 'weight' should be attached.
- 7.5 The proposed development has also been carefully assessed in respect of its impact upon neighbouring residential amenities, highway safety and flood risk and

has been found to be acceptable in each regard. As such, it is considered that this proposal accords with the Newark and Sherwood District 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.

- 7.6 The proposal accords with all other local and national planning policies, as demonstrated herein and as such, should be approved without delay.