

Item No: a3

Application Ref.	22/01621/FUL
Application Type	Full Planning Permission
Site Address	Land Adjacent Manor Farm, Breck Lane, Mattersey.
Proposal	Erection of 24 Dwellings, Relocation of Manor Farmhouse, Construction of Agricultural Building, Garages, Onsite Roadways and Drives, Drainage and Attenuation Pond (24 Dwellings in Total - Phased Development)
Case Officer	Ellie Grant
Recommendation	Grant
Web Link:	Link to Planning Documents

The Application

Site Context

The application site is an open field on the east side of Breck Lane, to the south of Mattersey Thorpe. The topography is generally flat and it is defined with a boundary hedgerow along Breck Lane with some protected mature trees and a field access gate toward the south of the site. The site is within Mattersey Thorpe as defined in the Bassetlaw Local Development Framework; however, the site is within the Neighbourhood Plan boundary. The site is allocated within the Neighbourhood Plan for residential development for up to 25 dwellings.

Residential development for 17 dwellings has been undertaken to the north of the site (permission granted in 2019). As part of the development, a new vehicular access road 'Meadow View' was created with a foul sewage pumping station sited to the south of the road, on the north-west corner of this proposal site close to Breck Lane.

A watercourse runs through the centre of the site from the west of Breck Lane towards the east.

For the avoidance of doubt, clarity is given that the existing farmhouse to the north of the site 'Manor Farm' (has since been renamed renamed) and associated outbuildings are regarded as non-designated heritage assets. The former farmhouse has been advertised for open market sale. Relocation therefore refers to the inhabitants and associated agricultural operations; there will be no physical loss of an existing dwelling.

Proposal

The application proposes to develop 25 new dwellings in a mix of 2, 3 and 4 bedroom accommodation on an agricultural field to the east of Breck Lane.

The primary vehicular access into the site will be obtained from the abovementioned recent residential development on Meadow View, adjacent to the foul sewage pumping station, to provide a culdesac and private drive.

A secondary access will be provided to the south of the site to serve a new farmhouse and five dwellings. The farmhouse dwelling will be at the south-west end of the site and

One larger farmhouse dwelling is proposed at the south-west end of the site to be occupied by the applicant. This will be accompanied by an agricultural building for the purposes of domestic vehicle parking and storage of agricultural equipment.

As part of the development some land will be regraded to ensure the site can be adequately drained into an attenuation pond to the east of the site. The pond is accompanied by a landscaping strategy to deliver enhancements to biodiversity.

The farmhouse element of the development may come forwards separately to the wider development as a self-build dwelling, with the remainder of the development being a latter phase.

Development Plan and other Material Considerations

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70(2) of the Town & Country Planning Act 1990 provides that the local planning authority shall have regard to the provision of the development plan, as far as material to the application, and to any other material considerations.

Other material planning considerations include the National Planning Policy Framework and guidance within the National Planning Policy Guidance.

Environmental Impact Assessment Regulations 2011

The proposal does not fall into any of the categories of development contained in Schedule 1 or 2 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 defined as requiring EIA Screening.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's approach for the planning system and how these are expected to be applied.

Paragraph 8 explains that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform an economic, social and environmental role.

Paragraph 11 explains that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.

For decision-taking this means approving development proposals that accord with an up to date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission shall be granted unless:

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 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.

The following paragraphs of the framework are applicable to this development:

Section 2 – Achieving sustainable development

Section 4 – Decision making

Section 5 – delivering a sufficient supply of homes

Section 8 – promoting healthy and safe communities

Section 9 – promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

Bassetlaw District Council – Local Development Framework

Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011):

- CS1 - Settlement hierarchy
- CS9 – All other settlements
- DM4 - Design & character
- DM5 – Housing mix and density
- DM8 – The historic environment
- DM9 – Biodiversity and landscape character
- DM11 - Developer contributions and infrastructure provision
- DM12 - Flood risk, sewage and drainage
- DM13 - Sustainable transport

Bassetlaw Draft Local Plan 2020-2038 – Emerging Policy

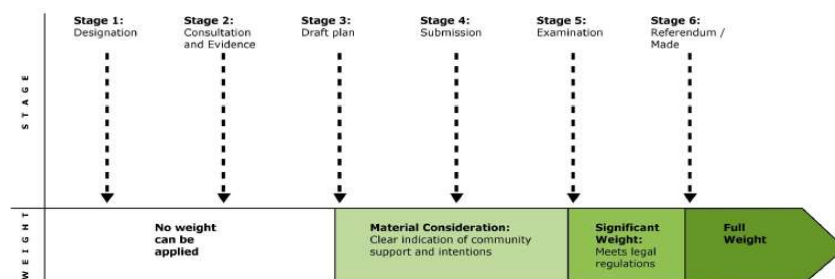
The Emerging Local Plan is awaiting the outcome of examination. As such, the policies in this plan are given limited weight in the decision making process at this point in time.

Neighbourhood Plan (including status and relevant policies)

The chart below shows the weight to be given to the Neighbourhood Plan set against the stage of the plan-making process. The Mattersey & Mattersey Thorpe Neighbourhood Plan was adopted at referendum in December 2019.

Though it is more than 2 years old, it contains site allocations for new development and so is considered to be up-to-date. It can therefore be accorded full weight. The relevant policies are:

- Policy 1 – Protecting the landscape character of Mattersey Parish
- Policy 2 – Design principles
- Policy 4 – Development affecting heritage assets
- Policy 5 – A mix of housing types
- Policy 13 – Land south of Breck Lane, Mattersey Thorpe



Other Relevant Guidance

- Successful Places SPD
- Bassetlaw Residential Parking Standards
- Nottinghamshire County Council Highway Design Guide
- National Model Design Code
- National Planning Policy Guidance
- Mattersey and Mattersey Thorpe Village Appraisal Aug 2017
- Mattersey Neighbourhood Plan Character Assessment

Relevant Planning History

Outline planning permission was granted on this site (with a slightly different red line boundary) under reference 20/00349/OUT. However, the associated reserved matters application was refused (reference 21/00661/RES) on the basis that the housing mix proposed was not reflective of housing need and because the levels change required on site would be inappropriate. The outline planning permission is extant and expires 4 September 2023; however as the red line boundary has changed to incorporate an attenuation pond, this application cannot be submitted in association with 20/00349/OUT.

The completed development to the north on Meadow View which is referenced within this committee report was granted planning permission under references 16/00505/OUT and 18/01411/RES.

Summary of Consultation Responses

Strategic Housing

No objections; There is a need for 2 and 3 bedroom dwellings. There would be a requirement for 35% of all units on site to be affordable, at least 10% of this should be available for affordable market homes. There is a requirement for 25% of all affordable housing to be allocated to First Homes.

Parks and Open Spaces

No objections; a contribution of **£17,808.00** towards the provision of improvements on the play area at Winston Green, Mattersey Thorpe should be secured.

Lead Local Flood Authority

No objections subject to condition.

Anglian Water

No comment; the development falls out of our statutory sewage boundary.

Isle of Axholme Water Management Board

No objections; there is an open water course which runs through the site. Agreement must be sought directly from the water board before any development to ensure adequate drainage.

Mattersey Parish Council

No objections; although some concern raised regarding an increase in traffic volume.

Police Designing Out Crime Officer

No formal objection but raised concerns that there is a high prevalence of burglary in this location and a lack of natural surveillance where the site meets open agricultural land. Suggested amendments to reduce the pedestrian permeability through the site as it would limit options for escape if criminals were to target the site. Also recommended amendments to enhance security in use of CCTV, street lighting and taller boundary treatments. Suggests that properties should be built to the 'Secured By Design' standard and details of ongoing management and maintenance of open spaces should be submitted.

Nottinghamshire County Council Highways Authority

No objections; subject to conditions for highway improvement works on Breck Lane.

Lincolnshire County Council Archaeology

No objections; identified several features of probable post-medieval date relating to field boundaries, however these are considered of low historical significance. No further works are required.

BDC Conservation

Objects: No concerns in respect of the general layout of the proposed residential development or the appearance of plots 1-11 and 13-25. However, raises concern in relation to the appearance of the farmhouse (plot 12) due to unsympathetic design and using a mix of architectural styles. Specific concerns are maintained in relation to the following elements:

- The prominently placed glazed gable along the front of the property;
- The vertical black cedar composite boarding;
- The modern suburban front door;
- The siting of the single storey range which projects from the front façade of the farmhouse;
- The modern front porch;
- The small scale of the buildings gable chimney stack

Nottinghamshire County Council Education

No objections; there is currently a surplus of primary and secondary education places in the area and so no contributions are required.

Nottinghamshire County Council Transport

No objections; requests **£15,700** for bus stop infrastructure. The Officer queried the need to provide free introductory bus passes and it was deemed appropriate to not require this by planning condition.

Nottinghamshire County Council Minerals and Waste

No objections; the developer should have regard to county mineral and waste plans. Noted that the site is within a minerals safeguarding area; materials excavated should be re-used in the development where practicable.

BDC Tree Officer

Further information required; raised concerns because the submitted tree survey does not show the locations and root protection areas in context of the proposed block plan and particularly, their relationship with proposed buildings and proposed passing bays on Breck Lane.

Nottinghamshire Wildlife Trust

No objections; the submitted surveys are completed to a high standard and the BNG trading rules have been satisfied. The development should be carried out in accordance with the recommendations made in the submitted ecological assessment.

Environmental Health

No objections; requested conditions in the interest of health and safety (contamination) and disturbance.

Summary of Publicity

This application was advertised by neighbour letter, site notice and press notice. 3 letters of objection have been received in regard of the following matters:

- Proposal is felt to not accord with neighbourhood plan allocation in terms of design and size
- Mattersey Thorpe is a small hamlet without the facilities and infrastructure to accommodate further large development
- Land levels to be raised which will be of detriment to the rural character of the village
- The increase of traffic will have a detrimental impact to highway safety as Breck Lane is only a narrow country lane
- No footways on section of Breck Lane so will increase conflict between pedestrians and cars and pose a safety risk
- Raising land levels could contribute to increased flooding
- Road diversions associated with construction in the area has necessitated closure of Breck Lane previously and is problematic for existing residents as there are limited alternative routes in/out of the village

A fourth objection from a member of the public at 2 Meadow View was received but was withdrawn and so is not considered as part of this report.

Objection has also been received from Councillor Depledge:

'Mattersey and Mattersey Thorpe are the quintessential small and charming English villages steeped in history and surrounded by conservation land. Therefore the Local Plan was given thorough thought and detail by residents in order to maintain the villages character and ethos, encompassing hundreds of years. Part of the heritage is to keep a status quo in certain situations including ground levels, characters of property and the roads which all have impact on the environment and residents themselves. This proposal does not meet any of the desired principles enshrined within the Local Plan and other Regulations thus it must not be permitted at all costs.'

Consideration of Planning Issues

Principle of the Development

Paragraph 12 of the NPPF is clear that the starting point when assessing the principle of development is the development plan. The Bassetlaw Development Plan comprises the Bassetlaw Core Strategy 2011 and the Mattersey and Mattersey Thorpe Neighbourhood Plan which was adopted in 2019.

The site is located outside of any development boundary as defined by the adopted core strategy 2011. Policy CS1 of the Bassetlaw Local Development Framework states that development will be restricted to areas within defined Development Boundaries. As this site does not sit within a development boundary, it is therefore considered to be development in the countryside. For the purposes of the Core Strategy policy DM3 should therefore be engaged.

Policy DM3 discusses general development in the countryside and sets out the context in which development in the countryside is considered to be acceptable. Development may be acceptable if for the conversion or replacement of buildings, development on brownfield land (in certain circumstances), or for agricultural/forestry buildings. It is understood that this land is previously undeveloped and does not meet the criteria outlined above.

The proposal is therefore inconsistent with the above core strategy policies. However it has been acknowledged through case law that if the Core Strategy policies are out of date when assessed against the guidance contained within the NPPF, the weight given to them when assessing the principle of development is reduced.

Notwithstanding the above context for development; there is a made neighbourhood plan for Mattersey and Mattersey Thorpe in which the site is included in the Neighbourhood Plan area. The Neighbourhood Plan is considered to be up to date in line with the guidance contained within paragraph 11 of the NPPF and accordingly the policies contained within it are given full weight. The Neighbourhood Plan is therefore the development plan for this area. The Neighbourhood Plan contains site allocations and most notably policy 13 allocates the application site for residential development of up to 25 dwellings. The development is therefore consistent with the Neighbourhood Plan in principle.

It is noted that the Emerging Bassetlaw Local Plan is awaiting the outcome of examination and so its policies cannot be given any significant weight. However, it is noted that within the emerging plan the settlement of Mattersey is regarded as a small rural settlement with a limited capacity for additional development. It is reiterated that this is not afforded any weight at this time; once the outcomes of the examination are known the policy weighting of this plan may change.

A further material consideration in respect of principle of this application is that Bassetlaw District Council has identified a 13.5 year land supply for housing.

Based on the above analysis the Neighbourhood Plan allocation establishes a principle of residential development on this site and this is the development plan for the area, therefore the principle of the development is consistent with the development plan subject to the below material considerations.

The following material considerations have been identified.

Sustainability of the Development

Paragraph 8 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:

“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

In reaching a decision on this case, the NPPF at paragraph 9 makes it clear that the objectives referred to above should play an active role in guiding development towards sustainable solutions and are not criteria against which every planning application should be judged against.

The settlement of Mattersey is located within the open countryside and so has a limited amount of services. However, there is an established smaller residential settlement in this location and some local services.

In terms of the economic objective this development will assist the local economy by providing jobs through the construction and operational phases and will assist in the local economy by providing increased spending in the village and nearest town via new residents.

In terms of the social objective the overall development will provide a strong and healthy community by providing a range of different house types including the provision of a small number of bungalows which may be of benefit to elderly and specialist housing needs. A proportion of the development will also be required to provide affordable housing and first homes.

In terms of the environmental objective the development makes the efficient use of land adjacent to existing development. It is accepted that the site is currently a greenfield site and as such any loss to biodiversity or landscape must be mitigated against. This is discussed in more detail further in the report.

It is considered that the proposal is consistent with paragraph 8 of the NPPF.

Loss of Agricultural Land

Paragraph 174b of the NPPF states that planning decisions should recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and

ecosystem services – including the economic and other benefits of the best and most versatile agricultural land.

The site is a 1.79 hectare open field located within the countryside.

The NPPF notes that where development of agricultural land is necessary, areas of poorer quality of land should be preferred to those of higher quality. It regards land in Grade 1 and 2 classifications as the Best and Most Versatile ('BMV') agricultural land.

Case law has established that some limited loss of BMV land may be acceptable if there is a sufficient supply of agricultural land retained and if any loss of such land would deliver significant benefits which would outweigh the loss.

The field in question is Grade 3 agricultural land. It has been stated that the applicant retains 32 acres of agricultural land as part of their holding. Their trade has formerly been for egg farming but this has since declined and the trade will be diversified to cropping for hay. Land will be used for grazing for two flocks of sheep, with future plans for lambing.

Furthermore the site has been allocated in the made Neighbourhood Plan which has established the principle of residential development.

Whilst the loss of agricultural land is generally resisted, the site is not BMV land and there will be a good supply of agricultural land retained.

Housing Mix

Policy DM5 of the Core Strategy states that proposals will be expected to deliver housing of a size, type and tenure appropriate to the site and locality. Whilst the draft Bassetlaw plan only holds limited weight, Policy ST30 gives an up to date insight into the future housing approach in the District, stating that new developments should have an appropriate mix which should include a mix and type of market housing, affordable housing and specialist housing for older people and disabled persons informed by the Council's most up-to-date evidence of housing need, as identified in emerging Policies ST29 and ST31.

The Bassetlaw Strategic Housing Market Assessment (SHMA) identifies that a high level of affordable housing is needed within the District.

Policy 13 of the Neighbourhood Plan indicates that this site should deliver a mix of house types in accordance with the latest needs assessment. Policy 5 of the Neighbourhood Plan states that housing schemes are required to deliver a housing mix that reflects the demonstrable need for smaller (2 - 3 bed) market dwellings in the most recent Housing Needs Assessment.

The proposal initially raised concerns with the Local Planning Authority in that it was slightly weighted towards larger 4 bedroom dwellings. Amendments were therefore sought and the scheme now proposes the following housing mix:

- 3 x 3-bed detached dormer bungalows (plots 9, 10 and 11)
- 3 x 2-bed semi-detached bungalows (plots 13, 16 and 17)
- 6 x 3-bed semi-detached houses (plots 14, 15, 22, 23, 24 and 25)

- 2 x 3-bed detached houses (plots 4 and 5)
- 10 x 4-bed detached houses (plots 1-3, 6-8, 18-21).
- 1 x 4-bed detached farmhouse (plot 12)

It is noted that the Council's Strategic Housing department concurs with the neighbourhood plan in evidencing that there is a need for 2 and 3 bedroom units within this location.

The revised housing mix now demonstrates that 56% of the development will be weighted towards 2 and 3 bedroom properties with 44% delivering 4 bedroom properties. There is a mix of detached, semi-detached and bungalow properties to cater for a range of needs.

The design and access statement indicates that approximately 35% of units will be delivered as affordable housing. These are proposed to be allocated as plots 13-17, 22-25 (totalling 9 affordable dwellings).

The revised housing mix and provision of affordable housing satisfies Core Strategy policy DM5 and policies 5 and 13 of the Neighbourhood Plan.

Heritage Matters

Any planning application for development which will affect a listed building or its setting must be assessed in accordance with the requirements of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires a local planning authority to have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.

A similar duty exists where the proposed development will be within a conservation area where section 72 of the same Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 194 of the NPPF states that when determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 195 of the NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 197 of the NPPF states that 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.

Paragraph 199 of the NPPF states that considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The NPPF identifies two levels of harm: substantial harm (paragraphs 200 & 201) and less than substantial harm (para 202). The courts have made it clear that there is no spectrum of degree of harm within the less than substantial harm category but, the more important a heritage asset is, the greater the weight to be attached to its preservation or the preservation of its setting, irrespective of whether the harm caused is substantial or less than substantial.

Para 203 of the NPPF advises that Councils should consider the impact of a proposal on the significance of a non-designated heritage asset when making a decision. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy DM8 of the Council's Core Strategy states that there will be presumption against development that will be detrimental to the significance of a heritage asset, proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported and the setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of a heritage asset will not be supported.

Policy 4 of the Neighbourhood Plan states that the effect of a proposal on the significance of non-designated heritage assets, including their setting, will be taken into consideration when determining planning applications. Applications that are considered to be harmful to the significance of a non-designated heritage asset, especially full demolition, will require a clear and convincing justification. Proposals should minimise the conflict between the heritage asset's conservation and any aspect of the proposal.

The proposed development is to the south-west of the non-designated heritage asset which until late has been regarded as Manor Farm farmstead. As mentioned previously, the existing farmhouse is advertised for sale and the associated barns have previously undergone conversion into residential use.

The Conservation Officer has objected to the proposal in respect of the design of the new farmhouse referred to as plot 12. The objection is primarily made on the basis that there are contrasting architectural elements; some of which are regarded as modern and suburban on an otherwise traditional pastiche dwelling. The Conservation Officer regards that the resulting appearance and character is not visually congruous with the remainder of the development or the setting of the existing Manor Farm farmstead (non-designated heritage asset). This is stated to be compounded by the larger scale of the farmhouse in relation to the wider development.

In consideration of the extent of harm to the heritage asset in accordance with paragraph 203 of the NPPF, the harm considered is deemed to be low. Whilst the Conservation Officer has concerns in respect of the farmhouse, this dwelling is at the southern-most point of the development which is furthest from the heritage asset. Given the surrounding context of new development at Meadow View, the impact to the existing heritage asset farmhouse is not considered to be significant.

The design of the farmhouse shall be discussed in context of the wider development in the following section. The comments raised by the Conservation Officer are considered and it is acknowledged that the farmhouse will be approximately 9.2 metres tall to ridge height in a location with generally flat topography. The result will be a farmhouse which will be prominent along Breck Lane and from landscape vantage points.

The applicant has been willing to accommodate some amendments to the farmhouse and has made changes to the design of the doors and incorporated appropriate lintels; however more substantive changes have not been undertaken and so the objection has been sustained.

The above matters will be factored into the planning balance.

Archaeology

Paragraph 205 of the NPPF is also applicable where archaeology has been identified as a potential issue on site. This paragraph requires that applicants record to provide documentary evidence to advance the understanding of the significance of the heritage asset. Policy DM8 of the Bassetlaw Core Strategy states that there will be a presumption against development that detrimentally affects the significance of a heritage asset.

As part of the previously granted outline planning permission 20/00349/OUT, archaeological investigation was undertaken at the site which revealed historic field boundaries, however these were regarded to be of low archaeological interest.

The County Archaeologist was consulted as part of this application and they are satisfied that no further archaeological investigation or remediation is required in light of the previous assessment.

Design, Layout & Visual Amenity

Section 12 of the NPPF refers to achieving well designed places. Specifically, paragraph 126 states that good design is a key aspect of sustainable development; it creates better places in which to live and work in and helps make development acceptable to local communities. Paragraph 130 states that decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is "proper to seek to promote or reinforce local distinctiveness" (para 130) and permission should be "refused for development of poor design that fails to take the opportunities

available for improving the character and quality of an area and the way it functions” (para 134).

Policy DM4 of the Bassetlaw Core Strategy provides general design principles which should be applied to all schemes.

The policy states that all development proposals will need to be in keeping with the character and appearance of the wider area and when they are in historic locations, they should respect existing development patterns. All schemes must respect their context and not create a pastiche development which would be incorrect in their context.

The District Council’s ‘Successful Places’ Supplementary Planning Document also provides guidance on improving the quality of design and attractiveness of residential development.

Policy 2 of the Neighbourhood Plan states that proposals for residential development should demonstrate a high design quality that enhances the distinctiveness and quality of Mattersey and Mattersey Thorpe and contributes to their rural character. Developments shall be completed in local materials; use low walls and hedgerows for boundary treatments; be of a scale and mass which provides views to the wider landscape; have a layout which integrates with the existing settlement pattern; have regular plots with consistent building lines; should landscape to provide a green soft edge where it meets the countryside.

Policy 2 goes on to specify that development in Mattersey Thorpe should offer an active edge to the street with windows (and doors where appropriate) overlooking the frontage; should ensure that the spaces at front and back are private; and should use regular plots with front gardens and on plot parking.

Policy 13 of the Neighbourhood Plan instructs that the design of this site shall incorporate a layout which reflects the rural and historic character of Mattersey Thorpe; and shall make use of traditional red brick and red clay pantiles.

Objections have been lodged from members of the public and Councillor Depledge in respect of design. Their comments raise concern that the proposal does not accord with the neighbourhood plan in terms of design and size. A full analysis will be made of the design of the proposed scheme, however it should be highlighted that the proposed quantity of dwellings is 25 which accords with criterion (A) of Policy 13 in the Neighbourhood Plan. It is also reiterated that these comments were made prior to amendments to the scheme and the proposal now reflects a greater mix of smaller dwellings.

Notwithstanding the above, an assessment of the visual impact of the scheme is as follows.

Layout

The site layout proposes the construction of 25 new dwellings on an agricultural field. This will make use of the existing access point adjacent to the pumping station at the north of the site in addition to a secondary access point to the southern end of the site. The internal layout splits the site in two with the northern side offering a linear cul de sac arrangement with 19 properties facing into the development. The southern access point will serve the proposed farmhouse and associated agricultural building and 5 other dwellings. Vehicles will not be able to manoeuvre through the split but pedestrian access is available to enable

connectivity throughout and connect dwellings to the main settlement area of Mattersey Thorpe to the north.

There is an open watercourse which runs from west to east, under Breck Lane and into the site in question.

It is proposed to culvert the dyke as part of the application with an easement at either side. This will provide a modest section of green space relatively centrally within the site which will connect to an attenuation pond located remotely to the east of the site.

It is noted that the layout does not offer an active frontage onto Breck Lane at the north side of the development as properties will face onto the cul de sac which runs centrally through the site. The properties rear elevations and gardens will consequently overlook Breck Lane. It was considered whether it would be beneficial to alter this but it is not considered to significantly detriment the character or quality of the development. The south of the site will have properties which overlook Breck Lane, facing north-west. This element will assimilate the development with the established pattern of development which exists to the north. As such, the cul de sac arrangement does not afford significant harm.

The gross density is approximately 14 dwellings per hectare which is considered to be low density. This is generally reflective of the surrounding density and rural character of Mattersey Thorpe.

Levels Change

A crucial part of the design of the scheme includes regrading of land to allow adequate drainage of the site into the proposed attenuation pond. This will also be discussed in respect of drainage, but the visual impact will be noticeable within the site.

Public objection has been received in relation to the proposed levels change, with concern that the change will erode the rural character of the village. This has been echoed in concerns raised by Councillor Depledge. This must be given due consideration.

Properties at the rear (south-east) of the site will undergo the most significant level change, raising by approximately 0.7 metres at plot 8. This has previously been reason for refusal in reference to 21/00611/RES, however it is noted that the proposed finished levels were up to approximately 1.6 metres higher and the dwellings were proposed to be both physically larger and taller in the previous application. Whilst it is acknowledged that some regrading will have to be accepted to make the site functional, the lesser change to topography when compared with the previous application is a welcome part of this scheme.

The impact of this visual change has attempted to be mitigated by setting the smaller dormer bungalows (plots 9-11) in the location where levels will increase the most. This will lessen the visual impact of the works required and sections have been submitted to satisfy the Authority that the resulting height of these properties will be reasonable and compatible with the remainder of the site and wider settlement.

It should be noted that the new farmhouse (plot 12) will not require any change to ground levels as adequate drainage can be achieved for this plot. As the adjacent plots will be on

higher ground, the visual impact of the taller ridge level at the farmhouse will be alleviated somewhat.

The Local Planning Authority is satisfied that good design has mitigated any significant harm posed by the land levels change.

Landscape Character Impacts

The Bassetlaw Local Development Framework contains policy DM4, which states that development should respect its wider surroundings in relation to landscape character. Similar advice is contained in paragraph 130 of the NPPF which states that development should be sympathetic to local character and the surrounding built environment. In addition, policy DM9 of the LDF states that that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting and expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated.

Policy 13(d) of the Neighbourhood Plan allocation requires inclusion of a landscape scheme that includes new landscaping around the periphery of the site using native species and retains the mature trees, mature hedgerow and stream, where possible. The reasons for the loss of any of the mature trees and hedgerow will have to be fully justified and subject to replanting with native species.

The site is located within the Idle Lowlands Landscape Character Zone and is covered by Landscape policy zone 5 (and is surrounded by policy zone 7 to the immediate north and south). Policy zone 5 largely characterises the landscape area as low lying arable farmland. The policy approach is to reinforce the rural character of the Policy Zone by concentrating new development around existing settlement; to enhance planting; and to reinforce the local brick vernacular. New development should take account of the distinctive ecological elements within the Policy Zone.

It is acknowledged that the topography on this site and surrounding area is particularly flat and so any development on this site will be highly visible from landscape vantage points. This will be somewhat intensified as the development site will have to be re-graded to assist with drainage. However, as discussed previously the levels changes are considered to be acceptable when compared with the previous application (21/00611/RES).

Notwithstanding the above point, the landscape impact of this development will be very similar to that previously approved to the immediate north at Meadow View (references 16/00505/OUT and 18/01411/RES). The scheme referenced has been completed and occupies land which was previously agricultural and is open in character with sparse landscape features. The introduction of dwellings therefore alters where the village terminates and this will span further south as part of the proposed scheme. The built form will encroach on the landscape in a similar manner and will be particularly visible from the southern point of Breck Lane and southeast on Ranskill Road. The impact of this will be mitigated somewhat by the traditional vernacular and materials palette throughout the development and by provision of a good scheme of soft landscaping.

Boundary treatments between plots are not yet known; however the perimeter boundary of the site will be demarked by a post and rail fence with a double planted hedgerow of native species. This is deemed to accord with paragraph (D) of the Neighbourhood Plan allocation and will ease the transition of the development into the open countryside setting.

Design

The scheme proposes a mix of house types. The dwellings at the northern end of the site are of simple design with a rectangular plan form and modest features of subdivided casement windows. The dwellings are proposed to be finished in red brick with pantile roofing, with a small number of plots which will use grey slate roofing. Dwellings will vary in terms of height and detailing; many dwellings will have porches and these will vary from brick lean-tos to timber canopy style porches. Dwellings will have brick or stone detailing to lintels. These features all add variety throughout the development and contribute to the rural character of the development and wider setting. These dwellings will be a high quality finish.

The southern end of the development site adds more variety into the development and makes greater reference to the rural character of the development. There are 5 dwellings which sit closest to Breck Lane which are made up of a detached bungalow and an adjacent arrangement of 4 dwellings which are all adjoined. The 4 dwellings appear as a mock barn conversion which would relate to the new build farmhouse which sits further back.

All of the dwellings will have reasonably sized rear gardens and have front gardens or soft landscaped areas to the front. All properties will have ample off-road parking or at least 2 allocated parking spaces. The site plan indicates that a good standard of hard or soft landscaping will be incorporated and full details of these matters will be secured by way of planning condition.

The farmhouse is undoubtedly the most prominent dwelling within this development due to its height at over 9 metres tall and large footprint. The design of the farmhouse has been subject to scrutiny during the course of the application as the Conservation Officer had raised concerns that the design encompasses a range of materials and detailing which detracts from the wider development. Most notably, the glazed gable frontage, use of black painted timber cladding and the height and large footprint of the dwelling are dissimilar from any other dwelling proposed on site.

The Planning Officer has taken the concerns raised by the Conservation Officer and challenged whether the height of the dwelling could be reduced to alleviate the prominence of this dwelling. However, it is acknowledged that other dwellings in this development are relatively tall with comparable dwellings (on plots 2, 3, 6-8) at 8.7 metres to ridge height. In consideration of this and the adjacent level changes, the contrast posed by the farmhouse is lessened as it would not appear particularly out of keeping with the rest of the site. It cannot be disputed that the farmhouse will have a notably large footprint, however much of the volume of the dwelling has been reduced through use of longer single storey buildings which are not uncommon in agricultural settings. This reduces the mass of the dwelling and many of the single storey aspects will not be highly visible due to screening from other dwellings within the development. The Conservation Officer's concerns that this dwelling would detract from the non-designated heritage asset (the original Manor Farmhouse) to the north has been considered. However, on balance, the harm to heritage is not considered to be

significant because the surrounding character has already been eroded somewhat by the recently completed residential development on Meadow View. The Meadow View development is a higher density and is considered more suburban in character than the current proposal. In consideration of the surrounding built context and the distance of the new farmhouse from the heritage asset, the planning officer would consider that the impact to heritage would not be significantly harmful to outweigh the principle of development.

In addition to the above residential elements, the applicant proposes to include an agricultural building to the southern end of the site which will be approximately 20 x 10 metres and 5 metres to ridge height. It will have a functional appearance and be completed materials to match the farmhouse. This building is proposed for the storage of agricultural equipment associated with the applicant's ongoing enterprise as well as offering additional parking for the occupants of the farmhouse. Agricultural buildings are not often assimilated into residential developments however the building is considered a reasonable scale and in this instance it is considered to aid in establishing an agricultural character associated with the farmhouse.

Overall, the impact of the proposed scheme in terms of visual amenity is deemed to be positive. The design and layout of the site is considered to preserve the rural character of Mattersey Thorpe and offer a good quality of residential development for future occupants. The choice of materials and detailing is considered to accord with the requirements contained within Policy 13 of the Neighbourhood Plan. As a matter of planning judgement, it is considered that the proposal conforms with the Neighbourhood Plan allocation and so objections raised in respect of design are not substantiated as material planning harm that would warrant refusal of permission.

Residential Amenity

Policy DM4 of the Core Strategy requires that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. This requirement also forms part of paragraph 130 of the NPPF.

3.11.11 of the Councils adopted Successful Places SPD states Proposals should not cause a loss of daylight, over-shadowing or create overbearing relationships between buildings where this would be detrimental to residential amenity and goes on to describe how the impact of an extension on the daylight enjoyed by neighbouring occupiers can be assessed using the 45 degree rule.

Paragraph 185 of the NPPF seeks to ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. This includes and assessment of noise and light impact.

The site occupies an edge of settlement position and will border agricultural land to the south and east, with the highway (Breck Lane) and further agricultural land to the west. The built up part of the settlement lies to the north. The closest properties to the development are a Bungalow to the north of the foul water pumping station and properties on Meadow View. Namely, 2 Meadow View has a side elevation which will be in proximity to the boundary of

plot 1. However, this is not considered to pose any harm in terms of loss of privacy, overshadowing or overbearing impacts. Plot 1, and other properties within the new development, will sit further west of the dwellings on Meadow View and will have a reasonable separation between them.

No. 14 and 16 Meadow View are sited to the rear of 2-6 Meadow View and are orientated with the rear elevations and gardens facing south-west. These properties will have a view of the new dwellings, however loss of view is not a material planning consideration. These properties will be situated at 90 degrees to the new dwellings and as such it is unlikely that there will be significant overlooking between elevations of these properties. There may be the potential of some overlooking between the gardens of these properties and the new builds when viewed from the first floor windows, however this is not uncommon in residential layouts. The gardens will be adequately screened from one another by the existing boundary fences on Meadow View and the proposed hedgerows which will be planted for the new build dwellings.

The proposed dwellings generally offer a good standard of amenity. There are no adverse impacts of overlooking or overshadowing within the development, likely due to the low density of the proposed scheme.

All new dwellings have rear gardens and front gardens or modest landscaped areas to the front. It is noted that some of the plots have smaller gardens (plots 4-5, 23-25) however these will all exceed the minimum size requirements outlined in the Successful Places SPD.

It is therefore concluded that there is an acceptable standard of amenity for existing and proposed users.

Safety by Design

Whilst no formal objections have been raised by The Police's Design Officer; suggestions have been made in review of the security of the proposed development and its vulnerability to crime.

Their main concerns were that the site meets open agricultural land with a lack of natural surveillance which offers an easy means of escape in the event of burglary. There are also concerns that the footpath running through the site would again offer easy means of escape.

Whilst their concerns are taken on board, the consideration given to them has to be balanced against other demands of residential developments. The footpath which runs centrally through the development is considered desirable for placemaking as it enhances permeability and connectivity through the site. It would also improve pedestrian safety to retain this footpath as the alternative would be travelling along Brecks Lane in which conflict with cars may be more likely.

Whilst the boundary facing onto open countryside could ease access into the new development, a post and rail fence is proposed on the perimeter of the development with double planted hedgerows. This may offer access initially but once the hedgerow matures it would be quite difficult to gain access through it. Consideration must also be given to the need for a soft transition into the open countryside landscape, as per the neighbourhood plan

allocation. Comparatively, a tall wall or fence as boundary treatment would be visually imposing and erode the rural character of this development within Mattersey Village.

For the reasons outlined above, amendments have not been sought in light of their comments. However, simple enhancements including appropriate lighting and encouragement for consideration of the secured by design standard could enhance the security of this development.

Highways Matters

Highway Safety

Paragraph 110 of the NPPF states that schemes can be supported where they provide safe and suitable access for all. This requirement is also contained in policy DM4 of the Council's Core Strategy. Paragraph 111 of the NPPF makes it clear 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.

Paragraph 92 of the NPPF states that all development should aim to achieve healthy, inclusive and safe places which encourage social interaction, are safe and accessible and enable and support healthy lifestyles. Paragraph 110 of the NPPF requires schemes to provide safe and suitable access for all users as well as looking at appropriate opportunities to promote sustainable transport modes.

Policy DM13 of the Bassetlaw Core Strategy seeks to enable developments which provide sustainable modes of transport.

Policy 13 of the Neighbourhood Plan relates to the site allocation at Breck Lane. The policy requires inclusion of a highways scheme that provides adequate road width to accommodate increased vehicle movements on this country lane.

The site proposes to connect to the highway network from Breck Lane. Breck Lane is a 50mph speed limit road which reduces to 30mph towards the north as it enters Mattersey Thorpe. Breck Lane is a single carriageway road when exiting to the south. Public objections have been raised, suggesting that further intensification of Breck Lane would pose a highway safety risk due to the increased volume of traffic on a single carriage width road. Further comments have raised concern that the development will necessitate the closure of Breck Lane which would be problematic for existing residents during development. It is inferred that this was a source of inconvenience whilst the residential development on Meadow View was carried out.

The Highway Authority has been consulted as part of the application and the applicant has provided amendments to the proposal to address any concerns. The Highway Authority has commented that it has no objections to the use of Breck Lane or concerns relating to traffic generated for this scale of additional residential development, subject to improvements to passing places on Breck Lane. This will require construction of two passing bays and improvement to the existing passing bay on this carriageway. A plan has been submitted to

the Authority to indicate the location of these bays which are of satisfaction and will be secured by planning condition.

The Highway Authority has not requested any further improvements to Breck Lane; though it is noted that the lane has already been subject to improvement works to the north in association with the residential development on Meadow View.

It is not known whether road closure would be necessary during the construction phase, however this would be dealt with by way of a section 278 agreement with the Highway Authority, who is the primary authority responsible for the safe operation of the network. Any works carried out will therefore prioritise safe vehicular and pedestrian movements. Whilst the Local Planning Authority does sympathise with the inconvenience this may pose, any closures would be temporary in nature during the construction phase and would therefore be a sufficient reason for refusal.

It is therefore concluded that the impact to the existing highway network will not be severe and accordingly would not warrant refusal of permission.

Access into the Development

The development proposes two points of access serving two separate cul-de-sac arrangements. The northernmost access point has already been established to serve the foul water pumping station. This will serve plots 1-11 and plots 18-25 via a cul de sac which extends to a private drive. The secondary access is situated at the south of the development. This will utilise an existing field access gate which will serve plot 12 (the farmhouse and associated agricultural building) and plots 13-17. These access points ensure adequate visibility for vehicles entering and exiting onto Breck Lane.

Parking

Plots 1-11 and 18-25 provide off-road parking in the form of long single-width driveways which will allow ample car parking in a linear fashion. These plots will have parking for at least 2 off-road parking spaces per dwelling. The driveways will be block paved and, for the majority of dwellings, will lead to a single detached garage sited to the rear of each dwelling. Plots 21-25 will not include garages, but retain sufficient parking to meet parking standards.

The dwellings referred to as plots 13-17 have a closer relationship than other dwellings on this site in order to have a pastiche agricultural/barn appearance. Parking for these plots is detached from these plots so as to not impose on the appearance or amenity of these buildings. Plots 14 and 15 have two allocated spaces each, whereas plots 13, 16 and 17 have only 1 space. This is acceptable as they are smaller dwellings and there are 3 visitor spaces to prevent adhoc parking within the development or on Breck Lane.

As established, the main farmhouse will have an agricultural building which will partially function as additional vehicle storage. The farmhouse itself will also contain a domestic garage and have a large area of hardstanding to the front of the property for additional vehicle parking.

It is noted that the Highway Authority and Environmental Health Officer requested a condition for EV charging points to be provided for all dwellings. It is advised that this is no longer

necessary by way of planning condition for housing developments as building regulations now mandate this for all new build dwellings.

Bin Collections

The provision of bin stores for each dwelling is required as part of any development so as to ensure adequate means of collection by a bin lorry and prevent any consequential harm to highway safety.

Full details of these have not been provided on the block plan for the properties served by the adopted carriageway on the northern part of the site; the Highway Authority is satisfied that this can be achieved. However, a communal bin store is provided on the kerbside for plots 8-11 to prevent any damage from the bin lorry to the private drive.

Advice was given that a communal bin store should also be provided for dwellings 12-17, adjacent to the vehicular entrance at the south of the site. This is shown on the proposed block plan and will provide satisfactory means of waste collection for these dwellings.

Public Transport infrastructure

NPPF Paragraph 112(A) states developments should facilitate access to public transport wherever possible.

It is acknowledged that Mattersey Thorpe is a rural settlement and therefore its connectivity to services and other settlements is somewhat limited. A travel plan has not been submitted in support of the proposal but this could be obtained by condition; however it is not deemed necessary by the Officer for this scale of development.

Inevitably, this site is likely to be reliant on private cars as the primary mode of travel for services which are not available within Mattersey and Mattersey Thorpe. This is often the case in rural settlements. Nottinghamshire County Council have made an assessment of the public transport infrastructure but have determined that they do not require contributions in respect of bus services. However, contributions have been sought to make improvements to the existing bus stop on Breck Lane which the developer has agreed to.

Pedestrian Infrastructure

Paragraph 112(A) of the NPPF states that developments should give priority to pedestrian and cycle movements.

Consideration of the safety associated with the proposed development more generally has been given earlier within this report and there is some overlap in relation to pedestrian safety. In consideration of pedestrian movements in the context of highway safety; there is considered to be adequate pedestrian infrastructure provided. A public objection raised concern that the termination of the pedestrian footway outside of the foul water pumping station (as existing) would be problematic if this development comes forwards as pedestrians will be required to walk on Breck Lane which may conflict with passing vehicles. The comments raised are a material planning consideration; however the concern is alleviated by the provision of pedestrian infrastructure within the development. The north-west access

point into the development will be supported by a footway which will lead to a footpath connection between plots 11 and 14. This will connect pedestrians travelling from plots 12-17 with the existing footways into Mattersey Thorpe. This is considered an appropriate solution as the vehicular speeds within the new development's cul de sac will likely be slower than that on the 50mph road where it reduces to 30mph.

It should be noted that the matter of street lighting was raised by the Police, in relation to safety of the development, which will in turn impact pedestrian safety. Street lighting is controlled within the Highway Authority agreements. However, a lighting scheme will also be requested by condition in the interest of security and impacts to biodiversity (which is discussed later in this report).

On the basis of the above matters, the Local Planning Authority is satisfied that provision has been made for pedestrians as part of the new development.

Open Space

The provision of useable open space is expected as part of good residential design. The proposed development is low density and offers a good balance of landscaping in the form of front and rear gardens.

Some incidental open space is shown centrally within the site as easement to the drainage ditch. This will remain an open drain and so will not be considered as open space per se as it will be required for the maintenance of the watercourse.

It is not expected that a site of this scale will offer a large quantity of public open space. However, a contribution will be sought for improvements to the local play area at Winston Green in Mattersey Thorpe.

Biodiversity and Trees

The Environment Act 2021 has introduced a requirement for development to deliver a 10% net gain to biodiversity. Opportunities to achieve 10% net gain in planning decisions are welcomed, however this will not become mandatory until November 2023 for large sites and April 2024 in the case of small sites. In the interim, with the absence of an up-to-date Local Plan, the Authority will approach biodiversity in accordance with paragraph 180 of the NPPF which makes clear that there should be no net loss to biodiversity as a result of development.

The content of paragraph 180 of the NPPF is applicable as it states that in dealing with planning applications, councils must consider the harm of a scheme on biodiversity. It states that the following principles should be applied (in summary):

- If significant harm cannot be avoided adequately mitigated or compensated for permission should be refused.
- Development within or outside a SSSI which is likely to have an adverse impact on it should not normally be permitted. The only exception is where the benefits of location outweigh its impact.
- Development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons or compensation.

- Development whose primary objective is to conserve or enhance biodiversity should be supported. Opportunities to improve biodiversity in and around developments should be integrated as part of their design especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Policy DM9 of the Core Strategy is consistent with the above and adds that development proposals will be expected to take opportunities to restore or enhance habitats and species' populations and to demonstrate that they will not adversely affect or result in the loss of features of recognised importance.

The Government's Consultation response on Biodiversity Net Gain has been published in February 2023 and makes clear that exemptions for the assessment and delivery of Biodiversity Net Gain will be made in the following instances:

- development impacting habitat of an area below a 'de minimis' threshold of 25 metres squared, or 5m for linear habitats such as hedgerows
- householder applications
- biodiversity gain sites (where habitats are being enhanced for wildlife)
- small scale self-build and custom housing

This is subject to change should any secondary legislation or further supplementary guidance be published by the Government.

An up-to-date ecological impact assessment, biodiversity enhancement plan and tree survey have been submitted during the course of the application.

Nottinghamshire Wildlife Trust has been consulted in respect of the submitted information and have raised no objections to the findings.

Ecology

The ecological impact assessment demonstrates that there are no significant impacts to existing species on site. The site does not contain significant habitats, though it is noted that trees and hedgerows within vicinity will not be impacted by the proposed development. There is no evidence of roosting bats on site but a scheme of lighting should be agreed to prevent undue disturbance to commuting bats along Breck Lane and bat boxes should be installed in dwellings.

There has been evidence of barn owls within the site and wider setting. An assessment was undertaken as part of the development associated with Meadow View which also makes reference to this site. It identifies that two alternative owl boxes have been sited away from the site to the east of the development. A third owl box is proposed as part of this development which is welcomed.

Biodiversity Net Gain

The ecological impact assessment identifies that there will be a loss of 3.5 habitat units due to the loss of the arable field. This is alleviated somewhat by landscaping within the development, but the remaining loss to habitat units will be 1.84 units. This equates to a -49% loss.

A scheme of off-site mitigation is proposed, with a section of enhanced woodland and the creation of an attenuation basin which will create new habitats. This will be remote from the development site which will prevent disturbance from human activity. This will change the position from a 1.8 unit loss to a net gain of 0.52 units (this is a positive gain of 14.52% from the position of loss). This figure improves further with enhancements to existing ecological features on site.

These enhancements are welcomed and would deliver a benefit to biodiversity. Future maintenance of these features will be secured within any legal agreement.

Trees and Hedgerows

The site has a series of trees along the north-west boundary along Breck Lane. 12 Oak trees in this row are protected by a tree preservation order and there are a number of other tree species alongside it.

A tree survey has been submitted to assess the health of these trees. Only one tree is proposed for removal (referred to as T11) due to poor health and evidence of dieback. This will be replaced with a tree of similar species.

The Tree Officer has not commented on the proposals within the schedule of works, however has raised concern that the submitted survey does not adequately demonstrate the span of the trees in context of the proposed development.

Whilst the Tree Officer's concerns are understood, the Planning Officer has compared the proposed block plan with the submitted tree survey and is satisfied that the trees can adequately be protected during development. There are trees in proximity to the southern access point and the root protection area of those trees will need to be preserved during any works for surfacing. This can be dealt with by a suitably worded condition for the submission of tree protection methods to prevent undue harm to those trees.

There are no buildings or structures proposed in proximity to the other trees along the roadside; these RPAs will mainly be occupied by gardens for the new dwellings. Again, the root protection trees will need fencing off during the construction phase of development to prevent any adverse impacts to their health and will be secured by planning condition.

There are no trees in proximity to the northernmost passing bay proposed, but the southerly passing bay proposed is in reasonable proximity to two trees. These trees are not likely to be impacted by the proposed location of the passing bay but it is noted that these are not of any particular merit or maturity.

It is noted that the hedgerow on the north-west boundary on Breck Lane will be retained and enhanced as part of the development alongside hedgerow planting on the perimeter of the site, on the south-west, south-east and north-east boundaries to ensure a soft transition of the development into the open countryside. This will further enhance the biodiversity contributions for this site.

Whilst the development will require some losses to ecology and one tree; the developer has satisfied the requirements of paragraph 180 of the NPPF and has delivered a net gain to biodiversity in anticipation of the emerging legislation.

Flooding/Drainage

The NPPF at paragraph 159 and policy DM12 of the Core Strategy makes it clear that development in areas at risk of flooding should be avoided by directing development away from the areas at the highest risk.

Paragraph 167 of the NPPF requires that proposals do not increase flood risk elsewhere and should be developed in line with a site specific flood risk assessment which incorporates a Sustainable Urban Drainage solution.

The site is wholly in flood zone 1 which is the area that is least vulnerable to flooding. As the site is more than 1 hectare in size, a site specific flood risk assessment was requested by the Local Planning Authority.

The statutory consultees in this instance are the Lead Local Flood Authority (LLFA) and the Internal Drainage Board (IDB). The LLFA are consulted to ensure that the development does not increase the risk of flooding elsewhere in accordance with NPPF paragraph 167. The IDB are responsible for maintenance of an open drain which runs through this site and so the Board's consent is required following any grant of planning permission.

The site will be drained by means of infiltration and will discharge into the established watercourse which connects to the River Idle to the north-east. Surface water discharge will be directed to the east of the site to prevent any risk to new or existing dwellings. An attenuation basin is proposed to the east of the site which is physically detached from the housing development. This will collect any overflow of surface water run-off collected by means of infiltration and from the drainage ditch within the site.

The topography of this site is predominantly flat. In order to ensure adequate management of surface water drainage, the ground level will need to be increased for a number of the plots within the site. This has previously been discussed in respect of visual impacts; however there are no objections to this from a drainage perspective.

The applicant has engaged with the LLFA and IDB during the course of the application in relation to plans to culvert the ditch under the road which runs through the site, due to potential maintenance issues which might arise. In order to address these concerns the proposed site plan has been amended to show that the watercourse will remain open and a bridge will be formed to support the main road which runs through the site. It has also been made clear that there will be no structures or planting within 6 metres of the edge of the dyke to ensure access for the IDB for any future maintenance. The remainder of the drainage ditch will be culverted to the east and west of the road which runs through the site.

Foul drainage will connect to the existing pumping station located within the north-west corner of the site which is operated by Severn Trent Water. This has already been established to support the completed housing development on Meadow View (reference 18/01411/RES).

Public objection has raised concern that the proposed increase in land levels would increase risk of localised flooding. However, as demonstrated above, the level change has actually been implemented to alleviate the risk of flooding and ensure adequate methods of surface water drainage. This concern is therefore not substantiated.

The LLFA and IDB have raised no objections to the proposed drainage solution, subject to a condition for a detailed drainage scheme to be submitted and a condition to ensure the safeguard the drainage board's access to the open watercourse for maintenance.

Contaminated Land

Paragraph 183 of the NPPF requires that in making decisions on schemes consideration is taken account of the ground conditions and any risks arising from contamination.

Whilst the site has not previously been developed, it has been in use for agricultural purposes historically. The Environmental Health Officer (EHO) has noted that there is a potential for contamination at the site as a result.

In consideration of the larger scale of development and the sensitivity of residential use, a condition was recommended to undertake an investigation of contamination on this site. This has been submitted by the applicant at a late stage of the application to the satisfaction of the EHO. A condition will be included to ensure verification and remediation evidence is submitted to the Local Authority to ensure that the site is free from contamination before it is brought into use.

Planning Obligations

Paragraph 55 of the NPPF allows Local Planning Authorities to consider whether an otherwise unacceptable development could be made acceptable through the use of planning conditions or obligations.

Paragraph 57 of the NPPF sets out the relevant tests in respect of planning obligations which are as follows:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

The scheme as submitted requires the following infrastructure requirements and developer contributions in line with the NPPF tests outlined above:

- A Bus Stop Infrastructure contribution of **£12,700** is paid to provide improvements to the bus stops on Breck Lane denoted BA0205 and BA0946 and shall include real time bus stop poles & displays including electrical connections and a bus stop pole and raised boarding kerbs at BA0946.
- A contribution of **£17,808.00** towards the provision of improvements on the play area at Winston Green Mathersey Thorpe
- Highways improvements to implement improved passing places on Breck Lane

- A scheme for the maintenance of the biodiversity enhancements proposed for a period of 30 years
- A contribution for the maintenance of drainage for the lifetime of the development
- A requirement for 35% of all units on site to be affordable (of this 10% should be for affordable market homes and 25% should be for 'First Homes')

No contributions have been sought from Nottinghamshire County Council at this time in respect of education as there is a surplus of school places at primary and secondary level in this location.

The County Council had suggested that a free introductory bus pass be provided for new residents upon completion of the development. This was queried during the application process as it was not considered proportionate to the relatively small scale of development proposed. As such, this has not been included by way of planning condition and the County Council have verbally agreed to this.

The above terms have been agreed by the applicant and these will be secured in the form of a Section 106 agreement which will need to be submitted prior to any permission being issued.

Objections have been lodged from members of the public stating that the village does not have the infrastructure or facilities to support further residential development. However, this is not substantiated as material planning harm because the site has been allocated for development within the Neighbourhood Plan which, as stated, is up to date and the applicant has agreed with the above planning obligations which mitigate against its impact. On this basis this would not be a sustainable reason for refusal.

It is considered that the above obligations meet the tests outlined in paragraph 57 of the NPPF.

Conclusion

Whilst the Council can demonstrate a 5 year supply of housing, case law has determined that strategic policies such as that contained in the Council's Core Strategies that have not been reviewed within 5 years of their adoption are now out of date, so therefore the weight to be apportioned to the Core Strategy policies is considered to be limited in decision making. However, there is a made Neighbourhood Plan for Mattersey and Mattersey Thorpe which is considered to be up-to-date.

Paragraph 11 makes it clear that developments which accord with an up-to-date development plan should be approved without delay. The site is allocated for residential development within the Neighbourhood Plan. A full assessment has been undertaken to examine whether the proposal meets the criteria for new development set out in Policy 13 of the Neighbourhood Plan alongside all other material considerations.

It is acknowledged that there are some limitations of the site which relate to the impact to heritage and disturbance to residential amenity during construction. Most notable of these is an objection from the Conservation Officer in respect of the detailing of the farmhouse at Plot 12. However, design is a matter of planning judgement in which heritage concerns are only

one aspect. When taken as a whole, the proposed development scheme is considered to respect the rural vernacular and character of Mattersey Thorpe.

There is some degree of harm posed by other matters; notably in terms of trees and ecology, however the impacts are offset by a quality scheme of ecological mitigation and enhancement, including the delivery of a gain to biodiversity which exceeds current policy requirements.

This committee report has found that there are no significant matters of harm which would outweigh the principle of development and it is considered that the development would be high quality and would meet the criteria set out within Policy 13 of the Neighbourhood Plan. Accordingly the officer recommendation is to grant planning permission subject to a legal agreement for the aforementioned developer contributions and the following conditions.

Recommendation:

Grant Subject to conditions and Section 106 agreement

Conditions/Reasons:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission shall be read in accordance with the following approved plans and assessments:

- Site Plan Dwg 4A Published by the Authority 22/12/2022
- Amended Block Plan Dwg 1F published by the Authority 11/05/2023
- Updated House Types Schedule published by the Authority 20/04/2023
- Sections Through Site Dwg 13A published by the Authority 31/03/2023
- House Type A Floorplans and Elevations Dwg 6 published by the Authority 01/12/2022
- Amended House Type B Floorplans and Elevations Dwg 7B published by the Authority 20/04/2023
- Amended House Type C Floorplans and Elevations Dwg 8A published by the Authority 20/04/2023
- House Type D Floorplans and Elevations Dwg 9 published by the Authority 01/12/2022
- Amended House Types E and F Floorplans and Elevations Dwg 10B published by the Authority 20/04/2023
- House Type G Floorplans and Elevations Dwg 11 published by the Authority 01/12/2022
- Amended House Type H Floorplans and Elevations Dwg 15A published by the Authority 20/04/2023

- Proposed Garage Floorplans and Elevations Dwg 12 published by the Authority 01/12/2022
- Amended Plot 12 Proposed Elevations Dwg 2A published by the Authority 31/03/2023
- Plot 12 Proposed Floorplans Dwg 3 Published by the Authority 01/12/2023
- Proposed Steel Frame Building Floorplans and Elevations Dwg 5 Published by the Authority 01/12/2023
- Flood Risk Assessment with Drainage Statement by Armstrong Stokes and Clayton Ltd dated February 2023
- Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment by BJ Collins dated February 2023.
- Biodiversity Plan Dwg 14A Published by the Authority 27/02/2023.
- Phase I Geo-environmental Assessment by Geomatters dated February 2023

Reason: to define the terms of the permission and for the avoidance of doubt.

3. Development shall not commence until a scheme for the phasing of the development hereby permitted has been submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is developed in an appropriate manner and as envisaged by the Local Planning Authority.

4. The development hereby permitted shall be in accordance with the submitted finished land levels and finished floor levels shown in drawing 13A published by the Authority on 31 March 2023.

Reason: To ensure the satisfactory development of the site, without undue harm to the streetscene or landscape.

5. No phase of development shall commence until Stage 3 remediation and verification measures identified by the Phase I Geo-environmental Assessment by Geomatters dated February 2023 have been carried out for that phase and the reports submitted and agreed in writing by the Local Planning Authority. In order to comply with the above condition, the proposal should comply with Land Contamination: risk management guidance found at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks> and "BS 10175:2011+A2:2017 Investigation of potentially Contaminated sites - Code of practice".

Reason: To ensure that the site, when developed, is free from contamination, in the interests of safety.

6. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing

by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the site, when developed, is free from contamination, in the interests of safety'.

7. No works relating to deliveries, site preparation or construction for any phase of development shall take place outside 08:00 and 18:00 hours to Monday to Friday; 08:00 and 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenities of dwellings located in the vicinity of the application site.

8. No dwelling shall be occupied in any phase until the existing site accesses on to Breck Lane that has been made redundant as a consequence of this consent are permanently closed and the access crossings are reinstated as verge where not replaced by the development access arrangements hereby approved.

Reason: In the interest of highway safety.

9. Prior to the occupation of plots 8 to 11 and 12 to 17 respectively the communal bin stores detailed on drawing reference 1A shall be provided in a hard bound material and retained for the lifetime of the development

Reason: To ensure bins do not obstruct the footway and visibility splays from accesses, and to ensure bins are accessible from the roadside in the interest of highway safety.

10. If any phase of development exceeds one dwelling, a Stage 1 Road Safety Audit (generally in compliance with GG 119) covering the Breck Lane highway works as detailed on plan reference 4A shall be submitted to and approved in writing for that phase by the Local Planning Authority before construction occurs above damp proof course (DPC) level.

Reason: In the interest of general highway safety and sustainable travel.

11. If any phase of development exceeds one dwelling, no dwelling in that phase shall be occupied until the passing places and improvements to the existing Breck Lane layby have been constructed as shown on Drawing No. 4A or as amended by the approved Road Safety Audit.

Reason: To provide adequate passing places on Breck Lane to the south of the development in the interest of general highway safety.

12. No phase of development shall commence until a Construction Method Statement (CMS) for that phase has been submitted to and has been approved in writing by the Local Planning Authority including a works programme. For each part of the works programme (i.e., site clearance, foundations, structures, roofing, plumbing, electrics, carpentry, plastering, etc.) the CMS shall include:

- a quantitative assessment of site operatives and visitors,
- a quantitative assessment of the size and number of daily deliveries,
- a quantitative assessment of the size, number, and type of plant,
- a plan identifying any temporary access arrangements,
- a plan of parking for site operatives and visitors,
- a plan of loading and unloading areas for lorries and plant,
- a plan of areas for the siting and storage of plant, materials, and waste, and
- the surface treatment of temporary access, parking and loading and unloading areas
- noise method statements and noise levels for each construction activity including any piling and excavation operations
- dust, dirt and vibration method statements and arrangements
- details of site lighting during construction

The first action on commencement of development for that phase, and prior to any further action (including site clearance, site stripping or site establishment) shall be the formation of; any temporary access arrangements; parking areas; and loading, unloading, and storage areas in accordance with the approved CMS and thereafter any temporary access, parking, load and unloading, and storage areas shall be set out and utilised in accordance with the approved CMS and programme. The designated parking, loading, and unloading, and storage areas shall be used for no other purpose during the respective part of the programme.

Reason: To minimise the impact of the development on the public highway during construction in the interest of highway safety.

13. Before any construction occurs above damp proof course (DPC) level for any one phase of development, details of the proposed arrangements for the management and maintenance of the streets (prior to an agreement being entered into under Section 38 of the Highways Act 1980) including associated streetlight and drainage shall be submitted to and approved by the Local Planning Authority for that phase. The streets including streetlighting and drainage shall for the lifetime of the development be maintained in accordance with the approved private management and maintenance details unless an agreement has been entered into under Section 38 of the Highways Act 1980 at which point those streets covered by the agreement will not be subject to the approved management and maintenance details.

Reason: To ensure that the street infrastructure is maintained to an appropriate standard.

14. No dwellings within any one phase of the development shall be occupied until the streets and footways affording access to those dwellings have been completed up to binder course level and are street lit. The streets and footways shall be surface coursed prior to the last occupation for that phase.

Reason: To ensure that the streets serving the development are sufficiently completed and are available for use by the occupants and other users of the development in the interest of highway safety.

15. Plots 12 to 17 shall not be occupied until such time as the path to the rear of plots 13 to 18 detailed on plan reference 1A is in place and the proceeding footway connection to Breck Lane is available for use. Rear pedestrian and cycle access from the roadway detailed on plan reference 1A shall remain available for use by plots 12 to 17 for the lifetime of the development

Reason: To reduce the potential for residents to walk with the Breck Lane carriageway in the interest of highway safety.

16. No dwelling shall be occupied in any phase until such time as the access and parking area to that dwelling has been provided in a bound material (not loose gravel) and which shall be drained to prevent the unregulated discharge of surface water onto adjacent roads and footways.

Reason: To ensure appropriate access and parking arrangements are available, to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.), to minimise the chance of highway flooding and severe icing, and in the interest of highway safety.

17. Before any construction occurs above damp proof course (DPC) level for any one phase of development, a management plan for the highway boundary hedgerow relevant to that phase shall be submitted to and approved in writing by the Local Planning Authority. The boundary shall be maintained in accordance with the approved management plan for the lifetime of the development.

Reason: To ensure that the boundary hedgerow is appropriately maintained in the interest of highway safety and in the interests of biodiversity.

18. All vehicles preparing to leave the site during the construction period for any phase shall have their wheels thoroughly washed should they be displaying signs of mud or debris and a mechanically propelled road sweeper shall be employed should mud or debris be transported onto the public highway immediately following each occurrence until such time as all mud and debris has been removed.

Reason: To minimise the exportation of mud and debris onto the public highway and to ensure that this is appropriately dealt with in the interest of highway safety.

19. No gates or other obstacle shall be erected on the driveway to plots 12 to 17 within 12.0m of the Breck Lane site boundary. If any gates are hung outside of that area, they shall be hung so not to open outwards.

Reason: To ensure that large saloon cars and rigid delivery vehicles can clear the public highway without obstruction in the interest of the free flow of traffic and in the interest of highway safety.

20. No development, structures or planting, whether permitted by the Town and Country Planning Act or not, shall be retained, erected, planted or allowed to grow within six metres of the top banks of the Board maintained watercourse to both the North and

South sides of the watercourse. These areas of land shall be kept clear at all times to allow access for maintenance activities to be undertaken to the watercourse for the lifetime of the development.

Reason: To allow for the adequate maintenance of the watercourse which runs through the site.

21. Before any construction occurs above damp proof course (DPC) level for any one phase of development, details of the method of constructing the proposed access road over the watercourse for that phase shall be submitted and approved in writing by the Planning Authority after consultation with the Internal Drainage Board and Highway Authority. Once agreed the watercourse crossing shall be constructed in accordance with the approved details and retained and maintained where relevant for the lifetime of the development.

Reason: To allow for the adequate maintenance of the watercourse which runs through the site.

22. No development shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy referred to as Manor Farm, Breck Lane, Mattersey Thorpe, FRA with DS, February 2023 by Armstrong Stokes & Clayton Limited, and Block Plan Drawing no. 22_2030 1E, by Derek Kitson dated 26/04/23, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

- Include a timetable for the implementation of drainage infrastructure
- Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 169.
- Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.
- Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.
 - No surcharge in a 1 in 1 year
 - No flooding shown in a 1 in 30 year
 - For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
- Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.
- Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.

- Evidence of approval for drainage infrastructure crossing third party land where applicable.
- Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.
- Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.

Reason: A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.

23. Before any construction occurs above damp proof course (DPC) level for any one phase of development, a specification of all hard surfacing to be used on site for that phase shall be submitted and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed specifications.

Reason: To ensure the satisfactory appearance of the development; to ensure the development preserves the character of the village which it is located in.

24. Before any construction occurs above damp proof course (DPC) level for any one phase of development, samples of all external materials to be used in the phase shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed specifications.

Reason: To ensure the satisfactory appearance of the development; to ensure the development preserves the character of the village which it is located in.

25. Before any construction occurs above damp proof course (DPC) level for any one phase of development, full details and specifications of all new boundary treatments for that phase shall be submitted to and agreed in writing by the Local Planning Authority. The information submitted shall include details of all wall/gate/fence materials, designs, and finishes. The completed boundary treatments shall only be erected in accordance with the agreed details and retained as such for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure the completed boundary treatments help to preserve the character and appearance of Mattersey Thorpe; to ensure the development is in accordance with the Neighbourhood Plan.

26. Before any construction occurs above damp proof course (DPC) level for any one phase of development, a scheme for tree planting and soft landscaping for that phase shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be fully implemented within nine months of the date when the last dwelling on that phase is first occupied. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting

shall be replaced by trees or shrubs of a size and species similar to those originally required to be planted.

Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings.

27. Before any phase of development commences, a tree protection plan shall be submitted to and agreed in writing by the Local Planning Authority for that phase. The works to trees shall only be in accordance with the agreed scheme for that phase.

Reason: To ensure that the development is carried out in a way which safeguards the health and amenity of the trees.

28. The works hereby granted consent shall be carried out only in accordance with the submitted tree works schedule by Steven Burrows of Advanced Tree Care Ltd, published by the Authority on 31st March 2023.

Reason: To ensure that the works are carried out in a way which safeguards the health and amenity of the tree(s).

29. All site clearance work and works to trees shall be undertaken outside the bird-breeding season (March - September inclusive). If clearance works are to be carried out during this time, a suitably qualified ecologist shall be on site to survey for nesting birds in such manner and to such specification as may have been previously agreed in writing by the Local Planning Authority.

Reason: To ensure that birds nests are protected from disturbance and destruction.

30. Details of all outdoor lighting to be erected on each phase of the development shall be submitted to and agreed in writing by the Local Planning Authority prior to the erection of any such lighting. The details shall include the height, direction and level of illumination of all lights. Any lighting shall be implemented in accordance with the approved details prior to first occupation of that phase.

Reason: To safeguard the amenity of residents; in the interest of surrounding biodiversity.

31. The development shall be carried out in accordance with the submitted Barn Owl Mitigation Plan by Whitcher Wildlife Consultants dated 26th March 2021.

Reason: In the interest of biodiversity.

32. A scheme of enhancement for bat and bird species shall be included within the design of all new dwellings in accordance with the recommendations contained within section 7 of the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment by BJ Collins dated February 2023.

Reason: In the interest of biodiversity.

33. Before any construction occurs above damp proof course (DPC) on any phase, a statement including the following details shall be submitted to and agreed by the Local Planning Authority:

- A timetable demonstrating when the off-site biodiversity enhancements recommended within section 8 of the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment by BJ Collins dated February 2023 will be carried out.
- A detailed scheme for management of the biodiversity enhancements including a monitoring plan for a period of 30 years.

The development shall be undertaken in accordance with the approved details.

Reason: In the interest of biodiversity.

34. The agricultural building hereby permitted shall be used only for the purposes of agriculture or vehicle storage.

Reason: Alternative uses may give rise to nuisance for nearby dwellings and the Local Authority wishes to reconsider the impact if any alternative uses were proposed.