

Appendix A 21/01516/FUL – Hockerton Grange Farm, Hockerton

Extract from Appeal Decision APP/B3030/W/20/3258461

20/00225/OUT Caunton Road Hockerton

6. Spatial Policy 3 of the ACS sets out a number of sustainability criteria for the consideration of development in ‘other villages’ which includes location, scale, need, impact and character. The supporting text explains that the locational criterion supports the development of sites in sustainable accessible villages which means locations within the existing built extent of the village. The policy does not define village envelopes but states that the built extent of the village would not normally include undeveloped land, fields, paddocks or open space which form the edge of built form.

7. There are existing residential properties to either side of the appeal site. However, there is only one property directly to the north. I observed on my site visit that Norwood and The Paddocks to the south of the appeal site denote the end of the main built up area of the village. The cottage to the north is clearly distinct from the main settlement visually and in terms of its location on account of the intervening agricultural land. Beyond The Bungalow to the north, which is a modest single storey dwelling, built development becomes extremely limited. There is no built development adjacent to the site to the east or west. For these reasons, the development would not meet the locational criterion because the site is undeveloped and forms part of an open agricultural field at the edge of the built form of Hockerton.

8. Spatial Policy 3 also states that within settlements which do not meet the locational criterion of this policy but are well related to villages that do, consideration will be given to the infilling of small gaps with 1 or 2 dwellings so long as this does not result in the joining of outlying areas into the village in question.

9. The width of the plot is large in comparison to other residential plots to the eastern side of Caunton Road. The Bungalow to the north of the appeal site currently reads as visually separate to the main built up area. In the context of the adjacent plot sizes, the development would not infill a small gap and the development would result in the joining of The Bungalow into the built extent of the village. Therefore, for the purposes of Spatial Policy 3, I consider that the site is located within the open countryside and would not represent infilling ‘within’ a village.



Appendix B 21/01516/FUL – Hockerton Grange Farm, Hockerton

Extract of Officer report 20/00249/FUL – Hawksworth Road Syerston

Location

The first criterion of Spatial Policy 3 of the Amended Core strategy details that ‘new development should be in villages, which have sustainable access to Newark Urban Area, Service Centres or Principal Villages and have a range of local services themselves which address day to day needs.’

The application site is located close to the junction of Hawksworth Road and Moor Lane with residential curtilages immediately to the north, south and west and further residential properties to the east beyond the paddock. The site is therefore considered to fall within and not outside of the village, **a view shared by the Planning Inspector in determining the appeal.**

With regards to local services Syerston has only a church and village hall (which from the village hall website does hold some regular community events). The village itself is therefore considered to have some but very limited amenities.

The nearest village with services and facilities is Elston approximately 2.4km by road from Syerston which has, according to the latest figures District Councils Monitoring Report dated June 2108, a church, shop, primary school and public house.

Syerston is serviced by a bus route between Balderton and Nottingham on the Fosse Way (the old A46) with the nearest bus stop approximately 0.7k from the centre of the village. The bus service to Newark and Nottingham and adjoining villages runs between a 30minute -1 hourly service during the day and 2 hourly in the evenings during the week, hourly on a Saturday and 2 hourly on a Sunday for part of the day.

Whilst there is this bus service I would still expect that residents of Syerston to rely on the use of a private car. Despite this there are nearby villages which can be accessed through the existing highway network which contain services which could be used by the residents of Syerston. Matters of sustainability which were raised in the previous decisions for development at this site are discussed later in this report.

The revised supporting text of Policy SP3 within the Amended Core Strategy states that ‘within settlements which do not meet the locational criterion of this policy but are well related to villages that do, consideration will be given to the infilling of small gaps with 1 or 2 dwellings so long as this does not result in the joining of outlying areas into the village in question, or the coalescence with another village. Such development will need to comply with the scale, need, impact and character criteria of this policy.’

Therefore SP3 does not now preclude limited development within villages that do not meet the locational criterion providing they are well-related to villages which do provide local services. This also reflects the guidance within the provision of paragraph 78 of the NPPF which states that to promote sustainable development within rural areas housing should be located where it will enhance or maintain the vitality of rural communities.

I am mindful of the less restrictive provisions of Spatial Policy 3 of the Amended Core Strategy and guidance within the NPPF compared to those within the policy against which the previous refusal and the subsequent appeal was assessed.

The application site does fall within the village and that would result in the infilling of a small gap which would not result in the joining of outlying areas into the village in line with the revised policy.

There are also several small villages which are within a 3km radius of the site, namely Elston, Flintham and Sibthorpe which in terms of the assessment against the revised policy are reasonably well related to and accessible from Syerston and which could serve the day to day needs of the occupiers of the proposed development.

Therefore when assessed against the locational criterion of Spatial Policy 3, it is considered that the principle of 2 new dwellings on the site would accord with the location provision of this policy.

