



Report to Planning Committee – 9 April 2026

Business Manager Lead: Oliver Scott – Planning Development

Lead Officer: Christine Beresford, Planner

Report Summary			
Application No.	25/00869/FUL		
Proposal	Change of Use and ‘Self Build’ Conversion and Alterations of Windmill and Bakehouse to Form Dwelling. Demolish Outbuilding and Erect Replacement Garage and Workshop. Create New Driveway		
Location	Farndon Windmill Crees Lane Farndon		
Applicant	Mr & Mrs Stuart Belton	Agent	Mr Anthony Northcote
Registered	10.06.2025	Target/EOT Date	17.11.2025
Recommendation	The planning permission is approved subject to the conditions detailed in section 10.0 of this report.		

This application has been referred to Planning Committee by the Business Manager in light of the Environment Agency’s objection, to allow careful consideration of these concerns against the significant heritage benefits of bringing a heritage at risk building back into active use.

1.0 The Site

1.1 The application site comprises Farndon Windmill, a Grade II listed building and an adjoining bakehouse. The windmill is a cylindrical brick tower dating from 1823, with a dentillated curb (this being the ring at the top of the tower) and segmental-headed openings. It retains its historic form and prominence in the landscape, although the sails and cap have been removed, and the interior is in poor condition with unsafe timber floors and limited surviving historic features.

1.2 The bakehouse, located adjacent to the windmill, is a single-storey brick building with a pitched tiled roof and timber doors, historically associated with the windmill

complex. An existing outbuilding is positioned near the site entrance. The site includes a gravel driveway that curves through the plot, providing vehicular access and connecting to a designated parking area. Within the red line boundary are lawned areas, mature trees, and boundary vegetation.

- 1.3 The windmill and bakehouse are in a weathered condition, with exposed brickwork and timber elements. Construction materials and a boat on a trailer are present within the yard. The windmill has been derelict for decades, and the sails were removed prior to 1929.
- 1.4 The site sits in flood zone 3a, within the Farndon Open Break and the listed windmill is included on the local Heritage at Risk Register by Nottinghamshire County Council (hosted by the Notts Building Preservation Trust). The windmill is at risk level 3, 'poor'.

2.0 Relevant Planning History

PREAPP/00267/23 - Convert existing Brick built bake house and disused windmill to form x 1, 2 bed dwelling and Convert brick and timber-built chicken shed to form x 1, 2 bed dwelling – Advice given 04.03.2024.

20/02149/HOUSE - Proposed boundary fencing and access gates (Retrospective) – application permitted 06.01.2021.

25/00870/LBC - change of Use and Conversion and Alterations of Windmill and Bakehouse to Form Dwelling. Demolish Outbuilding and Erect Replacement Garage and Workshop. Create New Driveway – Application awaiting determination, linked to application 25/00869/FUL.

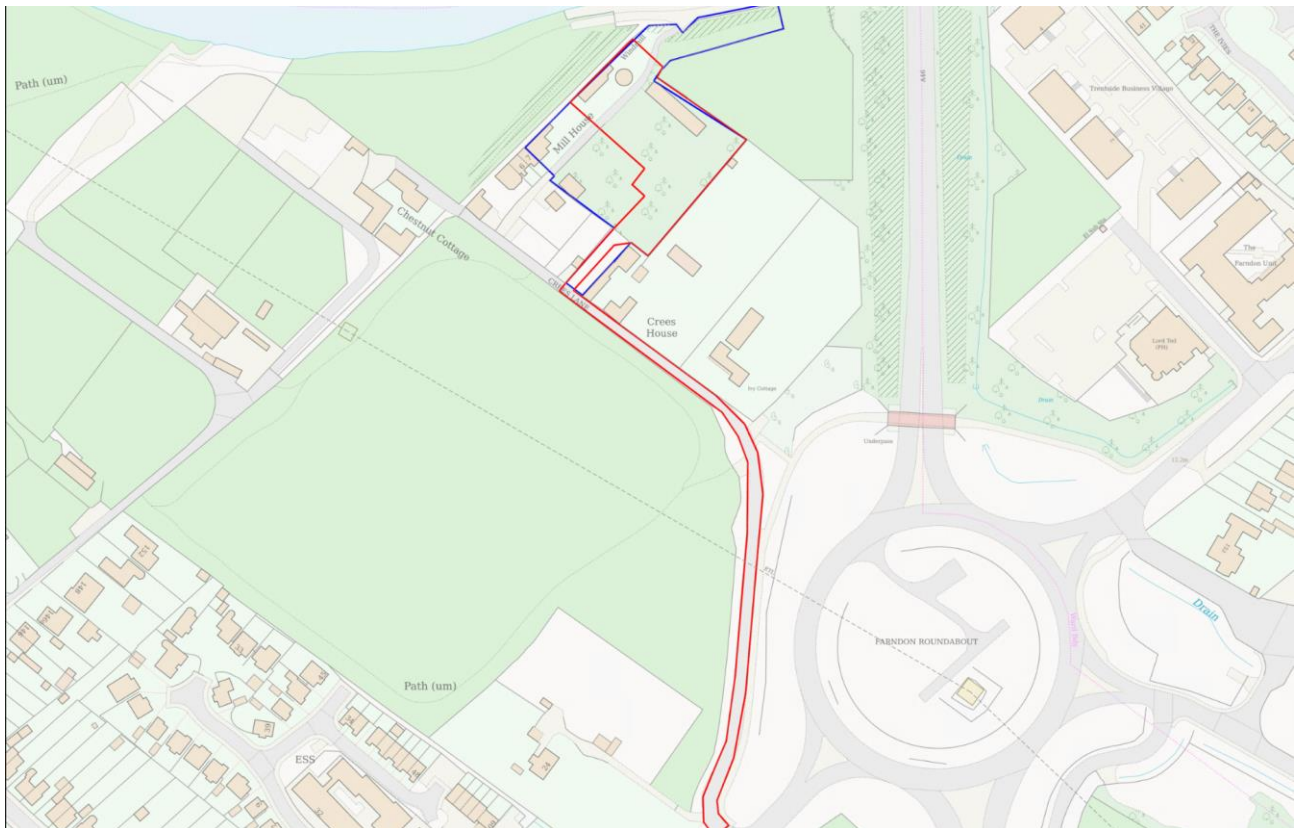
The Proposal

- 3.1 The proposal involves the conversion and alteration of Farndon Windmill and the adjoining bakehouse to create a single dwelling. It includes rebuilding the collapsed section of the bakehouse, linking the two buildings with a modern glazed structure, and reinstating historic features such as the windmill gallery. A glazed cap will be added to the windmill to provide a viewing platform, and a new extension will be constructed on the footprint of a former building to the north of the tower.
- 3.2 The existing timber outbuilding will be demolished and replaced with a smaller timber-framed garage and workshop, and a new driveway will be created off Crees Lane to serve both the new dwelling and Mill House.
- 3.3 The design retains traditional brick and pantile materials for the windmill extension and bakehouse, introduces a contemporary glazed link, and uses timber and pantile for the new garage/workshop, with most existing vegetation preserved and compensatory planting proposed for any tree loss.
- 3.4 The footprint of the bakehouse and windmill remains unchanged; however, the proposed adjoining link from the bakehouse to the windmill would be 3.32 metres in length, 3.44 metres in width, with a ridge height of 3.05 metres. In addition, the new

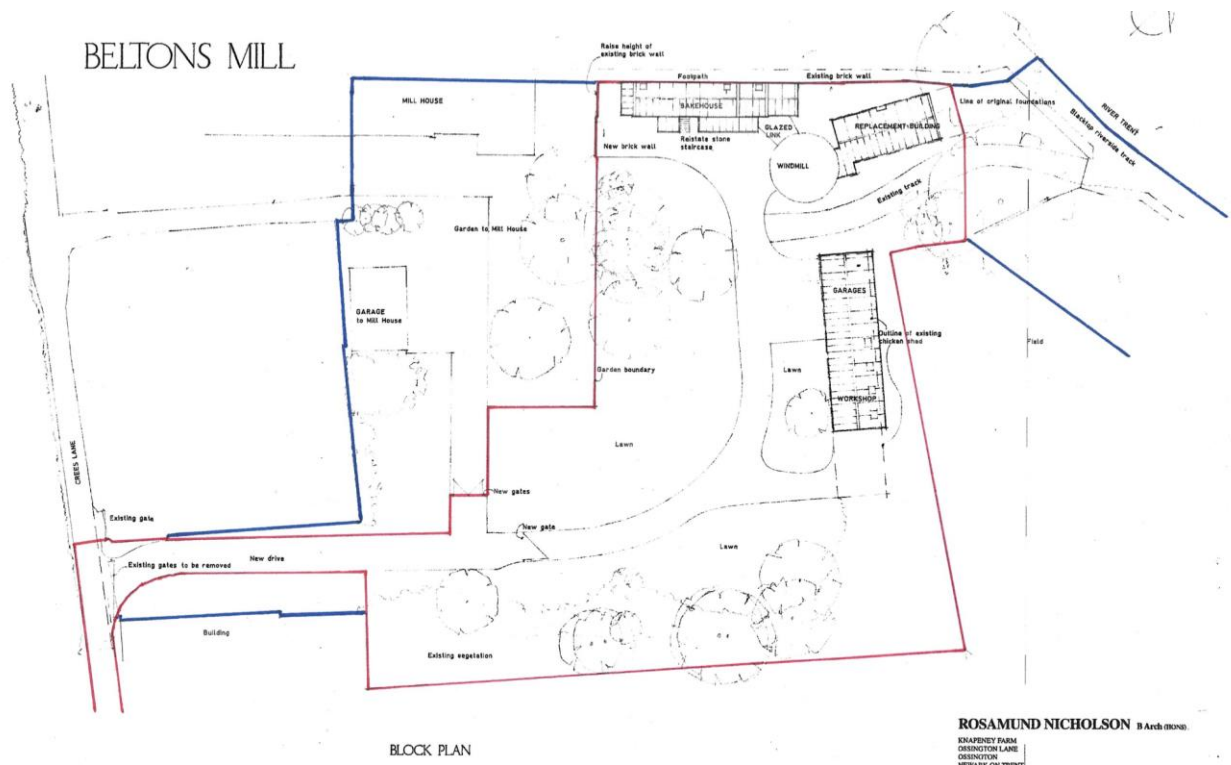
extension adjoining the windmill would measure approximately 13.12 metres in length and 5.94 metres in width, with a roof height of 4.60 metres.

- 3.5 The proposed timber-framed garage and workshop would measure approximately 21.26 metres in length, 6.25 metres in width, with a ridge height of 6.51 metres. This represents a reduction in length of around 8 metres compared to the existing outbuilding, which measures approximately 30.77 metres, resulting in a smaller overall footprint.

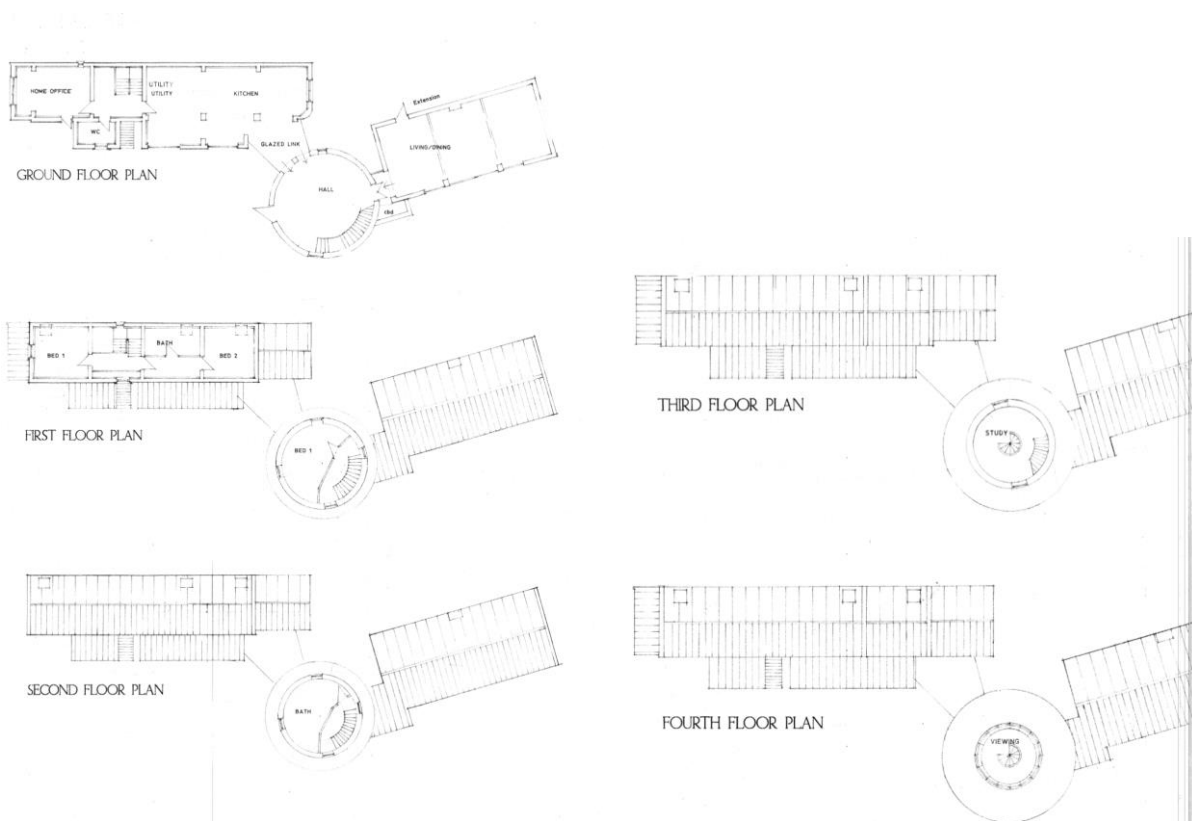
Location plan:



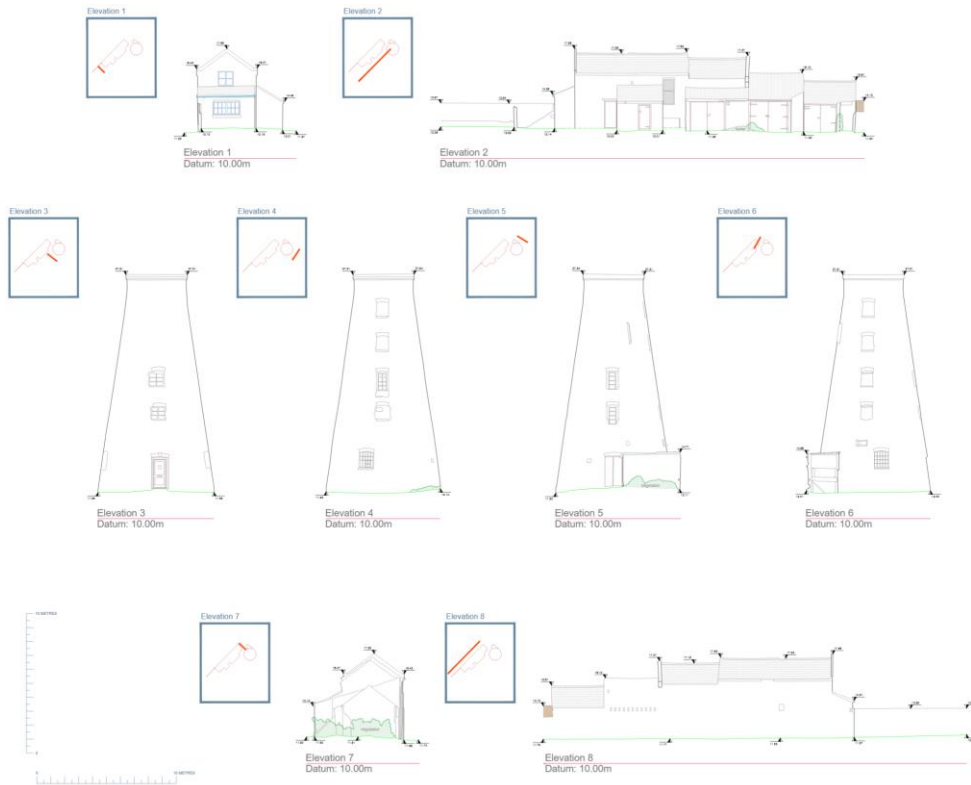
Proposed block plan:



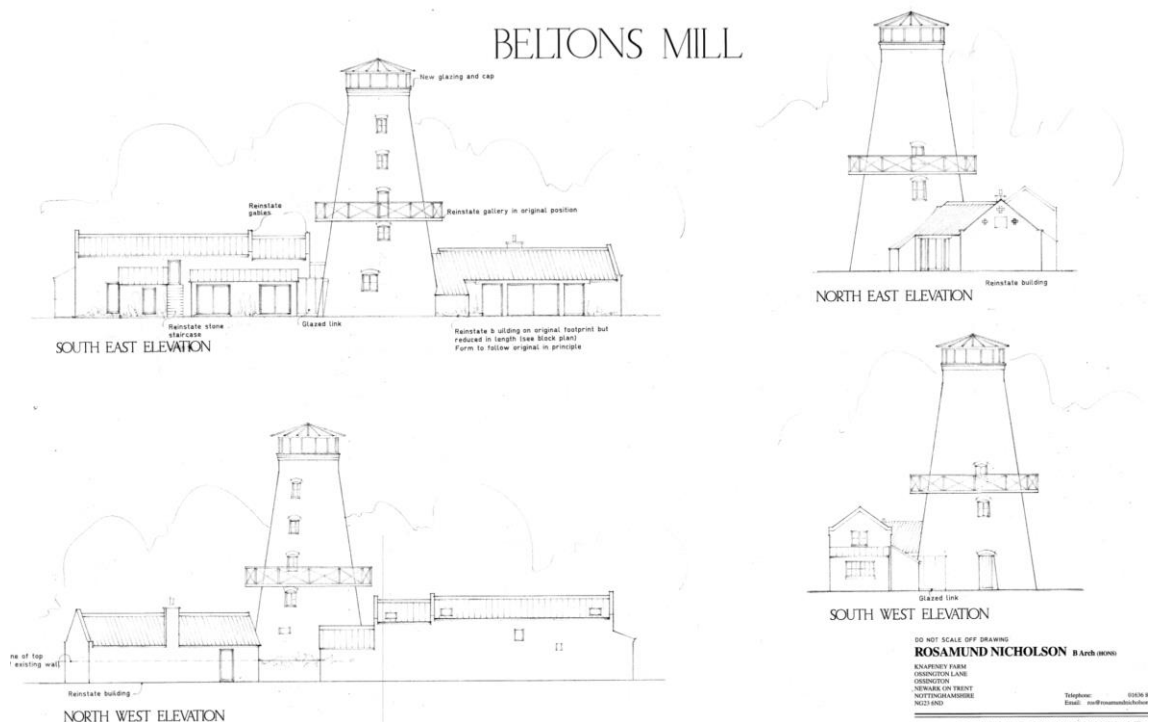
Proposed windmill and bakehouse all floor plans:



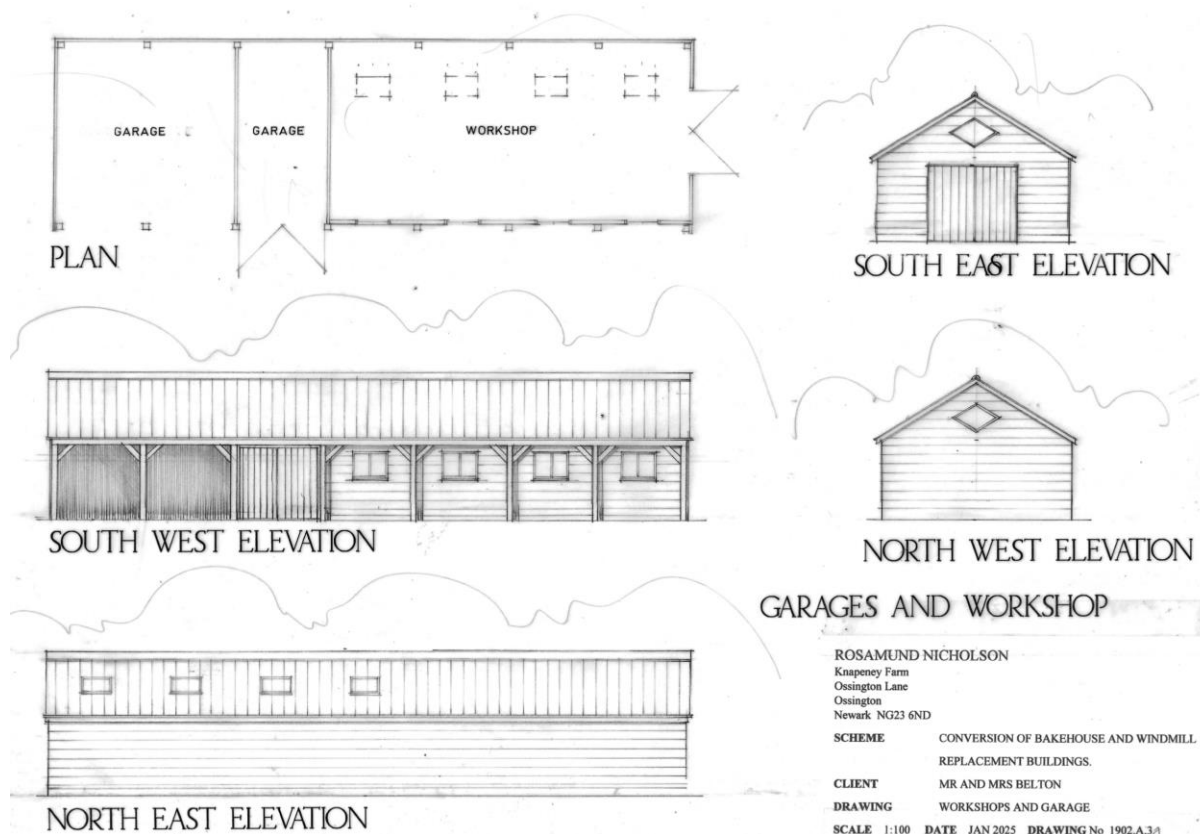
Existing windmill and bakehouse elevations:



Proposed windmill and bakehouse elevations:



Proposed workshop and garage floor and elevation plans:



Documents assessed in this appraisal:

- Application form - Received 26.05.2025
- Proposed floorplans drawing no 1842 A 1A - Received 26.05.2025
- Block plan drawing no 1842 A 2B - Received 26.05.2025
- Proposed elevations drawing no 1842 A 4A - Received 26.05.2025
- Proposed workshop and garage floor and elevation plans drawing no 1902 A 3A - Received 26.05.2025
- Existing floor plans drawing 5194 - Received 26.05.2025
- Existing bakehouse elevations drawing no 5195 - Received 26.05.2025
- Topographical survey 2d drawing no 6576 - Received 26.05.2025
- Location plan - Received 26.05.2025
- Condition report windmill part 1 - Received 26.05.2025
- Condition report windmill part 2 - Received 26.05.2025
- Flood risk assessment - Received 26.05.2025
- Foul drainage assessment form - Received 26.05.2025
- NBGRC LTR and report - Received 26.05.2025
- Planning, design and access statement - Received 26.05.2025
- Preliminary ecological appraisal - Received 26.05.2025
- Structural advice LTR -
- Tree survey - Received 26.05.2025

4.0 Departure/Public Advertisement Procedure

- 4.1 Occupiers of 11 properties have been individually notified by letter.
- 4.2 Site notice was posted on the 04.08.2025.
- 4.3 Advertisement published on 19.06.2025.

5.0 Planning Policy Framework

- 5.1. Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Spatial Policy 1 – Settlement Hierarchy
 Spatial Policy 2 – Spatial distribution of growth
 Spatial Policy 3 – Rural areas
 Spatial Policy 7 – Sustainable transport
 Core Policy 3 – Housing Mix, Type and Density
 Core Policy 9 – Sustainable Design
 Core Policy 10 - Climate Change
 Core Policy 14 – Historic environment
 Core Policy 12 – Biodiversity and Green Infrastructure

- 5.2. Allocations & Development Management DPD (2013)

DM5 – Design
 DM7 – Biodiversity and Green Infrastructure
 DM8 – Open countryside
 DM9 – Protecting and enhancing the historic environment
 DM12 – Presumption in Favour of Sustainable Development

NUA/OB/1 – Newark Urban area – Open breaks

The Draft Amended Allocations & Development Management DPD was submitted to the Secretary of State on the 18th January 2024. Following the close of the hearing sessions as part of the Examination in Public the Inspector has agreed a schedule of 'main modifications' to the submission DPD. The purpose of these main modifications is to resolve soundness and legal compliance issues which the Inspector has identified. Alongside this the Council has separately identified a range of minor modifications and points of clarification it wishes to make to the submission DPD. Consultation on the main modifications and minor modifications / points of clarification took place between Tuesday 16 September and Tuesday 28 October 2025. The next stage in the Examination process will be the Inspector issuing their draft report.

Tests outlined through paragraph 49 of the NPPF determine the weight which can be afforded to emerging planning policy. The stage of examination which the Amended Allocations & Development Management DPD has reached represents an advanced stage of preparation. Turning to the other two tests, in agreeing these main modifications the Inspector has considered objections to the submission DPD and the

degree of consistency with national planning policy. Through this process representors have been provided the opportunity to raise objections to proposed modifications through the above consultation. Therefore, where content in the Submission DPD is either;

- Not subject to a proposed main modification;
- The modifications/clarifications identified are very minor in nature; or
- No objection has been raised against a proposed main modification

Then this emerging content, as modified where applicable, can now start to be given substantial weight as part of the decision-making process.

[Submission Amended Allocations & Development Management DPD Schedule of Main Modifications and Minor Modifications / Clarifications](#)

5.3. Other Material Planning Considerations

National Planning Policy Framework 2024
 Planning Practice Guidance
 Householder Development SPD (2014)
 Residential Cycle and Car Parking Standards & Design Guide SPD June 2021

6.0 Consultations and Representations

Please Note: Comments below are provided in summary - for comments in full please see the online planning file.

Statutory Consultations

6.1. NSDC Conservation team

Summarised comments:

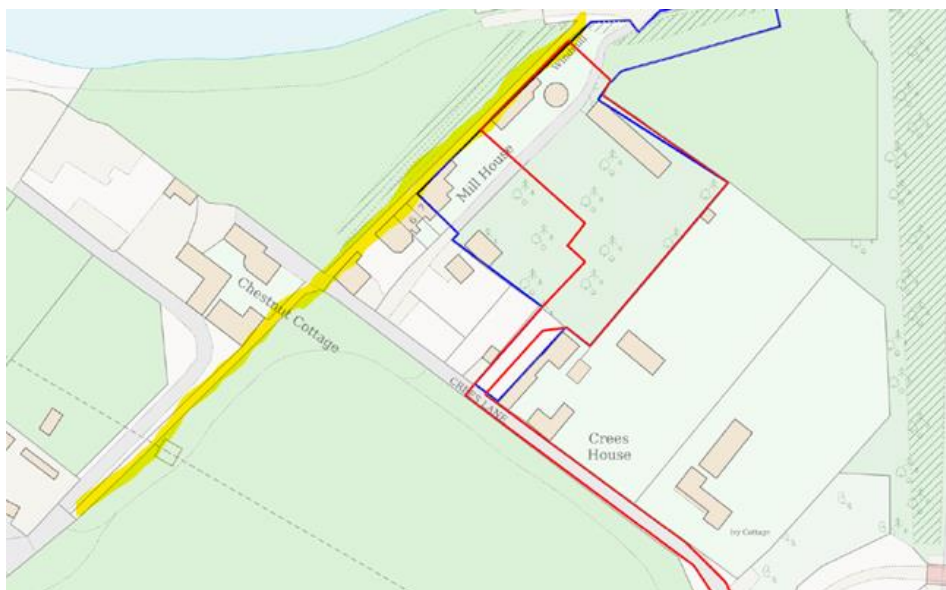
The proposed conversion and alteration of the Grade II listed Farndon Windmill and associated bakehouse into a residential dwelling would result in a low level of less than substantial harm to the historic fabric and significance of the buildings. This harm arises from the loss of historic material and changes to the original plan form, particularly through the insertion of new openings and internal modifications. However, the buildings have been derelict for decades, with the windmill in a structurally unsafe condition and lacking many original features. The proposal offers a viable reuse that would secure the long-term conservation of these heritage assets, which is considered to outweigh the identified harm. The reinstatement of the windmill's internal levels, addition of a gallery and cap, and reconstruction of the adjoining structure with a glazed link are broadly supported, provided that the works are sensitively designed and detailed. Conditions are recommended to secure a Schedule of Works, material samples, and detailed specifications for key architectural elements to ensure the character and significance of the listed buildings are preserved.

The proposal does not adversely affect the setting of any other heritage assets.

Highways

Summarised comments:

- 6.2. NCC Highways have confirmed that the proposed development would have no impact on the public highway. The existing Public Right of Way runs alongside the buildings, and the proposed access changes do not affect its route or function. Therefore, there are no objections from the highway's authority in relation to access or highway safety.



Please note: The yellow line represents the existing Public Right of Way

6.3. National Highways

Summarised comments:

- 6.4. Given the scale and nature of the proposal, and its location off Crees Lane which is part of the local road network maintained by Nottinghamshire County Council, National Highways has no traffic, transport, access, or boundary concerns. As such, they offer no objection to the application.

6.5. Environmental Health

Summarised comments:

Environmental Services (Contaminated Land) provided an advisory note that states, that the proposed conversion of the historic windmill and demolition of a former chicken shed may present a risk of contamination from previous uses. The applicant should prepare a contingency plan to address any contamination discovered during construction, conversion, or demolition works. Any findings must be reported to the Pollution Team in Public Protection at Newark and Sherwood District Council.

6.6. NCC Flood Team

Summarised comments:

The Lead Local Flood Authority (LLFA) has reviewed the proposal and does not consider it necessary to provide bespoke comments due to the scale of the development. However, general guidance is offered: the development should not increase flood risk to existing properties; surface water discharge should prioritize infiltration and watercourses; Sustainable Drainage Systems (SUDS) should be considered with clear arrangements for long-term maintenance; and any works affecting ordinary watercourses (e.g., culverting or pipe crossings) must be discussed with the Flood Risk Management Team at Nottinghamshire County Council.

6.7. Environmental Agency

Summarised comments:

- 6.8. The Environment Agency has submitted a consultation response objecting to the proposal on the grounds of an inadequate Flood Risk Assessment (FRA). Their review concludes that the FRA fails to meet the requirements of the Flood Risk and Coastal Change Planning Practice Guidance, as it does not sufficiently assess the flood risks associated with the development. In particular, the FRA does not explain how future occupants will be kept safe from identified flood hazards or consider the full range of potential flooding scenarios, including extreme events. The Environment Agency also highlights that the proposed first floor refuge is not appropriately demonstrated, as its location and height (in mAOD) are not specified, nor is it shown to be freely accessible to all users at all times. Although the increase in building footprint is relatively small, the Environment Agency emphasises the need to account for cumulative loss of floodplain storage across the catchment, noting that the site is inundated during the 1 percent AEP (1 in 100) flood event plus 30 percent climate change allowance. As such, the applicant must provide calculations showing the volume of floodplain that would be lost including buildings, driveways, parking areas, and finished floor levels and must demonstrate that appropriate floodplain compensation can be achieved. The Agency further notes that any revised FRA must also demonstrate that flood risk to third parties would not be increased through changes to flood flow routes.

In respect of access and egress, the Environment Agency advises that surrounding roads are predicted to flood during the design flood event, creating potential difficulties for safe evacuation. While emergency planning matters fall to the Lead Local Flood Authority rather than the Environment Agency, the Local Planning Authority will need to determine, in consultation with its emergency planners, whether suitable arrangements can be secured. Until a revised FRA is submitted that satisfactorily addresses all identified concerns, the Environment Agency advises that its objection is likely to be maintained.

Additional comments summarised:

The applicant sought clarification from the Environment Agency regarding their recommendations for the Farndon Mill proposal, specifically whether finished floor levels for all ground floors must be set at 13 metres AOD or whether it would be

sufficient for first floor sleeping accommodation to be no less than 13 metres AOD. The Planning Advisor initially advised that they were checking this with their Flood Officer to confirm whether the requirement related to ground floor levels or first floor refuge. The Environment Agency has since confirmed that the requirement is for ground floor levels to be set at 13 metres AOD and that no sleeping accommodation should be provided at ground floor level, establishing that both elevated ground floor levels and the restriction on ground floor sleeping form part of their expected flood risk mitigation measures. Therefore the EA maintain their objection due to no further flood mitigation being submitted.

As such, the EA maintain their objection due to the reason that the site lies in flood zone 3a and the risk to life and/or property, both within the development and in upstream and downstream locations from fluvial inundation. During the design flood event the external flood depths on the site are modelled to reach as high as 1.07m and up to 550mm internally. This represents a significant risk to not only the occupants but also the emergency services. The proposal does not include any ground floor sleeping, although there are habitable ground floor areas. They note the submitted FRA suggests the incorporation of flood resilience measures. The EA believe these measures are only effective up to a maximum depth of 600mm. The applicant does not demonstrate the occupants can remain safe for the lifetime of the development when allowances for climate change are taken into account. There is insufficient flood mitigation and no specified arrangements for safe access and egress.

The EA advise that were the LPA be minded to approve the application despite their reservations then they request the below be conditioned:

- Finished Floor levels will need to be set no lower than 13.00mAOD
- There must be no ground floor sleeping accommodation

Please note that this application is being determined in line with the planning balance. The first suggested condition above is considered to result in a significant impact on the proposed design resulting in much taller new buildings, making it impossible to access without raising external land levels or constructing external steps to each building that would be structurally safe in a flood event. It is deemed that these adjustments would result in an unacceptable impact to the heritage asset. Therefore, after reviewing the floor level suggestion, it was deemed the requested condition, in this instance is not suitable to be added to the application decision. The other condition (no ground floor sleeping accommodation) can be added to the decision notice.

6.9. Emergency Planner

Summarised comments:

The Council's Emergency Planning Officer has reviewed the proposal and stated the development poses an unacceptable risk to life and/or property from flooding. They raise significant concerns regarding the safety of future occupants and the potential burden on emergency services during flood events. While the submitted Flood Risk

Assessment includes an emergency flood plan, the Officer remains concerned that residents would be either required to evacuate before flooding occurs, which is rarely done in practice, or risk becoming isolated and reliant on emergency rescue. The Officer advises that walking or driving through flood water should not be considered safe due to unseen hazards and debris and notes that emergency services are unlikely to be able to access the site during flooding. Recent flood events have shown that isolated properties may require assistance such as deliveries by fire service boats, a situation that should not be increased through new development. The Officer also considers that any evacuation required would likely need to be arranged and funded by the occupants given that the flood risk is predictable. Reference is made to Local Resilience Forum guidance, which states that new development in flood risk areas should not increase reliance on emergency services and must provide safe access and egress routes. Based on these considerations, the Emergency Planning Officer shares the concerns raised by the Environment Agency and advises that the proposal presents unacceptable risks.

6.10. Historic England

Summarised comments:

Historic England has confirmed that they are not providing detailed advice on this application, as their engagement would not add significant value in this instance. They recommend that the applicant seek guidance from specialist conservation and archaeological advisers and refer to Historic England's published advice online.

6.11. NSDC Tree officer

Summarised comments:

The Tree officer has reviewed the BS5837:2012 Tree Survey (report reference P2935/0325/02) and block plans and agrees the proposed works appear acceptable. Initial concerns about hardstanding near trees (e.g., T10, T2, T6) were alleviated as hardstanding is already in place. Some canopy reduction may be needed as part of ongoing maintenance. It has been noted that a group of trees to the north/northwest of the site, protected under TPO N56 (Group G3 – Hawthorn and Elder), lies outside the development site but suggests referencing them in the report and checking they remain in situ.

6.12. Ecology

Summarised comments:

The Ecology Officer has reviewed the Preliminary Ecological Appraisal and associated surveys. The assessment confirms that the site is of low overall biodiversity value, with no significant impacts on designated sites or priority habitats anticipated. However, the windmill is confirmed as a soprano pipistrelle roost, and works will either need to occur outside the bat activity season using precautionary methods and provision of alternative roosting features, or proceed under a European Protected Species Licence. Risks to other species such as birds, reptiles, amphibians, badger and hedgehog can

be mitigated through a Construction and Environmental Management Plan (CEMP: Biodiversity). Biodiversity enhancements, including integrated bat and bird boxes and hedgehog/reptile refugia, are recommended. Subject to securing these measures by condition, the Ecology Officer considers the proposal acceptable and compliant with relevant policy.

Town/Parish Council

Farndon Parish Council – A representation from Ms Jayne Saunders stated support for the proposal.

Representations/Non-Statutory Consultation

6.13. Resident Comments

Summarised comments:

One resident comment were received, raising concerns relating to access and road safety. It noted that vehicle access to the site has historically been taken from the riverside onto Farndon Road, with flood defences having previously constructed a road for this purpose. Concern was expressed that the site currently has double gates opening onto this former access, while Crees Lane is a narrow, single private road that already experiences difficulties with existing traffic. It is suggested that the proposed access arrangements would worsen these difficulties. It has also referred to the former garage and workshop, which had collapsed but previously gained access from the riverside rather than Crees Lane, and question why this historic arrangement cannot be retained. Furthermore, it mentioned how the proposed A46 road-widening scheme may be affected by or interact with the development. It had also noted that neighbouring residents are currently abroad and may not have the opportunity to submit their own comments due to the short consultation period.

7.0 Appraisal

7.1. The key issues are:

- Principle of development
- Impact on the Character of the Area and Heritage Assets
- Impact on Amenity
- Impact on the Highway
- Impact on Ecology
- Impact on Flood Risk
- Planning Balance

Principle of Development

7.2. The Adopted Development Plan for Newark and Sherwood District comprises the Amended Core Strategy DPD (2019) and the Allocations and Development Management DPD (2013). The Core Strategy establishes a settlement hierarchy to guide sustainable growth across the District. This hierarchy directs new residential

development towards locations with the greatest capacity to accommodate growth, namely the Sub-regional Centre, Service Centres, and Principal Villages.

- 7.3. Although located close to the existing settlements of Farndon and Newark and within proximity to existing built form, the site lies outside the settlement boundary for Newark and Farndon and falls within an identified Open Break, and is consequently regarded as open countryside. It is not considered to be an isolated location however. As the site forms part of a designated Open Break, it cannot be considered to lie within a settlement, and the conversion of the Grade II listed windmill and curtilage-listed bakehouse therefore falls to be assessed against Policy DM8, which applies to development in the open countryside. Although the site is close to existing settlements and built form and is not isolated, the principle of development must accordingly be assessed under DM8.
- 7.4. In addition, as the land forms part of the Newark–Farndon Open Break, designated under Policy NUA/OB/1, which seeks to maintain a clear physical and visual separation between the two settlements and prevent incremental coalescence. The Newark Open Break Review identifies this area as providing an important contribution to both perceptual and physical separation, and development within it must therefore avoid any erosion of openness or dilution of the break’s strategic role in safeguarding the distinct identity of Newark and Farndon. Given that the scheme is confined to the conversion, reinstatement and modest extension of existing historic buildings, with a reduction in the scale of ancillary outbuildings and no outward expansion into the surrounding open land, it does not diminish the openness or separation function of the Newark–Farndon Open Break and therefore does not give rise to any conflict with Policy NUA/OB/1.
- 7.5. Spatial Policy 3 allows for limited forms of development within rural settlements where proposals are appropriate in scale and respect local character. In this case, the application sits within the Newark Open Break, the buildings comprise a Grade II listed windmill and a curtilage-listed bakehouse, and the principle of converting these heritage structures, in accordance with the requirements of Spatial Policy 3, would be considered under policy DM8.
- 7.6. Policy DM8 point 3 refers to new and replacement dwellings and states planning permission will only be granted for new dwellings where they are of exceptional quality or innovative nature of design, reflect the highest standards of architecture, significantly enhance their immediate setting and be sensitive to the defining characteristics of the local area and where it can be demonstrated that the existing dwelling is in lawful residential use and is not of architectural or historical merit. In the interests of minimising visual impact on the countryside and maintaining a balanced rural housing stock, replacement dwellings should normally be of a similar size, scale and siting to that being replaced. Furthermore, point 5 refers to conversion of existing buildings and states in the interests of sustainability, consideration should be given to the conversion of existing buildings before proposing replacement development. Proposals should investigate and assess alternative uses for buildings in accordance with the aims of the Spatial Strategy and present a case for the most beneficial use. Planning permission will only be granted for conversion to residential use where it can

be demonstrated that the architectural or historical merit of the buildings warrants their preservation, and they can be converted without significant re-building, alteration or extension. Detailed assessment of proposals will be made against a Supplementary Planning Document.

- 7.7. In line with point 3 of Policy DM8, the replacement ancillary outbuilding would provide an improved design compared to the existing structure and would reduce the overall scale, thereby significantly enhancing and respecting its immediate and sensitive setting. Furthermore, in line with point 5 of Policy DM8, the existing Grade II listed building is included on the local Heritage at Risk Register, with the windmill identified as risk level 3 ('poor'). This demonstrates that the building's historical merit warrants preservation, and while the conversion would include extensions to these heritage assets, they are considered to be proportionate and contextually appropriate. It is therefore considered that the proposed development would comply with Policy DM8.
- 7.8. Policy DM8 also notes all proposals will need to satisfy other relevant Development Management Policies, take account of any potential visual impact they create and in particular address the requirements of Landscape Character, in accordance with Core Policy 13. As the proposed development would enhance the existing buildings overall and does not involve any additional expansion into the surrounding open land, it is considered that the proposal would also comply with Core Policy 13.
- 7.9. Core Policy 14 and Policy DM9 require that proposals affecting heritage assets preserve their significance and setting. The scheme seeks to retain the historic form of the windmill and bakehouse, reinstate lost features such as the gallery, and introduce a glazed link that is clearly modern yet sympathetic to the historic character. These measures align with national and local objectives for heritage conservation.
- 7.10. The National Planning Policy Framework (NPPF) promotes a presumption in favour of sustainable development and requires that great weight be given to the conservation of designated heritage assets. It supports putting heritage assets to viable uses consistent with their conservation. The proposal represents a sustainable form of development that secures the long-term conservation of the Grade II listed windmill and bakehouse while delivering a self-build dwelling that contributes to housing supply. Given the Council's lack of a five-year housing land supply, the tilted balance in favour of development applies, unless the heritage designations (listed building) and flood risk considerations provide a strong reason for refusing development, as these are listed under the protected assets and areas in footnote 7 of paragraph 11(d) of the NPPF. Heritage and flood risk are assessed further in the report below and are not considered to represent strong reasons for refusal in this case, but are finely balanced in the assessment. Therefore, Officers believe the tilted balance is engaged and the provision of one additional dwelling through conversion of the building is a minor but important contribution that has additional weight in the planning balance, as per the tilted balance in para 11.
- 7.11. The description of development specifically refers to 'self-build.' This use is set out at section 1 of the Self-build and Custom Housebuilding Act 2015. Paragraph 73(b) of the Framework supports small sites to come forward for self-build and custom-build

housing. The Framework also supports the delivery of a variety of land coming forward to meet the needs of groups with specific housing requirements. The benefits of self-build and custom housing are recognised by the Planning Practice Guidance (PPG) finding that it helps to diversify the housing market and increase customer choice.

- 7.12. The [Self-build and Custom Housebuilding Act 2015 \(as amended by the Housing and Planning Act 2016\)](#) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.
- 7.13. *In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.* (Planning Practice Guidance, Paragraph: 016 Reference ID: 57-016-20210208 Revision date: 08 02 2021) *emphasis added.*
- 7.14. In line with the Right to Build Task Force's Custom and Self-Build Planning Guidance (PG3.2 – Counting Relevant Permissioned Plots, April 2024), only the following types of plots granted planning permission will be counted towards meeting demand:
- **Sites with permission which specifically mention self-build or custom build in the development description** or where the self-build box was ticked on the application form.
 - **Sites with a planning condition** confirming that the development will contribute to the supply of custom and self-build plots.
 - **Plots with a Community Infrastructure Levy (CIL) self-build exemption** granted.
 - **Replacement dwellings** where evidence submitted with the planning application indicates self-build or custom-build intentions.
 - **Rural or agricultural worker's dwelling** where supporting evidence in the application form confirms self-build or custom build delivery.
- 7.15. How is the proposal Custom Self Build (CSB)? The application form has stated the development would be Self-build and custom build. Furthermore, it states the applicants own the windmill and live at Mills House and will be converting the windmill as a self-build dwelling for themselves to live in. As the proposal is for CSB it is considered that the proposal would help to meet the demand in the local area and could contribute to the council's current Self-Build Register Council's register.
- 7.16. As stated above, in accordance with the PPG, the LPA must be satisfied that the initial owner will have primary input into its final design and layout. As the proposal is a development of the landowners existing buildings it is considered to be customisable. A condition has been proposed to secure this.
- 7.17. Therefore in summary, with regards to details mentioned above, it is considered that the proposal would be acceptable in principle and is in accordance with DM8, DM9, NUA/OB/1, Core policies 13 and 14, the NPPF, PPG and the self-build and custom building act, which are relevant material planning considerations. The principle of

converting the building into residential use is accepted, subject to the material considerations outlined below.

Design and impact on the Conservation Area and listed buildings

- 7.18. Policy DM5(b) of the amended Allocations and Development Management Plan Document requires that development proposals consider their impact on the amenity of surrounding land uses and neighbouring properties, ensuring that these are not detrimentally affected.
- 7.19. Core Policy 14 'Historic Environment' of the Amended Core Strategy DPD requires the continued conservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, in line with their identified significance; and the preservation and enhancement of the special character of Conservation Areas including that character identified through Conservation Area Character Appraisals which form the basis for their management. In accordance with Core Policy 14, development proposals should take account of the distinctive character and setting of individual conservation areas including open space and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing as set out in Policy DM9 'Protecting of the Historic Environment' of the Allocations & Development Management DPD.
- 7.20. Core Policy 9 'Sustainable Design' of the Amended Core Strategy DPD requires new development proposals to, amongst other things, "achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments".
- 7.21. Section 12 of the NPPF refers to achieving well-designed places. Paragraph 131 confirms that good design is a key aspect of sustainable development, creating better places to live and work and making development acceptable to local communities. Section 16 (paragraphs 202–213) requires great weight to be given to the conservation of designated heritage assets and supports putting them to viable uses consistent with their conservation. It also states that any harm to significance must be clearly justified and balanced against public benefits.
- 7.22. The application site comprises a Grade II listed windmill dating from 1823 and a former bakehouse, both of which have been derelict for decades. The windmill retains its historic form externally, but internally very little original fabric survives, and the upper floors are unsafe. The bakehouse also shows signs of structural decline. The windmill is identified on the Buildings at Risk Register by the Nottinghamshire Building Preservation Trust, with its condition recorded as poor, including missing windows, rotting doors, severe spalling, and vegetation growth. The proposal involves converting these buildings into a single dwelling, reinstating the windmill's internal levels, adding a gallery and glazed cap, and introducing a glazed link to connect the bakehouse. These interventions have been designed to be sympathetic to the historic

character, with the glazed link clearly modern yet lightweight and reversible, ensuring the distinction between old and new.

- 7.23. The proposed extension to the windmill is a new addition, designed in a traditional form to complement the historic character of the building. The replacement garage and workshop adopt a traditional oak-framed design with pantile roofing, sympathetic to the rural setting. New openings are limited and positioned to avoid harm to significant fabric, while internal works focus on reinstating floors and stairs where structural failure has occurred. The conservation team notes that these changes will result in some loss of historic fabric and alterations to the bakehouse plan form, but this harm is categorised as low and less than substantial.
- 7.24. Conditions will secure a detailed Schedule of Works, material samples, and specifications for key features such as windows, doors, rooflights, and the glazed link. These measures will ensure repairs match existing historic fabric and that any interventions are appropriate and reversible where possible.
- 7.25. Overall, the proposal would result in a low level of less than substantial harm to the significance of the listed windmill and bakehouse. However, this harm is outweighed by the public benefits of securing the long-term conservation of these heritage assets, reinstating lost features, and bringing them back into viable use. The heritage benefits carry particular weight because Farndon Windmill is identified on the Nottinghamshire Listed Buildings at Risk Register.
- 7.26. Core Policy 14 of the Core Strategy explains: “The District Council is committed to addressing those heritage assets at risk in the District, seeking to work closely with asset owners, developers, interested parties and Historic England to take positive action. Heritage assets which are at risk are identified on the Heritage at Risk Register (East Midlands) prepared by Historic England which covers Grade I and Grade II* Listed Buildings (and Churches that are Grade II Listed Buildings still in ecclesiastical use), Conservation Areas, Scheduled Ancient Monuments, and Registered Historic Parks and Gardens. This is complemented by the Nottinghamshire Listed Buildings at Risk Register which covers Grade II Listed Buildings and is prepared by the County Council.”
- 7.27. The Risk Register entry for Farndon Winmill states: “Overall risk level is Poor. Details: Windows missing. Door rotting and boarded over. Walls have very deeply recessed mortar and have areas of severe spalling next to first and second floor windows with some repointing below. Odd bricks missing. Windows all unglazed, metal frames survive, vegetation growing on window sills. Key stone reading JD 183.”
- 7.28. Core Policy 14 of the Core Strategy states that support should be given for positive action for those heritage assets at risk through neglect, decay, vacancy or other threats where appropriate. DM9 of the Allocation and DM Policies DPD seeks to preserve listed buildings. Heritage at risk is a specific monitoring element of this policy with the clear aim of reducing the number of entries on the national and local Registers.

- 7.29. The windmill structure is currently vulnerable as a result of the loss of original elements, structural failure within parts of the attached bakehouse, and a prolonged period of underuse. The programme of repair, reinstatement and sensitive reconstruction proposed through this application directly tackles the deficiencies that have led to the windmill being placed on the Buildings at Risk Register. The scope of intervention is sufficient to place the building on a stable and sustainable footing, and, subject to the quality of the completed works, the proposal is likely to enable the windmill to be removed from the Buildings at Risk Register. The development therefore complies with Core Policy 14, Policy DM9, Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the guidance set out in the NPPF, including Section 12 and Section 16.

Impact upon Residential Amenity

- 7.30. Policy DM5(b) of the amended Development Plan Document requires that development proposals consider their impact on the amenity of surrounding land uses and neighbouring properties, ensuring that these are not detrimentally affected. In line with the NPPF, proposals should secure high-quality design and deliver a high standard of amenity for all existing and future occupants of land and buildings.
- 7.31. The application site is located on the edge of an established built-up cluster on Crees Lane, forming part of a small group of residential properties and associated outbuildings. The proposed works primarily involve the conversion of existing buildings, with new elements such as the glazed links and a replacement extension positioned on the footprint of former structures. This approach ensures that the overall scale and massing remain modest and appropriate to the context.
- 7.32. The windmill is located approximately 10 metres from the closest part of Mill House, which is the nearest neighbouring property. While new openings are proposed, the layout and orientation of the buildings, along with existing and proposed boundary treatments, are considered sufficient to avoid unacceptable overlooking or loss of privacy. The glazed cap atop the windmill is elevated and set back, and although it may be partly visible, the significantly established trees on site act as a natural screen, limiting any direct views into neighbouring gardens or windows.
- 7.33. The new driveway is proposed off Crees Lane and is designed to serve both Mill House and the new dwelling. It does not disturb existing boundary lines of adjacent buildings and maintains appropriate separation from neighbouring curtilages. The access arrangement is not expected to result in any adverse impact on residential amenity.
- 7.34. Given the location, the limited number of neighbouring properties, and the nature of the proposed works, the development is not considered to result in any significant harm to residential amenity. The proposal complies with Policy DM5(b), Core Policy 9, and relevant sections of the NPPF.

Impact upon Highway Safety

- 7.35. Spatial Policy 7 requires new development to provide appropriate and effective parking provision, while Policy DM5(b) states that parking should be proportionate to the scale and specific location of the development. The Newark and Sherwood Residential Cycle and Car Parking Standards and Design Guide SPD (2021) offers detailed guidance on car and cycle parking requirements. Table 2 of the SPD sets out recommended parking provision based on the number of bedrooms and the dwelling's location.
- 7.36. The proposal includes the creation of a new driveway off Crees Lane to serve both Mill House and the new dwelling. The existing outbuilding is to be replaced with a timber-framed garage and workshop, which provides sufficient space for vehicle and cycle storage. The new access arrangement does not disturb existing boundary lines and maintains appropriate separation from neighbouring properties.
- 7.37. The application has been reviewed by both National Highways and Nottinghamshire County Council Highways, who raised no objections to the proposed access or parking arrangements. Therefore, the development is not considered to result in any detrimental impact on highway safety or capacity.
- 7.38. Furthermore, the site is not isolated and occupies an edge-of-settlement position on the periphery of Farndon, with convenient access to the Newark Urban Area. A public right of way runs alongside the buildings, and the site's proximity to the A46 and A1 corridors provides strong connections to the wider transport network. This location supports reasonable access to services, employment opportunities and public transport. This level of accessibility helps to reduce reliance on private vehicles and supports the principle of sustainable development in this location. Therefore, whilst the site is in 'open countryside' as per the spatial strategy, it is connected to existing footpath and road networks so could be considered sustainable.
- 7.39. Overall, given the rural edge of settlement location, the modest scale of the proposal, and the provision of appropriate access and parking, the scheme is considered acceptable in highway terms. In addition, it complies with Spatial Policy 7, Policy DM5(b), and the relevant guidance in the SPD, supporting safe and sustainable access without adverse highway impacts.

Impact upon trees

- 7.40. Policy DM7 of the Allocations and Development Management DPD and Core Policy 12 of the Amended Core Strategy require that development proposals conserve, enhance, and restore biodiversity and green infrastructure, including the protection of trees and natural features.
- 7.41. The submitted BS5837:2012 Tree Survey (report reference P2935/0325/02) identifies the removal of two Category B trees, five Category C trees, one Category U tree, and one scrubby group (G29) comprising Category C and U trees. These removals are considered acceptable due to their condition and classification and are balanced by

the retention of higher-quality specimens and the opportunity for compensatory planting.

- 7.42. The Tree Officer has reviewed the tree survey and block plans and agrees the proposed works appear acceptable. Initial concerns regarding hardstanding near trees such as T10, T2, and T6 were resolved following confirmation that hardstanding is already in place. Some canopy reduction may be required as part of ongoing maintenance, which is considered reasonable and typical for a site of this nature.
- 7.43. A group of trees to the north/northwest of the site, protected under TPO N56 (Group G3 – Hawthorn and Elder), lies outside the development boundary and are expected to remain in situ.
- 7.44. To ensure the protection of retained trees during construction, a condition is recommended requiring the submission of an Arboricultural Impact Assessment and Method Statement in accordance with BS5837:2012, with reference to standard condition TH2.
- 7.45. The proposal is considered acceptable in arboricultural terms due to the limited impact on tree stock, and the development is therefore considered to comply with Policy DM7, Core Policy 12, and national guidance on biodiversity and green infrastructure.

Impact upon Ecology and BNG (Biodiversity Net Gain)

- 7.46. The proposal will result in the loss of some garden space and minor vegetation, which is considered insignificant given the low biodiversity value of the site. The confirmed soprano pipistrelle roost within the windmill requires careful management; works outside the bat activity season or under licence will ensure compliance with legislation. With appropriate mitigation and enhancement measures secured by condition, the development is unlikely to result in significant harm to protected species and will deliver proportionate biodiversity gains. The scheme therefore accords with the National Planning Policy Framework and local policies DM5, DM7 and Core Policy 12.
- 7.47. *Biodiversity Net Gain (BNG)* – In England, BNG became mandatory (under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)) from February 2024. BNG is an approach to development which makes sure a development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. This legislation sets out that developers must deliver a minimum BNG of 10% - this means a development will result in more, or better quality, natural habitat than there was before development. However, the site 0.49ha and the proposal is considered a self-build in relation to Biodiversity Net Gain (BNG) requirements. As such, it falls within the scope of BNG exemptions under current legislation, which excludes proposals that do not result in measurable habitat loss or change. Accordingly, BNG provisions are not applicable in this instance.

Flood Risk

- 7.48. The application site lies within Flood Zone 3a, which the Environment Agency identifies as land at a high probability of flooding. Flood-risk matters are addressed through Core Policy 10 of the Amended Core Strategy and section 9 of Policy DM5 (Flood Risk and Water Management) within the Allocations and Development Management DPD. These policies require that flood risk is properly assessed and managed, that development is safe for its lifetime, that it does not increase flood risk elsewhere, and that appropriate access and egress arrangements are considered during flood events. Furthermore, DM5(b) of the Amended Allocations and Development Management DPD (part 10 Flood Risk and Water Management) also states The Council will, in line with Policy DM5(c), aim to steer new development away from areas at highest risk of flooding. Development proposals within Flood Zones 2 and 3 and areas with critical drainage problems will only be considered where it constitutes appropriate development and it can be demonstrated, by application of the Sequential Test, that there are no reasonably available sites in lower risk Flood Zones. Where development is necessary within areas at risk of flooding it will also need to satisfy the Exception Test by demonstrating it would be safe for the intended users without increasing flood risk elsewhere and where possible, pursue opportunities to reduce flood risk overall.
- 7.49. NPPF Section 14 and the Flood Risk and Coastal Change Planning Practice Guidance requires that development is directed away from areas at highest flood risk and that, where development is necessary, it must be demonstrated to be safe for its lifetime without increasing flood risk elsewhere. Footnote 63 of the NPPF requires that a site-specific Flood Risk Assessment is provided for all development in Flood Zones 2 and 3, and also for certain categories of development in Flood Zone 1. As a change of use and minor development, the proposal is not required to apply the Sequential Test or Exception Test, in accordance with NPPF paragraphs 175 to 176 and the PPG.
- 7.50. Consultation responses highlight significant concerns regarding flood risk. Environment Agency identifies that during the design flood event the external flood depths on the site are modelled to reach as high as 1.07m and up to 550mm internally, creating a danger for all people and noted that the submitted FRA suggests the incorporation of flood resistance measures. However, stated that these measures are only considered effective up to a maximum depth of 600mms. The Council's Emergency Planning Officer raises similar concerns, noting that safe evacuation is unlikely to be achievable and that walking or driving through flood water would be unsafe, and that the development would increase pressure on emergency services which conflicts with emergency planning principles that seek to avoid such reliance.
- 7.51. The applicant has submitted a Flood Risk Assessment and further technical information, including detailed floodplain loss calculations, flow-route analysis and identification of several internal safe refuges. First floor refuge levels are stated as 14.64 metres AOD within the bakehouse and 16.10 metres AOD within the windmill, which are well above extreme flood levels, and additional refuge is available on the

upper floors of the windmill. The applicant also proposes 60.44 cubic metres of compensatory flood storage which exceeds the calculated floodplain loss and therefore avoids increased flood risk elsewhere. While offsite flood risk effects appear capable of mitigation consistent with Policy DM5, both the Environment Agency and Emergency Planning Officer maintain that the development cannot be demonstrated to be safe for its lifetime because the depth and hazard of floodwater present a risk to life and safe access and egress cannot be achieved.

- 7.52. The vulnerability classifications in Annex 3 of the NPPF, shows the development would fall within the 'more vulnerable' category, meaning the proposal would introduce new "more vulnerable" users into a flood zone. However, the agent has provided details demonstrating how this vulnerability can be mitigated as far as possible without causing harm to the heritage asset. Therefore, the concerns arising from the flood risks need to be weight against the proposal and must therefore be balanced against the other benefits of the scheme, including the provision of one new dwelling and the significant heritage benefits associated with the restoration and reuse of the windmill that is on the at risk register, which is considered in the planning balance section below.

Planning Balance

- 7.53. In forming the overall planning balance, it is necessary to weigh the significant flood risk concerns against the identified public and heritage benefits. The site lies within Flood Zone 3a, and both the Environment Agency and the Council's Emergency Planning Officer have set out clear and substantial concerns regarding the safety of future occupants during severe flood events. Their position is that safe access and egress cannot be reliably demonstrated and that the characteristics of flooding at this location present a risk to life and property. These matters represent a serious adverse impact and are contrary to the objectives of Core Policy 10, Policy DM5, and Section 14 of the National Planning Policy Framework, which collectively require that development in higher-risk areas can be made safe for its lifetime.
- 7.54. Balanced against this is the considerable public and heritage benefit arising from the conservation of the designated heritage asset. The Grade II listed windmill and the curtilage-listed bakehouse have been subject to many years of deterioration, with the windmill recorded on the Buildings at Risk Register. The proposal would secure their repair, reinstate lost historic elements, and provide a viable long-term use. These outcomes align with Core Policy 14, Policy DM9, Section 16 of the NPPF, and the statutory duties imposed by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, all of which require that great weight be given to the conservation of heritage assets. These heritage benefits carry very substantial weight and without securing a planning permission there is the risk the building could deteriorate further and be completely lost.
- 7.55. The proposal would also deliver one additional dwelling. Although the scale of this contribution is modest, it remains a material benefit. This benefit attracts moderate weight, particularly in the context of the Council's current inability to demonstrate a

five-year housing land supply. Under NPPF paragraph 11(d), the absence of a five-year supply means the presumption in favour of sustainable development is engaged, and NPPF paragraphs 60 and 74 emphasise the need to significantly boost the supply of homes and maintain an up-to-date understanding of local housing needs. Within this policy context, even a single dwelling contributes positively to addressing the district's acknowledged shortfall. It is further noted that this dwelling would come forwards as a self and custom build property which aids the Council in meeting its statutory duties to make available suitable self and custom build plots for the public. This also carries moderate weight in favour of the scheme.

- 7.56. Taking all factors into account, the judgement is finely balanced. The flood risk concerns are serious, attract significant weight, and represent an area of clear policy conflict. However, the heritage assets at the centre of the proposal are demonstrably at risk, and the evidence indicates that their decline is likely to continue in the absence of timely intervention or potentially result in its total loss. The scheme offers a realistic and deliverable means of securing their long-term future. When the considerable heritage benefits are taken together with the moderate benefits of providing an additional self-build dwelling in a district lacking a five-year housing land supply, Officers consider that the cumulative benefits are sufficient to outweigh the residual harm identified.
- 7.57. Accordingly, the overall planning balance falls marginally in favour of the development.
- 7.58. **Community Infrastructure Levy (CIL)** - The proposal creates a new dwelling, which would ordinarily be CIL liable. In this case, however, the floorspace is only increased by 53m², as the proposed development would result in less than 100m² of net additional floorspace/Gross Internal Area, it is considered in this instance that the application is therefore not CIL liable.

8.0 Conclusion

- 8.1. When considered against the strategic aims of the Development Plan as a whole, and the requirements of national policy, the proposal presents a complex but clearly defined set of competing considerations. Policies Core Policy 10, Policy DM5 and Section 14 of the National Planning Policy Framework place significant emphasis on ensuring that development in areas of high flood risk can be made safe for its lifetime. The concerns raised by both the Environment Agency and the Council's Emergency Planning Officer demonstrate that, despite the mitigation offered, there remain unresolved issues regarding safe access and egress and the associated implications for future occupant safety. These concerns carry significant weight and highlight a degree of conflict with the flood risk management expectations of the Development Plan and national guidance.
- 8.2. At the same time, the proposal must be seen in the context of the statutory duties under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which require that great weight is afforded to the conservation of designated heritage assets. The Grade II listed windmill and the curtilage-listed

bakehouse have suffered long-term deterioration, with the windmill included on the local Buildings at Risk Register, and the evidence indicates that without timely intervention their continued decline is highly likely. The scheme before the authority would secure comprehensive repair, reinstatement of lost architectural detail and the long-term viable use of both structures, directly addressing the vulnerabilities that have led to their at-risk status.

- 8.3. In summary, while the scheme does not fully overcome the flood risk concerns identified by statutory consultees, it delivers an immediate and robust solution to the continuing deterioration of two important heritage assets. The conservation benefits are substantial and are clearly aligned with the objectives of Core Policy 14, Policy DM9, and Section 16 of the National Planning Policy Framework, which collectively emphasise the importance of safeguarding heritage significance for future generations. The proposal therefore engages two competing areas of policy priority, and the decision ultimately requires a balanced judgement of the relative weight to be applied to each. In this instance, Officers have decided that the overall planning balance falls marginally in favour of the development, and recommends permission is granted, subject to the planning conditions.

9.0 Implications

- 9.1. In writing this report and in putting forward recommendations' officers have considered the following implications: Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

9.2 Legal Implications - LEG2526/9923

Planning Committee is the appropriate body to consider the content of this report. A Legal Advisor will be present at the meeting to assist on any legal points which may arise during consideration of the application.

10. Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

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

02

The development hereby permitted shall be carried out in accordance with the application form and the following approved plans:

- Application form - Received 26.05.2025
- Proposed floorplans drawing no 1842 A 1A - Received 26.05.2025

- Block plan drawing no 1842 A 2B - Received 26.05.2025
- Proposed elevations drawing no 1842 A 4A - Received 26.05.2025
- Proposed workshop and garage floor and elevation plans drawing no 1902 A 3A - Received 26.05.2025
- Existing floor plans drawing 5194 - Received 26.05.2025
- Existing bakehouse elevations drawing no 5195 - Received 26.05.2025
- Location plan - Received 26.05.2025

Reason: To define this permission and for the avoidance of doubt

03

Prior to any works on the windmill or bakehouse, a detailed schedule of works shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved schedule.

Reason: To ensure that the works are undertaken in a manner that preserves the historic fabric and significance of the listed buildings.

04

Prior to any works on the windmill or bakehouse, samples of all facing materials, including brick and roofing materials, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved materials.

Reason: To safeguard the character and appearance of the listed buildings and their setting.

05

Prior to any works on the windmill or bakehouse, full details of the design, specification, fixing, and finish in the form of drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the local planning authority. Works shall thereafter be undertaken and retained in accordance with the approved details.

Windows

Doors

Rooflights

Gallery

Verges and eaves

Rainwater goods

Reason: To ensure that the detailing and finish are appropriate to the historic character and significance of the listed buildings.

06

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) An annotated plan providing a summary of the elements covered by items b), c), d), e) and h) (it would be acceptable for the CEMP(B) to be provided as a single or series of annotated plans).

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard protected species as required by the National Planning Policy Framework, ADMDDP Policy DM5 and Core Strategy Policy 12

07

A. Prior to commencement of the approved development, notice in writing confirming that a named ecologist holding an appropriate Natural England survey licence has been contracted to implement the ‘Precautionary Working Methods’ detailed at Section 4.3 of the Preliminary Ecological Appraisal Report, dated 22/03/2025 and produced by C.B.E. Consulting, or as modified as required by Natural England for the purposes of securing a European Protected Species Licence, shall be provided to, and be approved in writing by, the local planning authority.

B. Within 1 month of completion the Precautionary Working Methods, a report of the supervised works shall be provided to, and be approved in writing by, the local planning authority.

Reason: To safeguard protected species as required by the National Planning Policy Framework, ADMDPD Policy DM5 and Core Strategy Policy 12.

08

A. The approved development shall not commence until faunal enhancement plan has been submitted to, and been approved in writing by, the local planning authority. The plan is to show the type and location of five artificial bat roosts and bird nestboxes integrated into the buildings, box types and details for fixing them into place. It shall also show the location and construction details for hedgehog and reptile refugia.

B. The approved features shall be installed prior to first use of the approved development and photographic evidence of the installed features shall be submitted to, and be approved in writing by, the local planning authority to fully discharge the condition. The approved features shall thereafter be retained and maintained.

Reason: To provide a measurable gain for biodiversity as required by the NPPF, and maximise opportunities to enhance biodiversity as required by Core Strategy Policy

09

Flood mitigations

No part of the ground floor of the development hereby permitted shall be used for sleeping accommodation at any time. All sleeping accommodation shall be located on floors above ground level to reduce residual flood risk to future occupants.

The compensatory flood storage measures detailed in the submitted EA Response letter prepared by Anthony Northcote, TOWNPLANNING.CO.UK, and dated 12 December 2025 shall be fully implemented prior to the first occupation of the development and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To minimise the risk to life and property from flooding, in accordance with national and local flood-risk policy and the recommendations of the Lead Local Flood Authority.

10

A compliance certificate for the development issued under either:

- Regulation 17 (Completion Certificates) of the Building Regulations 2010; or Section 51 of the Building Act 1984 (Final Certificates).
- Title deeds of the property to which this exemption relates (freehold or leasehold).
- Proof of occupation, in the form of a copy of a utility bill or bank statement showing the applicant's name and the address of the property.

One of the following three documents:

- An approved claim from HM Revenue and Customs under VAT431NB: VAT refunds for DIY housebuilders;
- Proof of a specialist Self-Build or Custom-Build Warranty for the dwelling; or
- Proof of an approved Self-Build or Custom-Build Mortgage from a bank or building society for the dwelling.

Reason: To ensure compliance with the statutory definition of self-build and custom-build housing in accordance with the Self-Build and Custom Housebuilding Act 2015 and relevant planning policy.

Informatives

1. The application as submitted is acceptable. In granting permission without unnecessary delay the District Planning Authority is implicitly working positively and proactively with the applicant. This is fully in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).
2. The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres.
3. You are advised that you may require building regulations approval in addition to the planning permission you have obtained. Any amendments to the permitted scheme that may be necessary to comply with the Building Regulations, must also be approved in writing by the Local Planning Authority in order that any planning implications arising from those amendments may be properly considered.
East Midlands Building Control operates as a local authority partnership that offers a building control service that you may wish to consider. You can contact them on via email at info@eastmidlandsbc.com via phone on 0333 003 8132 or via the internet at www.eastmidlandsbc.com.
4. The applicant should prepare a contingency plan to address any contamination discovered during construction, conversion, or demolition works. Any findings must be reported to the Pollution Team in Public Protection at Newark and Sherwood District Council on 01636 650000
5. The information provided as part of the application, the development granted by this notice is considered exempt from the biodiversity gain condition.
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the condition "the biodiversity gain condition" that development may not begin unless:
 - a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - b) the planning authority has approved the plan;

OR

c) the development is exempt from the biodiversity gain condition.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Newark and Sherwood District Council (NSDC).

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Details of these exemptions and associated legislation are set out in the planning practice guidance on biodiversity net gain (Biodiversity net gain - GOV.UK (www.gov.uk)).

Based on the information available, this permission is considered by NSDC not to require the approval of a biodiversity gain plan before development is begun, because the following reason or exemption is considered to apply: Self-build.

BACKGROUND PAPERS

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Application case file.

Committee Plan - 25/00869/FUL

