Ref: TP/0066 Date: 23rd July 2026

Amber Valley Borough Council
Development Management
Town Hall
Market Place
Ripley
Derbyshire
DE5 3BT

Dear Sir/Madam,

Planning Portal Reference: PP-15075921 Outline application for the proposed erection of a self-build dwelling, with all matters reserved except for means of access, at land off Potters Lane, Moorwood Moor, Alfreton, Derbyshire, DE55 7NU

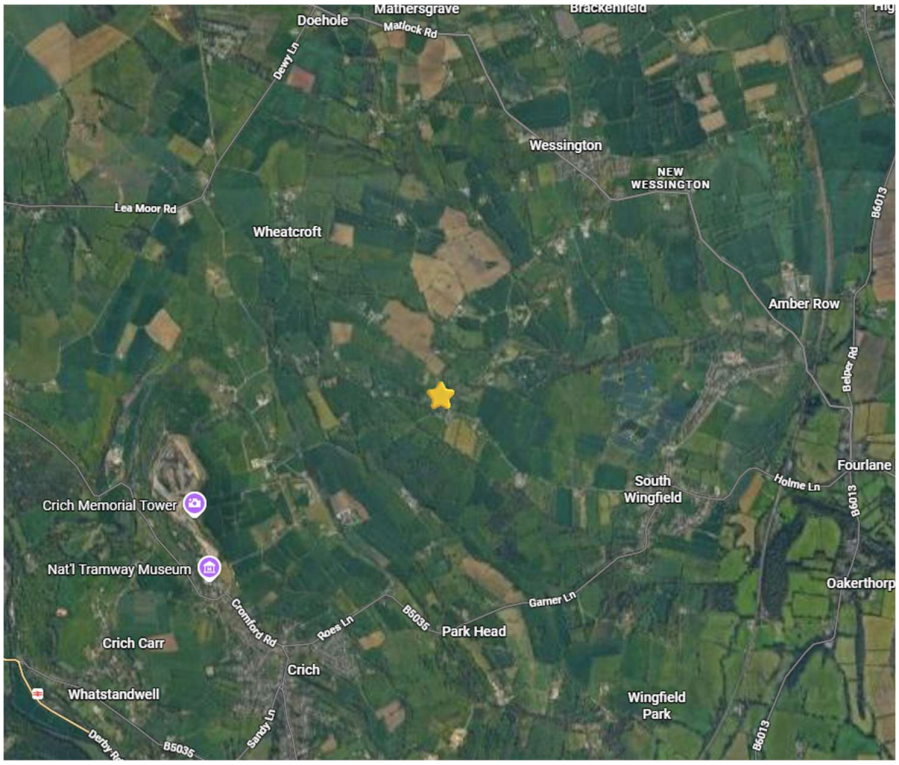
Thornton Planning Limited has been instructed on behalf of the Applicant; Ms Sarah Prior-Byrne; to submit an outline application for the proposed erection of a self-build dwelling, with all matters reserved except for means of access, at land off Potters Lane, Moorwood Moor.

The Site

The site comprises approximately 1316 sqm and is part of a field that is currently used as a horse paddock / agricultural purposes. The Applicant, together with her sister, own this field, and her family own Chestnut Farm (two doors away) on Potters Lane and the surrounding fields including The Chestnuts Camp Site.

The application site only includes the western third of this field and is situated immediately adjacent to an existing property, which is currently the first of a row of properties on Potters Lane.

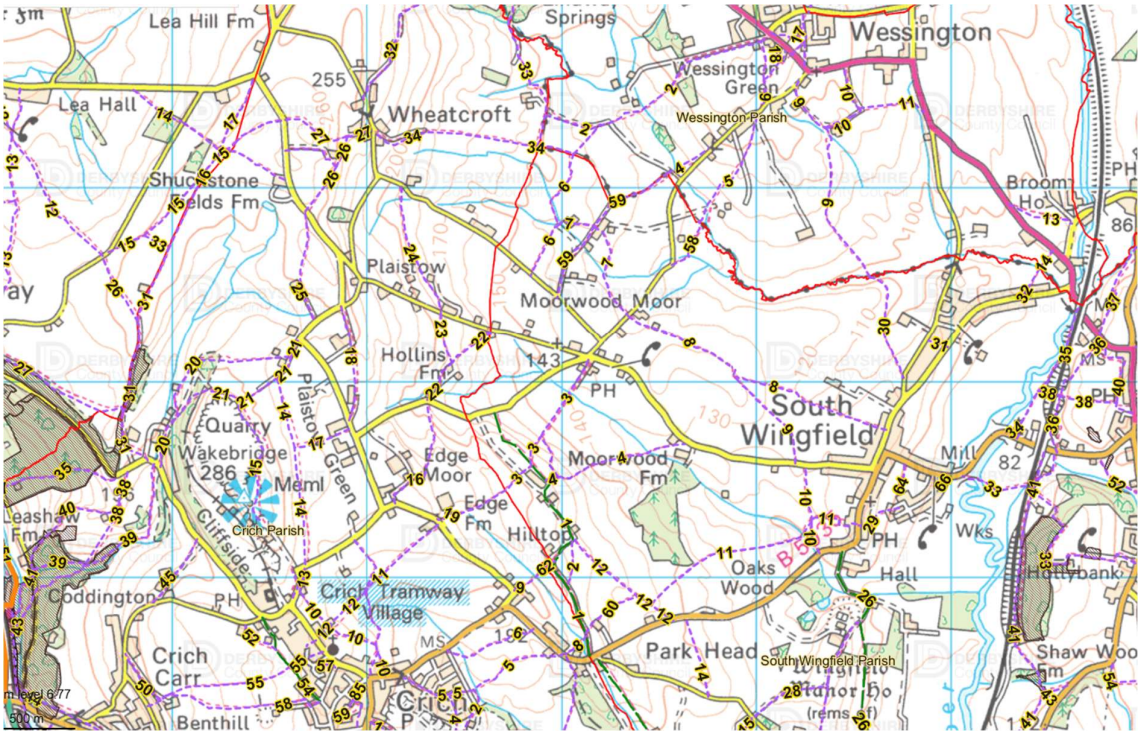
The site is located within Moorwood Moor, a small settlement situated in the countryside between Crich approximately 1.9 km to the south west, South Wingfield approximately 1.7 km to the south east and Wessington approximately 1.8 km to the north. It's easily accessible to a range of shops, services and tourist attractions, within these nearby settlements and beyond. Please see below a wider site context plan, with the site denoted by the yellow star.



There are a number of residential properties, farms, a public house (The White Hart) and The Chestnuts camp site within the small settlement. The centre of Moorwood Moor is the area situated around the staggered crossroads of Inns Lane, Potters Lane, Wild Lane and Moorwood Moor Lane and contains the public house and a number of residential properties. Please see below a site location plan with the application site outlined in red.



There are a large number of public footpath routes that connect the site to South Wingfield, Crich, Wessington and beyond. Please see below extract from the Derbyshire mapping website.



The Proposals

This is an outline application for the proposed erection of a self-build dwelling, with all matters reserved except for means of access, at land off Potters Lane, Moorwood Moor.

Whilst the application is in outline form, it is supported by an indicative site layout plan and house type floor plan and front elevation to demonstrate how the dwelling could be accommodated within the site, whilst ensuring it is in scale and character with its surroundings.

Theis indicative plan show a two storey prominently brick built dwelling and tiled roof of a traditional style that takes cues from the immediately adjacent dwelling. It is of a similar scale to the immediately adjacent property and its extent of domestic curtilage. The proposed dwelling is situated approximately 11 metres from its western boundary to ensure sufficient separation distance is achieved between the dwellings. The adjacent property has a number of what appears to be secondary windows but it was still considered appropriate and also in keeping with the existing pattern of dwellings along this section of Potters Lane to indicatively position the proposed dwelling away from its western boundary.

Whilst being in outline form, the proposals do include the consideration of means of access. Access to the site is proposed through use of the existing field gate from Potters Lane. The use of this existing access minimises any harm to the landscape and environment and ensures

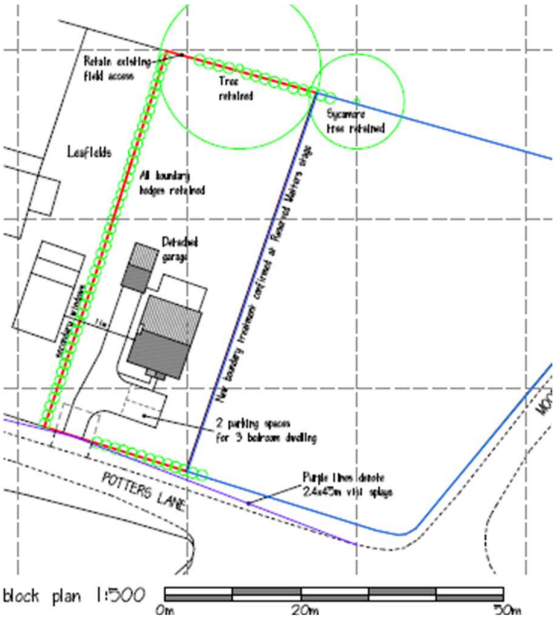
that the hedgerow that forms the site boundary with Potters Lane is retained and pruned back to maximise visibility.

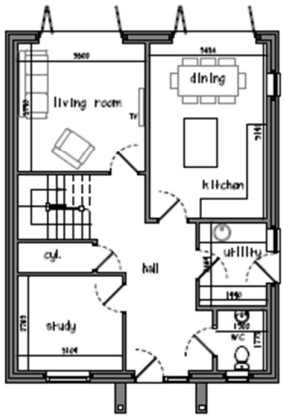
The proposal is for a self-build dwelling. The applicant and her daughter currently live at Chestnut Farm, two doors up from the site with her parents, who have lived here for over 40 years. The applicant is a single mum and her daughter has additional educational needs and whilst they wish to live independently having her support network in very close proximity is absolutely key.

Please see below an extract from the proposed indicative site layout and indicative house type drawing.

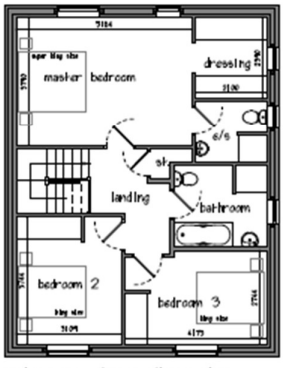


indicative front elevation





indicative ground floor plan



Indicative first floor plan

This outline application is supported by the following documents:

- Application form
- Application fee
- Planning Statement / covering letter (including Heirtage Assessment, and Sustainability Assessment and Climate Change Assessment)
- Design and Access Statement prepared by Pilkington Architecture
- Site location plan and indicative block plan, floorplans and front elevation (ref: PA/26-022-SK-81-03-A)
- Self-Build Note
- Self-Build AVBC Proforma
- Preliminary Ecological Appraisal Report ref: P2988_01 prepared by Elton Ecology

Planning History

Two previous outline applications refs: AVA/2017/0638 and AVA/2018/0072 for a single dwelling on the site (with all matters reserved) were refused on 26th July 2017 and 19th April 2018, respectively.

These application were both refused on the following grounds:

1- The proposal fails to be economically, socially or environmentally sustainable by virtue of the site's poor access to economic and social opportunities/services, and due to the environmental harm caused by the proposal to the open countryside. This is contrary to Paragraph 7 of the National Planning Policy Framework, which states that there are three dimensions to sustainable development: economic, social and environmental, which must be read together as they are mutually dependent in the interests of ensuring a sustainable form of development is provided, and contrary to Saved policy LS1 of the Local Plan, which states, amongst others, that development should be located taking into account of sustainable criteria such as being well related to existing patterns of development, protect and enhance the quality of the built and natural environment, minimising the need to travel between home, work and other activities and ensuring the capacity of existing infrastructure to absorb further development.

2- Approval of the proposal would result in a development which has a detrimental impact upon the openness and character of the countryside, by virtue of the partial loss of a greenfield agricultural gap, which contributes to the rural character of the hamlet of Moorwood Moor. This is contrary to one of the Core Planning Principles of the National Planning Policy Framework, which recognises the intrinsic character and beauty of the countryside; contrary to Policy EN1 of the Amber Valley Borough Local Plan, which states that in the Countryside, outside the built framework of settlements, new development will only be permitted where it is essential in conjunction with the requirements of agriculture, forestry or is necessary and cannot be located in an

existing settlement. The proposal is also contrary to Policy H5 of the Local Plan, which states that new housing will not be granted outside the built framework of settlements. In this regard the proposal is also contrary to policy LS1 (c) of the Local Plan, which requires proposals to protect and enhance the natural environment.

The below planning assessment seeks to address these grounds.

Relevant Planning Policy and Planning Assessment

National Planning Policy Framework (December 2024)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans can provide sufficient housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) 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;

b) 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

Paragraph 11 states that the presumption in favour of sustainable development means for decision-taking:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The NPPF requires, at Paragraph 39, that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 61 of the NPPF states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including an appropriate mix of housing types for the local community.

They recognise at paragraph 73 that small sized sites can make an important contribution to meeting the housing requirements of an area and are often built out relatively quickly.

Paragraph 82 of the NPPF states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

Paragraph 84 of the NPPF advises that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of identified circumstances apply.

The site is located within the existing small settlement of Moorwood Moor, which is accepted is in a rural location, but is closely related and easily accessible to Crich, South Wingfield and Wessington and beyond. Crich and South Wingfield are both identified as key villages in the adopted local plan and both have a range of shops and services, including tourist attractions. Wessington is a village located within the district of North East Derbyshire and also offers a range of facilities. There is a large number of public footpaths that connect the site to these surrounding key villages and beyond. Crich, South Wingfield and Wessington are well served by public transport and a number of public footpaths. Other larger settlements such as Alfreton

and Matlock are also easily accessible. The site is therefore considered to be in a sustainable relatively location.

Whilst not fully reflecting the identified circumstances set out in paragraph 84, the dwelling is proposed in this specific location due to the personal circumstances of the applicant and her family, plus her local connection to Moorwood Moor having grown up herself in the family home and now currently temporarily living there. As previously discussed, the applicant is a single mum of a daughter with additional educational needs and whilst wanting to live independently does require her key support network in close proximity to be on hand to assist, as necessary. It should also be highlighted that the proposal would not result in an isolated dwelling, it is located within the heart of Moorwood Moor and would form the end dwelling in a row of existing properties. On balance the proposal is therefore considered to be in accordance with the NPPF.

Adopted Local Plan

The application should be determined in accordance with the development plan unless material considerations indicate otherwise (in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004). Saved development plan policies should be given weight to the degree that they are consistent with the policies of the NPPF (2024).

The statutory development plan for Amber Valley Borough Council, so far as it relates to this application, is the Amber Valley Adopted Local Plan 2026.

Principle of Development

The adopted local plan identifies the site as being located within the open countryside but it has no other designations, such as it is not located within the Green Belt or an area of special landscape or designated ecological or heritage area. This is shown in figure 5 below, an extract taken from the Adopted Amber Valley Local Plan policies map.



Local Plan Policy SS3 sets out the settlement hierarchy within Amber Valley advising that the primary focus for new development us in and around the four urban areas of Alfreton, Belper, Heanor and Ripley and adjacent to the urban area of Derby, with the secondary focus being in and around the key villages.

Whilst it is accepted that the site is located within a small settlement that is classed in the adopted local plan as being in the countryside; both Crich and South Wingfield are identified as Key Villages and contain a variety of shops, services and tourist attractions that are readily accessible from the application site, being within walking distance. Crich is located approximately 1.9 km to the south west, South Wingfield approximately 1.7 km to the south east and Wessington approximately 1.8 km to the north. As previously demonstrated there are a range of public footpaths that connect the site to these key villages and beyond.

Policy SS9 Countryside advises that new isolated homes in the countryside will only be permitted where special circumstances can be demonstrated.

It also advised that all forms of development in the countryside will be required to be of an appropriate scale or character. Development in the countryside will need to demonstrate that it does not have a significant adverse impact on the character or amenity of the locality. Development in the countryside should be located within or adjacent to existing buildings to retain the openness of the countryside and minimise visual impact.

Policy H3 Housing in the Countryside is consistent with policy SS3 in advising that new isolated dwellings will only be permitted where one or more of the circumstances set out in the National Planning Policy Framework can be demonstrated.

As discussed earlier in this assessment, the dwelling is proposed in this specific location due to the personal circumstances of the applicant and her family, plus her local connection to Moorwood Moor having grown up herself in the family home and now currently temporarily living there. It should also be highlighted that the proposal would not result in an isolated dwelling, it is located within the heart of Moorwood Moor and would form the end dwelling in a row of existing properties. On balance the proposal is therefore considered to be in accordance with the NPPF in relation to rural housing development and in turn the adopted Local Plan.

Self-Build

Policy H7 – Self-Build & Custom Building Dwellings states that The Borough Council will seek to secure the provision of sufficient opportunities to meet demand for self-build and custom build dwellings, by supporting proposals that would make a proportion of dwelling plots available for sale to self-builders or custom builders.

The proposal is a self-build development for the applicant and her daughter to live in the dwelling for the reasons as previously highlighted. The fact that the proposals are a self-build development provide additional support to allowing the proposed development. The proposals are therefore in accordance with Policy H7. Please see supporting Self-Build Note for further details.

Design, Landscape and Amenity

Policy EN15 Quality and Design of Development advises, amongst other things, that developments should:

- create high quality, sustainable and connected places that reflect the local character in terms of height, scale and massing, density, layout and use natural and high quality materials.
- contribute to the local and distinctive sense of place, which varies across the Borough.
- not unduly affect the amenities or privacy of adjoining or adjacent properties, including through loss of light, external noise, external lighting, overshadowing, overlooking, or by residential tandem development immediately behind existing properties sharing the same access.
- provide satisfactory access to the transport network and provide necessary improvements to the network to accommodate traffic generated by the development.
- provide sufficient outdoor space for residential development.
- in respect of residential development, provide adequate space for the storage of recycling (including community recycling schemes where appropriate) and access for refuse collection vehicles.
- recognise the importance of conserving heritage assets and their setting and be designed to respect their significance and local context.
- retain existing trees and hedgerows and incorporate new trees and hedgerows where possible, including new streets.

Policy EN7 Landscape Character and Features advises that Development will be permitted where it would protect or enhance the character, quality and the local distinctiveness of the landscape, including the contribution the landscape makes to the character of individual settlements or hamlets and would protect or enhance existing landscape features that make a positive contribution to landscape character.

Detailed consideration has been given to the extent of the red line and it has been drawn to reflect the site proportions of the adjacent property (Leafields) to ensure that the proposals are in scale and character with its surroundings. This includes retaining the character of some separation between dwellings to reflect its rural location and a rectangular shaped dwelling that is deeper in length than in width. In terms of width in accordance wit the character of the existing row of properties the rear boundary of the site is the existing field boundary, which then continues the extent of rear domestic curtilages in line with the other properties in the row on Potters Lane.

Whilst only being in outline form, with all matters reserved except for access, the application is supported by indicative block plan and house floorplans and elevations to demonstrate that the dwelling can be accommodated on the site is a manner which is in keeping with its surroundings. A traditional two storey dwelling constructed of red brick and tiled roof is

envisaged, with architectural details that are in character with the area. A single garage adjacent to the dwelling is also envisaged.

The indicative proposals seek to retain all existing trees and hedgerows to again ensure that the rural nature and landscape character of the site is maintained. Additional tree and other planting will be incorporated as necessary at the detailed application stage.

Through the retention of these landscape features, and enhanced planting, coupled with an appropriately designed dwelling with sensitive use of locally found materials; the site will remain relatively contained and will not adversely affect the local landscape. The dwelling will simply read as a continuation of the existing row of dwellings on this side of Potters Lane within the centre of Moorwood Moor.

Furthermore the character of the area will be maintained through the retention of the reminder of the field on this corner of the crossroads and its hedgerow boundaries.

Again, whilst the submitted layout and house design details are indicative, they have sought to consider the amenity of the existing adjacent property Leafields. This two storey red brick and rendered dwelling has a number of secondary windows located on its side elevation facing the site. This coupled with the character of the existing form of development on Potters Lane, has resulted in the proposed dwelling being shown to be positioned approximately 11 metres from its western boundary and for only non habitable windows to be proposed on the dwellings western side elevation.

Th indicative proposals therefore demonstrate that the size of the site will ensure that a development that is in scale and character with its surrounding can be accommodated, and one which can ensure existing landscape features are retained and enhanced, that amenity of the occupants of the adjacent dwelling will be adequately protected an that sufficient external space can be provided for the applicant and her daughter, plus that sufficient space for cars to park, turn and manoeuvre can be provided.

Highways

The outline application does include the consideration of means of access. The proposals involve the retention and improvement of the existing field gate to the site to provide vehicular and pedestrian access. The access width is approximately 4.5 metres, with the new drive being shown indicatively at 3 metres wide, and the required visibility of 2.4 m x 45 m can be achieved in both directions.

Potters Lane is a lightly trafficked road. Whilst the road has a 60 mile per hour speed limit, the Derbyshire County Council Road Safety team in May 2026 advised the applicants family that there is not an excessive active collision record because of excessive speed at this location. Following consultation of their speed database, advised that it shows an 85%ile speed of 31 mph at this location, with the data collated via "Connected" vehicles, those with built in sat Navs, mainly Tom Tom and so is freshly up to date. This gives a good indication of what actual speeds vehicles are travelling.

The 85th percentile speed is the speed at or below which 85 percent of the drivers travel on a road segment. Motorists traveling above the 85th percentile speed are considered to be exceeding the safe and reasonable speed for road and traffic conditions. It is appreciated that a selfish minority of motorists will drive above the posted speed limit.

Where vehicles are travelling at 30 mph Derbyshire County Council advise that 2.4m x 45m visibility should be achieved.

The indicative plans have also demonstrated that there is sufficient space within the site for vehicles to park, turn, and manoeuvre to ensure that they enter and exit in a forward direction.

The first 5 metres back from the rear edge of the highway will be of a solid bound surface to ensure that no loose material gets onto the adopted highway.

It should also be noted that during the consideration of the previous applications the Highway Authority raised no objections and given the proposal remain unchanged in relation to access the same conclusion should be reached.

This modest development is not considered to have a significant impact on the local highway network with the proposed access complying with highway guidance. Therefore the proposals are considered acceptable from a highway perspective and are in accordance with the NPPF and local plan policies EN15 and IN1 of access being acceptable in highway terms.

Ecology and Biodiversity

In relation to Policy EN8 Biodiversity, the application is supported by a Preliminary Ecological Appraisal, which advises that the site does not form part of an international or national designated site for nature conservation. Hedgerows H1-H3 (located along the sites western and southern boundaries) were assessed as being the native hedgerow priority habitat. These hedgerows are proposed to be retained. The site offered suitability for commuting and foraging of badger Meles, hedgehog, brown hare, bats, amphibians, reptiles, and nesting birds.

Whilst no further survey work is recommended, the Appraisal does recommend that precautionary methods should be implemented during works to protect badger, birds, hedgehog, brown hare, amphibians, and reptiles; plus that any lighting should be sympathetic to wildlife.

Whilst the application is in outline form only, the indicative details demonstrates that it is the intention that the development avoids the need for the removal of any trees and hedgerows to ensure that the impact on wildlife, trees and the landscape is minimised to an acceptable level.

It should be noted that given the development is for a self-build dwelling the proposals are exempt from the 10% mandatory BNG requirement.

Heritage

Policy EN4 Heritage Assets – states that The Borough Council will support development proposals which preserve or enhance the significance of the Borough's heritage assets and will assess them in accordance with case law, legislation, and the National Planning Policy Framework in a manner that is appropriate to the significance of the heritage asset.

The applicants' parents house, Chestnut Farm, is a Grade II Listed Building and is positioned approximately 45 metres to the west of the site.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 outlines a general duty for local planning authorities and the Secretary of State to have special regard to the preservation of heritage assets when considering planning permission for development. This duty applies to listed buildings, their settings, and features of architectural or historic interest.

NPPF paragraph 210 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.

Local Plan Policy EN4 Heritage Assets advises that The Borough Council will support development proposals which preserve or enhance the significance of the Borough's heritage assets and will assess them in accordance with case law, legislation, and the National Planning Policy Framework in a manner that is appropriate to the significance of the heritage asset.

Chestnut Farm House has been a Grade II Listed Building since its designation on 14th August 1985, with the Historic England official listing entry number being 1109165.

The official listing states the following details:

Farmhouse. Late C18. Regularly coursed gritstone with plain gables, coved eaves band, intermediate and end brick stacks and stone slated roof. Three storeys, four bays, one bay without window openings, the remainder with glazing bar sashes, those to the second floor with nine panes, the remainder with twelve. Two doorways with quoined surrounds and heavy lintels, both with four panelled doors, with the upper parts glazed. Blocked quoined doorway and window opening in south gable. Lower projecting two storeys range, and lean-to to rear elevation.

The listed buildings itself is not adversely impacted by the proposed development. In terms of its setting, the application site is located some 45 metres away from the listed building and residential property Leafields is located in between would provides screening and protection to the Listed Building. The indicative proposals demonstrate that a sensitively designed dwelling would ensure that no harm is caused to the setting of Chestnut Farm House and that the application is acceptable from a heritage perspective in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and the Local Plan.

It should be note that this is the same no harm conclusion reached by the Council's Conservation Officer in relation to the previous application at the site.

Sustainability and Climate Change Assessment

Policy EN1 requires developments to maximise opportunities to reduce omissions and met the Governments net zero target and to incorporate measures to help to mitigate and adapt to the impacts of climate change and to take the opportunity to provide gains for nature, and the health and wellbeing of residents. All development proposals need to demonstrate how climate change issues have been considered through the submission of a climate change assessment.

In accordance with Policy EN1 please see below a sustainability and climate change assessment submitted in support of this outline application.

The site is located within the existing small settlement of Moorwood Moor, which is accepted is in a rural location, but is closely related and easily accessible to Crich (1.9km south west), South Wingfield (1.7km to the south east) and Wessington (1.8km to the north) and beyond. Crich and South Wingfield are both identified as key villages in the adopted local plan and both have a range of shops and services, including tourist attractions. Wessington is a village located within the district of North East Derbyshire and also offer a range of facilities. There is a large number of public footpaths that connect the site to these surrounding key villages and beyond. Crich, South Wingfield and Wessington are well served by public transport and a number of public footpaths. Other larger settlements such as Alfreton and Matlock are also easily accessible. The site is therefore considered to be in a relatively sustainable location.

The proposal represents sustainable development as it is:

- Located in close proximity to identified key villages where further growth is anticipated.
- The site is well related to everyday facilities and there are sustainable travel options readily available.
- It has fully taken into account and where necessary mitigated matters of:
    - Highways
    - Landscape
    - Ecology
- It would not adversely impact on neighbouring properties.
- All existing trees and hedgerows are to be retained and incorporated within the development, plus include the provision of additional appropriate planting.
- The indicative proposals are of a high quality design that respond positively to its sensitive rural surroundings.
- It would not give rise to flood risk on the site or elsewhere.
- The proposals a self-build development and meet the specific needs of the applicant and her family.

- Would create local construction jobs that would contribute to the local economy plus the additional local spending created by the household.

- It has a safe access and will secure improvements to the existing arrangements, and there are no technical impediments to delivery.

The proposal constitutes a sustainable form of development economically, socially and environmentally and is therefore in accordance with the Development Plan and the Framework.

Furthermore, in accordance with local plan policy EN1 – Climate Change, at the detailed application stage the proposed positioning and orientation of the building and windows will be carefully considered to take advantage of solar gain without causing the building to overheat. Appropriate insulation and ventilation will be proposed to maximise the efficiency of the building.

In relation to energy efficiency, heating options are yet to be fully considered but will be informed by suitable available options at the point of construction.

Consideration will be given to the installation of water efficient fittings (i.e. taps and toilets) to reduce daily consumption as far as practical to meet the water efficiency standards of 110 litres/person/day as set out in Requirement G2, Part G of Schedule 1 and regulation 36 to the Building Regulations 2010, as amended.

Materials will be sourced locally wherever possible and responsible construction measures will be in place during the construction period to minimise waste and maximise efficiency and recycling.

Existing tree and hedgerows will be retained and additional planting incorporated into the development.

It is therefore concluded that the proposals are in accordance with Local Plan Policy EN1 and the NPPF.

Conclusions

This document has demonstrated that this outline planning application for the erection of a self-build two storey dwelling is acceptable given the particular site considerations and the unique personal circumstances of the applicant.

Whilst the site is located within a small settlement in the defined countryside, it is closely related to a number of Key Villages and the range of facilities that they offer and is connected by a wide number of different public footpaths.

The plot size is in keeping with that of surrounding properties. The indicative proposals demonstrate that a sensitively designed and positioned dwelling and landscaping scheme will ensure that the development is in scale and character with its surrounding and will read as part of the existing row of properties on Potters Lane, will have no harm on the setting of

Listed Chestnut Farm House, will not adversely affect the amenity of the adjacent Leafields and will have minimal visual impact on the countryside.

The proposals are considered to constitute a sustainable form of development that should be supported.

This statement has demonstrated that the previous applications reasons for refusal have been positively addressed through this submission.

In conclusion, the proposals are in accordance with the guidance contained in the NPPF, relevant Local Plan Policies and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is therefore respectfully requested that planning permission be granted.

I trust the enclosed information is sufficient to validate the application and I look forward to receiving confirmation in due course. Thornton Planning Limited will be pleased to address any matters raised throughout the consultation process, and do not hesitate to contact myself on the details below if you require any further information.

Yours faithfully,



Clare Thornton

Director – Thornton Planning Limited

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