

When telephoning, please ask for :

Mr James Bate

Telephone No:

0115 914 8483

Our Reference:

23/00034/BUILD

Planning Inspectorate ref:

6005948

Date:

31st March 2026



**Rushcliffe**  
Borough Council

**IMPORTANT - THIS MAY AFFECT YOUR PROPERTY**  
**TOWN AND COUNTRY PLANNING ACT 1990**

**Start Date: 19<sup>th</sup> March 2026**

**SITE ADDRESS: Riverside Farm, Fairham Brook Lane, Bunny, NG11 6SQ.**

An appeal has been made to the Secretary of State against the Enforcement Notice issued by Rushcliffe Borough council on 21 December 2023.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002

**Riverside Farm JK Fairham Brook Lane Bunny Nottinghamshire**

**The alleged breach being:** Without planning permission, The Construction of a Replacement Dwelling following the substantial demolition of the dwelling previously standing on the site. In the location shown by a bold red line on a plan which will be sent separately to this letter.

The Councils reason(s) for issuing the Enforcement Notice are as follows:-

It appears to the Council that the above breach of planning control has occurred within the last four years. The building is being constructed on solid foundations installed on and under the land without the benefit of planning permission and consists of 4 prefabricated modules moved onto the site to form the corners, with a further section amounting to approximately half of the length of the building, constructed in situ between the corner modules. The entire structure was subsequently external insulated, clad and roofed.

The building does not have an agricultural character, accentuated by the laying out of a tree and shrub lined driveway leading from the site access to the building.

The council is not satisfied that the structure represents a movable building, whether as a single component or one which could be moved in no more than two halves and transported by road. As such the council is of the view that the building does represent operational development, and as such would require planning permission. The siting of the structure would have a significant adverse impact on the rural character of the site and surroundings, would not be sympathetic to local character and history and would not improve the character and quality of the area. The building also has adverse effects on the openness of the greenbelt.

Whilst it has been suggested that the building relates to an agricultural purpose, as welfare facilities for agricultural workers, the scale of the holding is such that no agricultural permitted development rights apply. No planning application for the building has been submitted and it has not been possible for the local planning authority to determine that the building has an agricultural justification, or that its scale is in keeping with what any such justification might support, again particularly in light of the small scale of the holding.

**Email:**

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@rushcliffe.gov.uk

**Telephone:**

0115 981 9911

[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

**Postal address**

Rushcliffe Borough  
Council  
Rushcliffe Arena  
Rugby Road  
West Bridgford  
Nottingham  
NG2 7YG



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Whilst agricultural development is not 'inappropriate' within the greenbelt the Borough Council is not satisfied that there is a functional need to justify the building, and if such a justification does exist nothing to justify a building of this scale has been provided to the Borough Council.

The land is also within the extent of former parkland associated with the Grade I listed Bunny Hall and the building under construction is visible from the grade I listed building within a principal view across formal gardens and remnant parkland.

The proposal would, therefore, be contrary to:

- Chapter 12 'Achieving well designed places' of the National Planning Policy Framework
- Chapter 13 'Protecting Green Belt Land' of the National Planning Policy Framework
- Chapter 16 'Conserving and enhancing the historic environment' of the National Planning Policy Framework
- Policy 4 (Nottingham-Derby Green Belt) of the Rushcliffe Local Plan Part 1: Core Strategy
- Policy 10 (Design and enhancing local identity) of the Rushcliffe Local Plan Part 1: Core Strategy
- Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2 Land and Planning Policies
- Policy 21 (Green Belt) of the Rushcliffe Local Plan Part 2: Land and Planning Policies
- Policy 28 (Conserving and Enhancing Heritage Assets) of the Rushcliffe Local Plan Part 2: Land and Planning Policies

The Enforcement requires the following steps to be taken:

- (1) Demolish and remove the structure from the land;
- (2) Demolish by breaking up the associated concrete/masonry foundations and the timber cladding which covers them.
- (3) Remove all resulting materials from the land.

An appeal against the Enforcement Notice has been made to the Planning Inspectorate by Riverside Farm JK.

The appellants Grounds of Appeal are as follows:-

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
| <i>Ground A</i> | <i>That planning permission ought to be granted for the development</i> |
| <i>Ground C</i> | <i>That there has not been a breach of planning control.</i>            |

If you wish to make comments, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>. If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate  
c/o QUADIENT  
69 Buckingham Avenue  
Slough  
SL1 4PN

**All representations must be received by 5 May 2026.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

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If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

All appeal documents can be inspected on-line on the Councils website planning online at [www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk) Ref **24/00569/ENAPP**, Alternatively are available for inspection at, West Bridgford Library, Bridgford Road, West Bridgford, Nottingham NG2 6AT on Monday, Thursday between 9am to 5pm and Friday between 9am to 4.30pm which documents can be inspected.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

Yours faithfully,

Service Manager, Communities