Planning Statement

Planning application seeking outline planning permission for the erection of a single storey dwelling on amenity land serving 7 Station Road, Tydd Gote, Wisbech, Cambridgeshire, PE13 5QA



Client: Mr Martin Melton

Prepared by: Jamie Cann (Planning Direct)

Date: 15 October 2021

planning direct

NOTICE

This document has been prepared for the stated purpose in accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of Planning Direct. We accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

© Planning Direct. All rights reserved. No part of this document may be otherwise reproduced or published in any form or by any means, including photocopying, storage on computer or otherwise without the prior permission of the copyright holder.

Planning Direct is a trading name of Cicero Communications Ltd. Registered in England & Wales, no. 7986959.

August 2018

Room 3.11, Felaw Maltings, Felaw Street, Ipswich, IP2 8SJ
Tel: 01473 407911
E: enquiries@planningdirect.co.uk
W: www.planningdirect.co.uk
Registered in England & Wales. Registered No. 7986959

Table of Contents

Introduction 4
The site and surroundings 4
Planning history 5
The proposal 5
Planning policies 6
Planning context 7
- Location 7
- Sustainable development 9
- Self build dwelling 12
- Access and parking 13
- Residential amenities 14
- Environmental considerations 15

Summary 19
Appendices 20

Introduction

Planning Direct has been instructed to research, prepare and submit an outline planning application (all matters reserved) proposing the erection of a single storey dwelling on amenity land which currently serves 7 Station Road, Tydd Gote, Wisbech, Cambridgeshire, PE13 5QA. It is intended that the new dwelling would be occupied by a member of the applicant's family and could potentially constitute a self build opportunity in accordance with the legal definition, however the applicant would wish to retain flexibility over occupancy as circumstances may change.

The site and surroundings

The development site is identified within the red line boundary of the Site Location Plan (**Appendix 1**), and Existing Site Plan (**Appendix 2**) and comprises land which is surrounded on all sides by residential development, with the exception of a playing field to the south east, and positioned immediately adjacent to the settlement boundary of Tydd Gote.

The site consists of amenity land which serves the host dwelling to the north, 7 Station Road, which was erected pursuant to the approval of application H21-0316-176 in April 2016. The site includes a lean to storage building, which is currently in a poor state of repair and used for storage in association with the host dwelling. It is understood that a glass building previously existed on the site but subsequently collapsed, however the footings are still in place.

The proposed development is positioned on the edge of the Tydd Gote Conservation Area (TGCA) according to the proposal maps published as part of the adopted Local Plan. Although there is some vegetation along the southern and western boundaries of the site, it is clearly of no real arboricultural value and not subject to Tree Preservation Orders.

The site is accessed via an established private driveway which extends up to the host dwelling to the north and runs between a playing field to the west and residential garden land to the east. The driveway provides access to Robin Hood Cottage, which

comprises a large detached dwelling benefiting from various outbuildings, in addition to 11 Station Road near the entrance point which is immediately adjacent to the highway.

The site is within Flood Zone 1 according to the Environment Agency's online flood mapping database which represents the lowest probability of a flood risk even occurring.

Planning history

The following planning history of the site has been extracted from the LPA's online public access system and is considered to be relevant to the proposed development:

Planning Reference: H21-0318-16
Proposal: Details of materials schedule (Condition 3 of H21-0484-15 Allowed on Appeal Reference APP/A2525/W/15/313491)
Outcome: Approved 14 April 2016

Planning Reference: H21-0316-176
Proposal: Single detached dwelling - H21-0484-15 Allowed at Appeal (Reference APP/A2525/W/15/3134914). Amendment to move dwelling and garage south on site.
Outcome: Approved 14 April 2016

Planning Reference: APP/A2525/W/15/313491
Proposal: Single detached dwelling.
Outcome: Approved 17 February 2016

Planning Reference: H21-0484-15
Proposal: Single detached dwelling
Outcome: Refused 28 July 2015 but allowed on appeal APP/A2525/W/15/313491.

The proposal

The applicant is proposing to erect a single storey bungalow within the red line boundary of the development site, and an indicative layout is identified on the Proposed

Site Plan at **Appendix 3**. The dwelling would be accessed via the existing private driveway which serves the host dwelling and Robin Hood Cottage.

The detailed design of the dwelling would be submitted for approval via a reserved matters approval application, however anfself indicative floor plan and elevations plan has been submitted at **Appendix 4** in order to identify the applicant's intentions.

The dwelling would constitute a three bedroom bungalow with an open plan living space and integral garage. The external appearance would comprise a traditional brick elevations and a red tiled roof. It is considered that a single storey bungalow in conjunction with the existing boundary treatment would ensure the building is effectively screened from surrounding land and the wider TGCA. . No physical development to include the dwelling and access would be carried out within the section of the site which is within the TGCA. A small garden area would be positioned to the rear and side of the dwelling within the part of the site which falls within the TGCA, and would be of a sufficient size to cater for a modest three bedroom bungalow

It is the intention that the bungalow would be occupied by an elderly member of the applicant's family and it could potentially constitute a self build dwelling in accordance with the definition contained within the Self Build and Custom Housebuilding Act 2015. Despite this intention the applicant is not willing to accept a planning condition which would limit the occupancy of the dwelling and a subsequent private sale of the dwelling or site on the open market.

Planning policies

At a national level the following sections within the National Planning Policy Framework (NNPF) updated in July 2021 are considered to be the most relevant to the proposed development.

Section 1 - Achieving sustainable development
Section 5 - Delivering a sufficient supply of homes
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

At a local level the following policies within the South East Lincolnshire Local Plan (Adopted in March 2019) are considered be the most relevant to the application:

Policy 1: Spatial Strategy
Policy 2: Development Management
Policy 3: Design of New Development
Policy 4: Approach to Flood Risk
Policy 10: Meeting Assessed Housing Requirements
Policy 28: The Natural Environment
Policy 29: The Historic Environment
Policy 30: Pollution
Policy 31: Climate Change and Renewable and Low Carbon Energy
Policy 36: Vehicle and Cycle Parking

Planning context

This section of the Planning Statement sets out to demonstrate that the proposed development would comply with national and local planning policies, and should be assessed favourably by the LPA.

Location

Policy 1 of the Local Plan sets out the spatial strategy for the district, and identities Tydd Gote as an 'Other Service Centre and Settlement'. Within the aforementioned classification the LPA provides that development will be permitted that supports its role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. It is also provided that development will normally be limited to committed sites and infill opportunities.

The proposals map for Tydd Gote identifies that the site is located adjacent to but not within the settlement boundary, and as a consequence is classified as being within the countryside. In the countryside the LPA provides that development will be permitted

where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

At a national level the NPPF avoids the use of blanket polices which prevent development based on its geographic location preferring to take a more balanced approach. Paragraph 79 of the NPPF seeks to avoid the construction of new isolated homes in the countryside. The definition of isolation in the context of this policy has been shown within court judgements to relate to physical isolation only. A Court of Appeal judgement dated 28 March 2018 at **Appendix 5** (Case No: C1/2017/3292) specifically considers the word 'isolated' in connection with paragraph 55 of the previous version of the NPPF (now paragraph 79 within the revised NPPF) as follows: '*In my view, in its particular context in paragraph 55 of the NPPF, the word "isolated" in the phrase "isolated homes in the countryside" simply connotes a dwelling that is physically separate or remote from a settlement*.'

Appeal Decision APP/A2525/W/3134914 at **Appendix 6** allowed the erection of a new dwelling (7 Station Road) on land further away from the settlement boundary of Tydd Gote in February 2016 than the proposed dwelling herewith.

The Inspector concluded that 7 Station Road was not considered to be isolated by virtue of being in close proximity to existing dwellings and within walking distance via the driveway and public footpaths to all other parts of the village. The proposed dwelling herewith would actually be physically closer to the defined settlement than the host dwelling and as a consequence cannot be considered to be isolated. Furthermore the erection of the host dwelling to the north has ensured that the proposed site is surrounded by residential development on all sides, with the exception of a playing field to the south which is used by residents of the village and further amplifies the lack of isolation. As a consequence the proposed development is considered to be an infill opportunity.

It is clear that Policy 1 and the NPPF does not prohibit new development within the countryside in principle, however each application should be assessed on its own merits.

The proposal herewith is considered to represent sustainable development as summarised below, and has been assessed in more detail against other relevant national and local planning policies.

Sustainable development

At national level the NPPF provides there are three overarching objectives in achieving sustainable development which are defined as **economic**, **social** and **environmental**. Policy 1 requires that countryside developments should meet the sustainable development needs of the area in terms of economic, community or environmental benefits.

An assessment of the proposed development against the test of sustainability as defined within the NPPF is summarised below, on the basis that the objectives are considered to incorporate the LPA's criteria.

Economic

The NPPF provides '*The economic objective is 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.'*

Firstly it is clear that the development would result in an economic benefit to the construction industry, although it is recognised this would be temporary in nature. In reaction to Appeal Decision APP/A2525/W/3134914 the Inspector recognised that there may be potential local employment opportunities associated with construction.

Paragraph 78 of the NPPF provides that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities and where there are groups of smaller settlements, development in one village may support services in a village nearby. The Inspector determined via Appeal Decision APP/A2525/W/3134914 that the proposed dwelling would provide some benefit to the vitality of the community. It was also stated that the dwelling would be accessible to local services and facilities, and the site was identified as being an acceptable location for housing.

It is clear that the occupants of the proposed dwelling would use facilities and services in the settlement, which would provide a minor benefit to the local economy

commensurate to the size and extent of the development proposed. The proposed dwelling is within a slightly shorter walking distance of the village than the host dwelling.

It is considered that the proposed development would provide a minor economic gain.

Social

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

Paragraph 66 of the NPPF provides that small and medium sites can make an important contribution to meeting the housing requirement in an area, as they are often built out more quickly than larger sites. The applicant is intending to build the home for an elderly member of his family, and as a consequence a defined local need for the dwelling has already been identified. Although it should be recognised that the applicant would not wish to be constrained by the imposition of a planning condition which would restrict occupancy.

It is intended that the dwelling would comprise a single storey building and as a consequence all habitable rooms would be positioned on the ground floor, providing high quality accessibility. It is considered that the dwelling would be readily adaptable to respond to the changing needs of a household over time, particularly in relation to providing suitable living space for people with physical disabilities and/or the elderly.

It is recognised that the LPA considers it can demonstrate a five year housing supply of land, however the NPPF provides that the five year target is a minimum requirement and not an absolute ceiling.

It is considered that the proposed development would provide a minor social gain.

Environmental

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

According to the LPA's Proposals Maps part of the site is located within the northern fringe of the TGCA. Due to the intention for the physical development to take place on the section of the site outside the aforementioned designated area, it is not considered that the proposal would result in a harmful impact as identified later.

It is considered that there are no trees of outstanding quality which would be impacted by the proposed development, however as the site is within the TGCA the LPA may require an Arboricultural Impact Assessment to be submitted as part of a reserved matters approval application.

The applicant is intending to submit a detailed landscaping scheme at reserved matters approval stage for the approval of the LPA which would identify the type and location of native species of trees to be planted and/or retained within the site. It is considered that the introduction of soft landscaping would not only deliver biodiversity gains, due to the provision of bat boxes, bird boxes and hedgehog porous fencing where appropriate, but would also serve to eliminate the visual impact of the development from surrounding land.

The NPPF seeks to support the development of brownfield land and the site by virtue of the presence of an existing building, is considered to be previously developed. Furthermore it is understood that a former glass structure was also positioned on the site prior to its collapse and the footings are still in place.

It is observed that as local services and facilities are within walking or cycling distance of the site the prospective occupants would not be wholly reliant upon the use of the private motor car, and as a consequence additional road traffic movements crated by the proposed development would be limited.

Self build dwelling

It is important to assess the proposal given the backdrop that the proposed dwelling may potentially constitute a self build dwelling in accordance with the legal definition. It should however be recognised that despite the intention that the dwelling would be for a member of the family, the applicant would not agree to a planning condition which would limit occupancy and the sale of dwelling or site on the open market.

The LPA has a duty to grant planning permissions to meet the demand for self build dwellings within its area. It is required by the provisions of Section 2A of the Self-Build and Custom Housebuilding Act 2015 (as amended) to grant planning permission for enough serviced plots of land to meet the demand for self build and custom housebuilding in the district which arises in each base period.

It is also asserted that custom build dwellings are financially less risky to construct as the builder does not have to rely on securing an end user (buyer). It is acknowledged that few homes within the UK are custom built compared with many other countries, although there is evidence of an increasing demand within the country for this type of housing in recent years.

The proposal would potentially provide an additional self build plot within a sustainable location which would also contribute towards the LPA's general housing supply targets. The land identified for the new dwelling would potentially be made available for the development of a home to be occupied by a member of the applicant's family, but this is not guaranteed as circumstances may change.

A planning inspector allowed outline planning consent (APP/G2435/W/18/3214451) for the erection of 30 self build plots in Woodville, Swadlincote, which reversed the decision to refuse the initial application by North West Leicestershire District Council. The application site was outside the defined limits of development and as a consequence the proposal was deemed to be in conflict with the Local Plan. It is clear that the LPA refused the initial application due to the effect of the development on the character and appearance of the area and the openness of the Green Belt. However the Inspector concluded that, '*The requirement on planning authorities to permission sufficient plots for custom and self build is clearly set out in primary legislation, and should be a*

material consideration in all relevant planning applications. This legislation is important as England is out of step with every other developed country with regards to the number of homes that we build in this way.'

Furthermore it was concluded that the socio-economic benefits of custom and self build, would not only serve people using and supporting local services and facilities, it would also create opportunities for the local construction industry to boost employment and training opportunities. On balance it was considered that the economic, social and environmental benefits of the proposal significantly and demonstrably outweighed the conflict with the Local Plan.

The NPPF states that any proposed development that conflicts with a Local Plan should be refused unless other material considerations indicate otherwise. The fact that the proposed dwelling could constitute a self build plot herewith is a material consideration. As a consequence even if it was considered by the LPA that the proposed development conflicted with the Local Plan, the benefits provided would potentially outweigh a degree of non compliancy.

Access and parking

Section 9 of the NPPF provides that the potential impact of development on transport networks should be considered during the decision making process.

The existing private driveway into the site which serves Robin Hood Cottage and the host dwelling will also be used to serve the proposed dwelling. It is considered that an additional dwelling would not result in an unacceptable over intensification of the access to the detriment of highway safety. No alterations to the driveway or intersection with the main road would be required in order to facilitate the proposed development. It is not considered necessary to submit visibility splay plans in support of the application as the existing access is full established and meets the requirements of the highways authority. Furthermore there is more than sufficient space within the site for cars to turn within and exit on to the highway in a forward gear.

Policy 36 provides that all new development should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the LPA (in Appendix 6 of the Local Plan). Appendix 6 identifies that a minimum of two car parking spaces and 1 cycle space should be provided for a 3-bedroom dwelling. It is proposed that the new

dwelling would benefit from a secure and covered cycle store in order to encourage cycling as a viable alternative to the motor car, and at least two car parking spaces can be provided within the curtilage of the site.

It is important to ensure that sustainable modes of transport are provided in new developments where possible. In terms of 'sustainable transport modes' the NPPF states that cycling and low and ultra low emission vehicles are included within the definition. The applicant is willing to agree that before the development is commenced above slab level, details of the electric vehicle charging point and the covered cycle storage shall be submitted to and approved in writing by the LPA. The aforementioned provisions will be installed before the development is brought into use and shall be retained thereafter and used for no other purpose, in order that the sustainable modes of transport can be secured at the earliest possible opportunity.

Residential amenities

It is a requirement that residential development does not result in an unacceptable adverse impact upon the amenities of existing residents, or create issues for the occupants of the new housing proposed. Policy 2 provides that development should not result in an adverse impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

In terms of privacy the applicant is proposing to erect a combination of a 1.8 high fence and hedging along the intended boundary between the plot and the retained amenity land for the host dwelling. Due to the intended single storey nature of the proposed dwelling it is not considered that any forms of overlooking would be created as a result of the development. It should be recognised that the elevations of the proposed dwelling to include the positioning of openings, height and mass, will be submitted as part of a reserved matters approval application, during which the LPA can consider in more detail its impact upon amenities as part of its assessment criteria.

It is also clear that a negligible increase in traffic movements created by the proposed development would not result in an unacceptable impact upon the amenities of Robin Hood Cottage in terms of noise and disturbance caused by passing traffic, as the driveway is already in use by the occupants of the host dwelling to the north.

Environmental considerations

The NPPF provides that planning decisions should contribute to and enhance the natural and local environment and factors should be considered which relate to impact upon the intrinsic character and beauty of the countryside, minimising impacts and providing net gains for biodiversity where possible and ensuring development does not contribute to unacceptable health risks to the public. The aforementioned considerations are assessed within this section of the statement specifically under the headings (Conservation Area, Biodiversity, Flood Risk and Land Contamination).

Conservation Area

At a national level paragraph 189 of the NPPF provides that in determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by the setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

At a local level Policy 29 provides that new development should respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment. It is provided that development proposals should conserve and enhance the character and appearance of designated heritage assets, such as Conservation Areas.

According to the Proposals Maps part of the site is located within the TGCA, however it is not considered that the proposed development would result in any harm to the designated heritage asset subject to detailed design considerations for several reasons.

Firstly it is proposed that the dwelling would constitute a single storey building, which with the benefit of effective screening would not be visible from surrounding sites.

Secondly it should be recognised that although part of the site is within the TGCA it is just inside the northern boundary and currently serves an existing dwelling which is completely outside the designated area. The location of the site in context with the northern boundary of the Conservation Area is identified at **Appendix 7**.

Thirdly the site comprises previously developed land with an existing outbuilding in situ and footings still in place which supported a former glass building that subsequently collapsed, and does not currently provide a positive visual contribution to the area.

Fourthly it is understood that the boundary of the TGCA may not have been reviewed since 2000, which is prior to the construction of the host dwelling pursuant to the approval of application H21-0316-176. The 2000 appraisal however appears to only relate to the area of the village within Fenland District Council's jurisdiction, but an appraisal for the South Holland section of the TGCA has not been found on its website. It is assumed that an appraisal may have been undertaken at the same time, however this remains unclear.

Finally, the physical development works to include the new dwelling and private driveway would be undertaken on the section of the site which is outside the TGCA. As a consequence the area of the site within the TGCA would remain garden land, which is clearly not a departure from its current lawful use.

The adopted Local Plan identifies the site as being within the TGCA, however despite this fact there is no evidence to suggest that a full re-appraisal has been undertaken in recent times and even the original document cannot be found on the LPA's website. It is clear that any historic appraisal would not recognise the erection of the host dwelling and its relationship to the application site, and would subsequently be considered to be out of date in relation to the proposed development.

By virtue of the aforementioned reasoning it is not considered that the proposed development would result in an adverse impact upon the setting, functionality and visual appearance of the TGCA and the submission of a detailed Heritage Impact Assessment would be superfluous.

It is considered that the following recommendations in relation to the detailed design of the development can be submitted at reserved matters approval stage:

- Local vernacular materials will be prioritised and the dwelling, by virtue of its scale and massing, will be appear simple and modest in form and character;
- Soft landscaping features can be considered in order to demarcate the separate residential curtilages of the host dwelling and proposed dwelling;
- The existing shared access, which is the part of the site most visible from the street scene, would be unaltered by the proposed development.

- A comprehensive landscaping scheme will be submitted to the LPA to include native species of planting and other opportunities to impair the site's landscape and biodiversity contribution such as the installation of bat and bird boxes.
- Any overdevelopment of this site may have the impact of inappropriately suburbanising the existing cluster and should be wholly avoided. It may therefore be prudent for the LPA to consider restricting or removing permitted development rights from the red line boundary, in order to exercise additional control of the development of the site into the future.

Even if the LPA concluded that the development proposal would lead to less than substantial harm to the significance of the TGCA, this harm should be weighed against the public benefits of the proposal. It is considered that the erection of a new dwelling at this location, which would provide a home for a locally defined need, would provide a public benefit commensurate to any perceived less than substantial harm.

Biodiversity

Section 15 of the NPPF serves to protect and enhance biodiversity at a national level, and paragraph 170 seeks to minimise impacts on and provide net gains for biodiversity trough the planning system.

At a local level Policy 28 provides that a high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly green space will be achieved by protecting, enhancing and managing natural assets.

It is clear that the application site is not identified as one of the aforementioned sites as it comprises garden amenity land which serves the host dwelling. As a consequence it is not considered that the potential development of the site would result in an adverse impact upon priority habitats or species.

It is observed that a Preliminary Ecological Appraisal was not requested by the LPA in support of the previous applications in relation to the erection of the host dwelling. Furthermore it is observed that an ecological assessment was not requested in support of a more recent outline application seeking approval of a new residential dwelling on garden amenity land to the rear of Sycamores, Main Road, Tydd Gote. The

aforementioned site is located adjacent to the open countryside with existing vegetation, but despite these observations an assessment was not required.

Notwithstanding the aforementioned points the applicant is willing to introduce gains for biodiversity within the proposed development which can be secured by condition to include the installation of bat boxes and bird boxes, and porous hedgehog fencing where appropriate. Furthermore as mentioned earlier the applicant would intend to submit a landscaping scheme for the approval of the LPA, which would identify planting of native species within the site along with the biodiversity gains.

Flood risk

The NPPF provides that development should not be approved where it would result in an increase in flood risk for prospective occupants or surrounding land users. At a local level Policy 4 provides that residential development within an area at risk of flooding will only be permitted if it can be demonstrated that there are no other sites available at a lower risk.

The application site is located in Flood Zone 1 according to and extract of the Environment Agency's online flood mapping database at **Appendix 8**, representing the lowest probability of a flood risk event occurring. As the site is not located within Flood Zones 2 or 3, it is considered that the submission of a Flood Risk Assessment (FRA) is not required in support of the proposal in accordance with the NPPF.

It is considered that as the site is set back from the highway it is clear that surface water drainage on to the highway will be avoided. Notwithstanding the aforementioned point the applicant is prepared to submit in writing the means by which the discharge of surface water from the site to the highway shall be avoided should this be required by the LPA as part of a reserved matters approval application.

Land contamination

Paragraph 178 of the NPPF provides that a site should be suitable for its proposed use taking account of ground conditions and any risks arising from land contamination. It is recognised that residential development is classified as a 'vulnerable use' and the appropriate LPA must satisfy itself, when determining applications, that potential development sites are not subject to land contamination.

The applicant has submitted a desktop Site Solutions Residence Report at **Appendix 9**, which has been produced by Argyll Environmental and dated 04 October 2021. The aforementioned report concludes that, '*While the Site's former agricultural use and proximity to a garage with historical refuelling facilities may have caused some contamination, it is unlikely to be significant enough to result in a liability*.'

It is duly considered that a Phase 1 Land Contamination Report is not required in support of an outline application, however the applicant would be prepared to submit it as part of a reserved matters approval application in order to provide complete assurance that the site is free from contamination.

Summary

It is the professional opinion of Planning Direct that this outline planning application should be viewed favourably by the LPA as the proposal is considered to be compliant with national and local planning policies.

The proposed development could potentially deliver a new self build dwelling in accordance with the Self-Build and Custom Housebuilding Act 2015 and meet a locally defined need, however the applicant would not agree at this outline stage to any restrictions on occupancy or the sale of the dwelling or site on the open market.

It is considered that the proposal constitutes sustainable development in accordance with the NPPF as it provides economic, social and environmental benefits to the district, and is supported by Policy 1 of the Local Plan and the provisions of the NPPF.

The proposed development is not considered to potentially result in an adverse impact upon the character, function and setting of the TGCA.

The applicant expects the LPA to engage in an open and transparent manner whilst the proposal is being considered, in order to provide sufficient opportunity for Planning Direct to address any potential issues that may arise with the application and agree solutions in an open and transparent manner.

Appendices

Appendix 1 Site Location Plan

Appendix 2 Existing Site Plan

Appendix 3 Proposed Site Plan (indicative)

Appendix 4 Indicative Floor Plan and Elevation Plan

Appendix 5 Case C1/2017/3292

Appendix 6 Appeal APP/A2525/W/3134914

Appendix 7 Conservation Area

Appendix 8 Environment Agency Flood Map Extract

Appendix 9 Site Solutions Residence Report