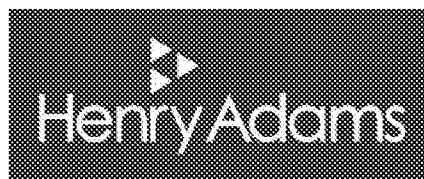


Planning Design and Access Statement

Development of 6 residential dwellings Land East of North End Road, Yapton

On behalf of Crayfern Homes Ltd
Our Ref: PLAN 1262 / January 2020



Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA

Town Planning ► Development Consultancy



Executive Summary

Henry Adams LLP act on behalf of Crayfern Homes Ltd in respect of the submission of a detailed planning application for the development of Land East of North End Road, Yapton.

This Statement demonstrates the following key points:

- Lack of 5 year land supply and lack of up-to-date Neighbourhood Plan
- The site has been identified as 'deliverable; within the Housing Economic Land Availability Assessment (HELAA) (2019 amends).
- The site is located outside but adjoining the settlement boundary of Yapton to the south. Whilst the site is technically located within the countryside, it is bound by residential development to the north, east and south and thus does not encroach outside of the village envelope into the wider countryside.
- The site is visible from North End Road but it is not rural in character, it is not of a size suitable for agricultural purposes nor does it have public access.
- The proposal will support social sustainability by providing a mix of dwellings, including a number of bungalows to address a local need.
- Economic benefits will include the creation/maintenance of construction jobs, and additional spending by new residents on local goods and services.
- Ecological and biodiversity enhancements though the landscaping proposals will result in biodiversity gains and environmental benefits.

This application represents a comprehensive and sustainable development proposal. It reflects the three essential strands of sustainable development delivering economic, social and environmental benefits to the local area.

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1. **Introduction**

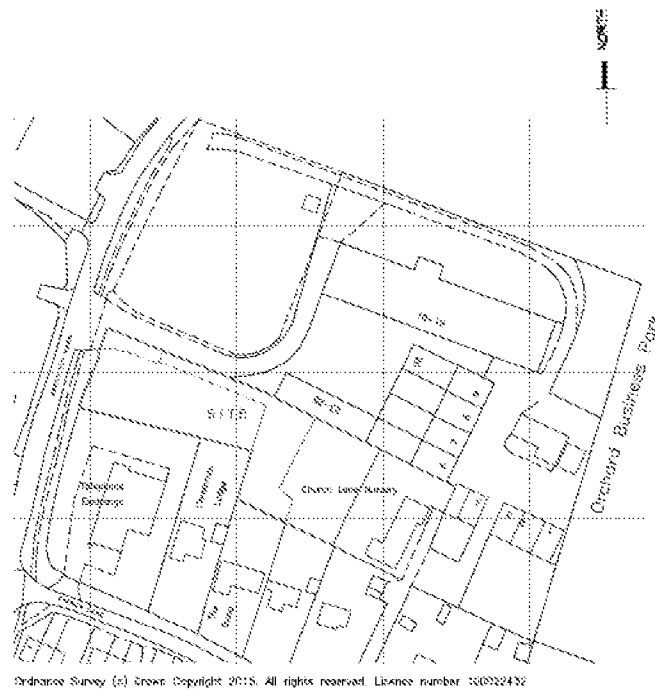
- 1.1. This Statement sets out the relevant background for the determination of the planning application, including context of the site and surroundings, details of the proposed development and an assessment of the relevant planning considerations.
- 1.2. The proposals have been informed initially by the policies in the National Planning Policy Framework (NPPF) and Arun Local Plan and have since evolved through detailed site assessments and liaison with Yapton Parish Council.
- 1.3. In addition to this Statement, the following documents are submitted as part of the planning application;

Report	Reference	Consultant
Location Plan		
Planning Design and Access Statement		Henry Adams LLP
Plans Location Plan Site Layout Plan Floor Plans Garage Plans Elevations Street Scenes	2.07 2.01 2.02 2.05 2.03, 2.04 2.06	Crossley Design Architecture
Drainage		Kazys Narbutas Consulting
Transport Statement	125.0001/TSS/3	Paul Basham Associates
PEA and Phase 1 Survey Reptile Survey		The Ecology Co-op
Arboricultural Assessment and Method Statement Tree Plan and Protection Plan	18063-AA-AN 18063-BT1	Barrell Tree Consultancy
Soil and Ground Investigations		Soils Ltd
Stage 1 Acoustic Assessment Stage 2 Acoustic Design Statement	AS10284.180326.RA AS10284/191128.ADS	Clarke Saunders
Biodiversity Checklist		
Local Validation Checklist		

2. **Site and Surroundings**

The Site

- 2.1 The site is located to the north of Yapton village, it is predominantly flat and comprises approximately 0.28 hectares of unused grassed land. A number of years ago, the site had been used as part of Church Lane Nursery. However, when the Nursery operations ceased, the main area was returned to grass and the agricultural tie lifted from the associated bungalow.



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Figure 1: Site Location (not to scale)

- 2.2 The site is located to the east of North End Road, largely screened by a cluster of Cypress trees on the road frontage. It is located within a residential area; new residential development approved under application ref. Y/49/18/PL to the north, the old nursery bungalow to the east, and residential properties and a telephone exchange fronting Church Lane to the south.
- 2.3 The site is relatively well screened by Cypress trees to the west and a group of Beech and Hornbeams off-site to the south.
- 2.4 Orchard Business Park is also located to the north with the two access points running parallel east-west from North End Road. The site is currently accessed via an existing gated, privately maintained highway that serves the old nursery bungalow to the east.

The Surroundings

- 2.5 Yapton is a sustainable village. The sites location means that a number of local facilities are within a short distance of the site including; two doctors surgeries, primary school, village shop, village hall, playing fields, allotments and church.

- 2.6 The nearest rail station is Barnham, 2 miles from the centre of Yapton. The station provides regular services on the east-west line and also north to London. Bus stops are located within walking distance on North End Road. Services provide access to the train station on route to other destinations such as Walberton, Barnham, Chichester, Littlehampton and Bognor Regis.

3. Planning History

- 3.1 There have not been any planning applications for new residential development in this location within the past 15 years.
- 3.2 There are a number of applications that are pending or have recently been approved within close proximity to the site that should be given due consideration when determining this application;

Y/83/19/OUT – Approved subject to S106 (Jan 2020)

Clays Farm, North End Road, Yapton

Outline application with some matters reserved for the erection of 33 no. dwellings, access roads, landscaping and associated works (resubmission following Y/62/18/OUT). This application is a departure from the Development Plan.

Y/88/18/OUT – Approved November 2019

Land north of Yapton C of E Primary School, North End Road, Yapton

Outline application with some matters reserved for the erection of 38 dwellings. This application affects a right of way.

Y/49/18/PL – Approved March 2019

Land east of North End Road, Yapton

Development of 10 no. residential properties and associated infrastructure. This application is a departure from the Development Plan.

Y/49/17/OUT – Approved February 2018

Land at Street Buildings, North End Road, Yapton

Outline application with some matters reserved for the demolition of all existing structures and redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) and 0.3 hectares of landscaped open space with vehicular access from Maypole Lane and pedestrian/cycle access only from North End Road. This application is a departure from the development plan and may affect the setting of a listed building.

Y/44/17/OUT – Approved December 2018

Land at Stakers Farm North End Road, Yapton

Outline Planning Application for 70 no. residential dwellings including 30% affordable, public open space and associated landscaping. All matters to be reserved apart from Access. This application is a departure from the development plan. This application affects the character and appearance of Main Road/Church Road Yapton Conservation Area and the setting of Listed Buildings.

4. The Proposal

- 4.1. This application seeks detailed planning permission for the development of 6 residential dwellings, creating a density of 21 dwellings per hectare (dph). This density is considered to be appropriate to this village location and commensurate with the character of the area.
- 4.2. The proposed mix of the new housing comprises the following:
- 1 no. 4 bed, two storey property – 130 sqm
 - 1 no. 3 bed, two storey property – 108 sqm
 - 1 no. 3 bed, chalet bungalow – 131 sqm
 - 3 no. 3 bed, chalet bungalow – 130 sqm
- 4.3. The dwellings will consist of a mixture of two-storey properties and chalet bungalows. The Parish Council have previously identified a local requirement for bungalows within the village, which is why the applicant proposes 4 chalet bungalows on the site.
- 4.4. In terms of materials, a red blend brick forms the base of each plot from which an alternating material is introduced to vary the street scene and create interest. These material variants include flint and boarding. Terreal Clay Eminence Plain tiles are the main material for roofs with additional roof detailing, typical of the Sussex Vernacular design style.
- 4.5. Boundary treatments comprise a combination of 1.8m close boarded fencing to rear garden boundaries for the majority of properties, with a facing brick garden wall to rear garden boundaries of Plot 3 as it is visible within the public realm.
- 4.6.
- 4.7. The proposal utilises an existing access from North End Road to the west, running parallel with the Orchard Business Park access to the north. The access road, private drives and parking spaces are to be block paved in line with the proposed drainage strategy.
- 4.8. In terms of parking, the proposal provides 15 parking spaces. Each property is provided with a garage and off-road parking space whilst Plot 1, the 4no. bed property, is to be provided with a garage and two off-road parking spaces. Two visitor spaces are also to be provided. Cycle storage will be provided to the rear of each garage.
- 4.9. The scheme proposes front and rear gardens with additional planting of native species throughout the site to support and enhance both local biodiversity and the character of the area.

5. **Planning Policy**

- 5.1. Following paragraph 39 (6) of the Planning and Compulsory Purchase Act 2004, there is a duty to take decisions in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF) (2019)

- 5.2. The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF outlines the three dimensions to sustainable development by which the planning system needs to perform; economic role, social role and environmental role. These roles involve contributing to building a strong, responsive and competitive economy, supporting strong, vibrant and healthy communities, and protecting and enhancing the natural, built and historic environment.
- 5.3. The presumption in favour of sustainable development is at the heart of the Framework. In terms of decision-taking, paragraph 11d states that *'where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:*
- *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁸; or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*
- 5.4. Footnote 7 states that *'This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites...'*
- 5.5. As Yapton Neighbourhood Plan was made in November 2014, paragraph 14 should also be taken into consideration. This states that where the presumption at paragraph 11d applies, *'the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits when all of the following apply;*
- a) *The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*
 - b) *The neighbourhood plan contains policies and allocations to meet its identified housing requirement;*
 - c) *The local planning authority has at least a three year supply of deliverable housing sites...; and*
 - d) *The local planning authority's housing delivery was least 45% of that required⁹ over the previous three years.'*
- 5.6. Paragraph 117 seeks to *'promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'* In addition, paragraph 123 determines that it is important to avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site where there is a shortage of land for meeting identified housing needs.
- 5.7. Section 12 stresses the importance of creating well-designed places, as good design is a key aspect of sustainable development. Proposals should therefore function well and add to the overall quality of the area, be visually attractive as a result of good architecture and landscaping, be sympathetic to local character and history, establish a strong sense of place and optimise the potential of the site.

Arun Local Plan (ALP) (2018)

- 5.8. The ALP was adopted in July 2018. Policy SD SP2 'Built-up Area Boundary' seeks to focus development within the defined built-up areas, working alongside Policy C SP1 'Countryside' which seeks to protect the countryside and limit development to that which falls within criteria a)-f) and which requires a countryside location.
- 5.9. The housing requirement is set out within Policy H SP1. Table 12.1 'Housing Supply' within the supporting text states that at least 1,250 dwellings are to be identified through Neighbourhood Plans or a Non-Strategic Site Allocations DPD.
- 5.10. Policy D SP1 'Design', seeks to make an efficient use of land whilst reflecting the characteristics of the site and local area within the design. Policy D DM1 'Aspects of form and design quality' also requires 15 aspects to be considered namely; character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout – movement, layout – legibility, public art, density, scale, and aspects of form and design quality.
- 5.11. Policy T DM1 'Sustainable Travel and Public Rights of Way' seeks to promote alternative modes of sustainable transport via public rights of way and the cycle network.
- 5.12. Water efficiency and surface water is addressed through Policy W SP1 'Water' where SuDS are promoted to reduce the creation and flow of surface water. There is a further requirement for SuDS within Policy W DM3 'Sustainable Urban Drainage Systems'.
- 5.13. The need to achieve biodiversity net gain is addressed through Policy ENV DM5 'Development and biodiversity', seeking to protect and enhance biodiversity and existing habitats on site.

Yapton Neighbourhood Plan (YNP) (2014)

- 5.14. The Neighbourhood Plan was made in November 2014 and covers the period to 2029. YNP was made in November 2014 on the basis of the saved policies in the 2003 Arun Local Plan and the draft policies in the 2014 publication version of the now adopted, Arun Local Plan (2018).
- 5.15. The Yapton built-up area boundary is defined through Policy BB1: 'Built-up Area Boundary' which seeks to focus development within the boundary unless one of the following four criteria is met;
- They represent proposals to deliver site allocations (Policies SA1 and SA2); or
 - They relate to necessary utilities infrastructure and where no reasonable alternative location is available; or
 - They relate to additional allocations for housing land in accordance with Policy H1; or
 - They propose new or relocated health of community facilities in accordance with Policies KS1 and KS2.
- 5.16. Policy H1: 'Housing requirement' determines that the minimum housing requirement over the period 2014-2029 will be established by the emerging Local Plan and that an additional buffer of 20% over and above will be permitted to allow for flexibility and consumer choice.
- 5.17. Land classification is addressed through Policy E1: 'Protection of high value agricultural land'. Development on Grade 1 or 2 agricultural land will be refused unless;

- It involves development of the housing allocations; or
- It involves the granting of planning permission for any additional housing sites required by Policy H1 to meet objectively assessed housing needs in the Plan area.

5.18. Policy E4: 'Minimising the environmental impact of development' requires proposals to retain well-established features of the landscape, including mature trees, species rich hedgerows and ponds.

Other Material Considerations

- 5.19. Other documents that should be taken into consideration include:
- Housing Economic Land Availability Assessment 2018 (March 2019 Amendments)
 - Parking Standards Supplementary Planning Document (SPD)

Housing Economic Land Availability Assessment (HELAA) (March 2019 amends)

5.20. The application site is assessed under reference 18Y1 '*Land South of Orchard Business Park, North End Road, Yapton*'. The assessment concludes that that the site is outside but adjoining the built-up area boundary, it is within a sustainable location and makes a logical small extension. It concludes that the site could be suitable for the delivery of 8 dwellings at a density of 30 dph in years 2019-2020. The site therefore falls within the 'deliverable' category.

Parking Standards SPD

- 5.21. Paragraph 2.8 and Table 2.2 – Electric Vehicle Charging Points Minimum Requirements, requires all properties with a driveway and garage to provide active EV charging points (in accordance with current ADC Vehicle Infrastructure Study (2017)).
- 5.22. Principle 6 of the SPD requires garages to be of a sufficient size (6mx3m internally), adequate visitor parking, cycle storage and space for storage of bins.
- 5.23. Table 3.1 – expected level of provision for new residential developments, seeks to achieve 2 spaces for a 3 bed and 3 spaces for a 4 bed property. Paragraph 3.3 requires the number of visitor spaces to be 20% of the total number of residential units.

6. Scheme Assessment

- 6.1. This section sets out the merits of the scheme and its compliance with national and local planning policy. It demonstrates the sustainability of the Site and its potential to provide for an existing and identified housing need through the provision of a well-designed development of 6 residential units.

Principle of Development

- 6.2. The Site is identified in the ALP and the YNP as being outside the defined settlement boundary for Yapton and as such, development would be contrary to ALP Policies SD SP2 'Built-up Area Boundary' and C SP1 'Countryside' and YNP Policy BB1 'Built-up Area Boundary'. However, as set out below, these policies are considered to be out-of-date and carry limited weight.
- 6.3. The Annual Monitoring Report, published on the 18th June 2019, identifies the current five year housing land supply position; a 'policy off' position of 4.7 years. The NPPF Paragraph 11d and Footnote 7 alongside Paragraph 14, determine the weight that can be given to both Local Plans and Neighbourhood Plans when Authorities are unable to demonstrate a five year housing land supply.
- 6.4. The Council are unable to demonstrate a five year housing land supply in line with Footnote 7. The Neighbourhood Plan is now five years old so criteria e) – h) of Paragraph 14 would not be met. Thus, the Local Plan and Neighbourhood Plan Policies for the delivery of housing should be considered out-of-date and the principle of development within this location should be considered in line with the presumption in favour of sustainable development (NPPF Paragraph 11d). ALP Policy SD SP1 states that the Council takes a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF.
- 6.5. When considering the benefits of providing 6 dwellings, including 4 bungalows, against the sites location outside of a settlement boundary, it is clear that the benefits outweigh any impacts of building within the countryside. The site is located outside but adjoining the settlement boundary however, it should be noted that the site lies within a pocket of 'countryside' with development and settlement boundary to the north, east, south and west. The site does not have any intrinsic value and whilst partly visible from the highway/public vantage points, it is realistically, viewed as being within the village envelope when approached from North End Road both in a northerly and southerly direction.
- 6.6. In terms of sustainability, the site is clearly environmentally sustainable as it lies to the north of Yapton with further approved development to the north. Its location means it will be possible for residents to use non-car means of transport to access schools, shops and other basic services. Pedestrians would also have the benefit of street lit pavement to access services south of the site.
- 6.7. Social benefits will be provided by the creation of a mix of dwellings, a large proportion of which will be bungalows. There are no ALP or YNP policy requirements to provide this style of property however, the Parish Council have identified a need within the village. In addition, the size of the dwellings would allow some residents within the village to downsize to a chalet bungalow whilst also providing an opportunity for other first time buyers to purchase a smaller property. The proposal will therefore provide social benefits in terms of type and size of properties to become available.

- 6.8. The proposal will provide a number of economic benefits namely; an increase in Council Tax precepts, potential 'New Homes Bonus' payments, the creation/maintenance of construction jobs, and additional spending by new residents on local goods and services.
- 6.9. Other material considerations include the Council's HELAA (2019) which assesses the site (ref 18Y1) as being deliverable and states that the site is considered suitable in principle for future housing potential because of its accessibility to facilities, job opportunities and public transport and because there are no insurmountable constraints.
- 6.10. In conclusion, the principle of development on this site is contrary to the development plan however, it is clear that the ALP and YNP policies for the delivery housing should be considered out of date and the proposal be considered in line with NPPF paragraph 11d. As demonstrated above, this minor proposal in a sustainable location would not have any detrimental impact that would outweigh the benefit of providing housing to meet local needs.

Character and Design

- 6.11. ALP Policy DDM1 requires proposals to consider a number of design principles including character, appearance, density and scale. In addition, Policy D SP1 'Design' requires proposals to make an efficient use of land but equally, reflect the character of the area.
- 6.12. The application proposes 6 dwellings, creating a density of 21dph. This density allows for a relatively spacious layout that can incorporate additional landscaping and planting to aid biodiversity and also provide a level of screening from the Business Park to the north and residential development to the south. In addition, the density allows for the provision of bungalows which are notoriously land hungry, but are being provided due to a local need identified by the Parish Council.
- 6.13. The frontage properties are set back from the road, following the building line of the recently approved development, which is currently being constructed to the north. Setting the properties back from the frontage helps to reduce the sense of scale. Allowing for the front property to have active windows on this elevation also helps the proposal to read as part of the existing street scene on North End Road.
- 6.14. The existing properties within the village vary in design style, incorporating traditional red brick, tile hanging, flint and render depending on when the properties were built. The scheme proposes to incorporate a varied but cohesive use of traditional materials and features that provide interest and variety to the street scene. The properties are attractive in style, including active windows on the road frontage with the use of brick and flint to elevations, wooden front doors and garage doors, along with additional brick detailing around windows and roof detailing typical of the Sussex Vernacular design style. The elevational treatments and interaction with the North End Road frontage can be seen in further detail on the submitted street scenes and elevational drawings.
- 6.15. The density of development alongside the design and types of materials proposed, ensure that the proposal accords with ALP Policies D DM1 and D SP1 alongside NPPF Paragraphs 117 and 123.

Residential Amenity

- 6.16. Residential properties are located along the southern boundary of the site and thus any potential impact on these residents has been considered throughout the design process. The residential properties front onto Church Road, with long rear gardens backing onto the site creating separation distances of at least 20m between the back walls of these properties and the flank elevations of Plot 3 and 6.
- 6.17. Plots 4, 5 and 6 do also back onto Church Lane Nursery Bungalow to the east of the site. These plots do however have rear garden lengths of between 11 and 12 metres which, when coupled with the bungalows retained garden, provides ample separation distances between rear windows. Plots 4-6 also comprise chalet bungalows which help to reduce the perceived scale of the proposal, further minimising any detrimental impact on the surrounding properties.
- 6.18. In terms of the proposed properties, each house has been designed to at least minimum space standards with garden lengths of at least 11 metres allowing for ample outdoor amenity space.
- 6.19. Orchard Business Park is located on part of the northern site boundary and any potential impact in terms of use and noise has been considered prior to the submission of the application. In terms of the uses within the park, there are conditions in place to restrict the hours of operation. In addition, a Stage 1 Noise Risk Assessment has been submitted which concludes that the development area is a low to medium risk area in terms of noise impact and that a Stage 2 Design Statement be undertaken.
- 6.20. The Stage 2 Design Statement considers the extent of this noise impact on the site in detail alongside any requirement for mitigation measures. The Statement concludes that good acoustic design has been considered throughout the process in terms of; siting of dwellings, orientation, internal design of habitable rooms, fabric of the building to include acoustically specified glazing units and background ventilation whilst still allowing for windows on the eastern elevations to be opened.
- 6.21. When considering the sites location in relation to surrounding land uses, alongside the layout and proposed plot sizes, the proposals are in accordance with ALP Policies QE DM1, D SP1 and D DM1.

Highway Safety

- 6.22. A Transport Statement and Stage 1 Road Safety Audit have been submitted alongside the application. Demonstrating that the proposed access and internal road layout is acceptable.
- 6.23. The site is accessible by foot, bicycle and public transport. There are a number of bus stops within the village, the closest being within walking distance south of the site. Village services can be accessed on foot via the North End Road footpath which is surfaced, overlooked and lit.
- 6.24. There are also a number of footpaths within close proximity to the site namely paths 329 and 326 with access from North End Road, Paths 357, 358 and 369 accessed from either Church Lane to the south of Ford Lane to the north. Footpath 362 also provides a shortcut to the recreation ground and community centre beyond.

- 6.25. The Transport Statement determines that the site has a good level of accessibility and allows for a choice in modes of sustainable transport. This is further confirmed by the HELAA Assessment, as set out in paragraph 5.19 above.
- 6.26. The proposal is therefore in accordance with ALP Policies T SP1 and T DM1 which seek to ensure safe access onto the highway network and promote sustainable transport.
- 6.27. Further information and clarification in terms of access and egress and also net impact of development can be found within the Transport Statement. It is therefore submitted that the proposals are acceptable in transport and highway safety terms.

Flood Risk and Drainage

- 6.28. The site is located within Flood Zone 1 (low probability of flooding), as defined by the Environment Agency Flood Mapping system. As such, the proposal accords with the objectives of the NPPF.
- 6.29. In line with ALP Policy W SP1 'Water' The drainage strategy seeks to incorporate SuDS features in the form of pervious roadways, driveways and pavements (block paving and porous surfacing) and discharge soakaways. The location and further details of these can be seen on the submitted Drainage Layout drawing. Future maintenance requirements are set out within the SuDS Operations and Maintenance Manual also submitted in support of the application.
- 6.30. The proposed drainage measures ensure that both the proposed and the nearby properties will not be at risk of flooding following construction of the development. The proposal would therefore be aligned with ALP Policies W SP1 and W DM3.

Ecology and Biodiversity

- 6.31. There are no statutory or non-statutory designated sites of nature conservation interest situated within or adjacent to the application site and no potential adverse impacts have been identified.
- 6.32. A PEA Phase 1 Ecology report has been submitted alongside an additional Reptile Survey. The reports conclude that the majority of the site comprises bare ground and closely-mown amenity grassland, and there are habitats present that may support reptiles and hedgehogs on site. The follow up Reptile Survey did not record any reptiles.
- 6.33. The report makes recommendations that should be incorporated into the proposal, including ecologically sensitive lighting to prevent disturbance to commuting bats from artificial lighting. In addition, it recommends landscaping with native trees and hedging along the northern boundary.
- 6.34. The ecology report determines that the recommendations put forward will fully safeguard the existing ecological interest of the site and introduce measures to enhance the ecological and biodiversity value. The implementation of the measures set out within the report enable the proposals to fully accord with planning policy for ecology and nature conservation at all administrative levels.

7. Conclusion

- 7.1. The Council are currently unable to demonstrate the ability to deliver a five year housing land supply as required in Paragraph 11, Footnote 7 of the NPPF. Whilst there is a made Neighbourhood Plan in Yapton, NPPF Paragraph 14 renders this out of date. In line with Paragraph 11d, the presumption in favour of sustainable development should apply and the application should be considered on the basis of whether any adverse impacts of development would significantly and demonstrably outweigh the benefits.
- 7.2. The site is sustainably located, within walking distance of a good range of everyday services and facilities. The proposal will provide a number of social, economical and environmental benefits including the provision of chalet bungalows to address a local need, the creation of jobs during construction, and the ability to provide net biodiversity gains through the landscaping scheme.
- 7.3. The design will be of a high quality and the density and scale of the proposal is commensurate with surrounding development and therefore appropriate for the location.
- 7.4. The site is situated within a pocket of land which is defined by policy maps as countryside, but bound by development and settlement boundary to the north, east, south and west. The site is therefore not within a typical countryside location. The benefits of providing a mix of high quality, well design dwellings should therefore be considered as outweighing any impact of developing a small site that is currently categorised as countryside.
- 7.5. The proposal jointly addresses each strand of sustainable development to provide and widen the choice of high quality homes within a sustainable village location. The scheme, as demonstrated, is fully compliant with national and local planning policy and it is therefore requested that planning consent be granted.