

# Planning, Design and Access Statement

*Construction of 16 Dwellings including 40% affordable housing and associated infrastructure*



*Land East of Ugley Village Hall, Ugley*

*Prepared by Pelham Structures  
July 2024*

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# 1. Introduction

- 1.1. This statement has been written to meet the requirements of Article 4 of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.
- 1.2. This Planning Statement has been prepared in support of a planning application to create 16 new dwellings on the former quarry site east of Ugley Village Hall. The properties are designed in a traditional vernacular style, characteristic of the surrounding properties. Environmental features, including, ASHP, solar panels and modern methods of construction are proposed. The following documents are submitted in support of this application:
  - Transport Statement by Journey TP
  - Design & Access Statement by Pelham Structures
  - Planning Statement by Pelham Structures
  - Ecology Assessment by A R Arbon
  - Bat Report by A R Arbon
  - Tree Data by A R Arbon
  - Biodiversity Net Gain Assessment by Arbtech
  - Drainage Statement by Pelham Structures
  - Flood Risk Assessment by Base Energy
  - 596 x PL00P Proposed Site Plan
  - 596 x PL01 Plot 1 and 2 Plans and Elevations
  - 596 x PL03 Plots 3-5 Plans and Elevations
  - 596 x PL06 Plot 6 and 7 Plans and Elevations
  - 596 x PL08 Plot 8 and 9 Plans and Elevations
  - 596 x PL10 Plot 10-12 Plans and Elevations
  - 596 x PL13 Plot 13 Plans and Elevations
  - 596 x PL14 Plot 14 Plans and Elevations
  - 596 x PL15 Plots 15 Plans and Elevations
  - 596 x PL16 Plots 16 Plans and Elevations
  - 596 x PL17A Single Garage
  - 596 x PL18A Double Garage
  - 596 x PL19A Site Drainage Layout

## 2. Proposal

- 2.1. The planning application proposes 16 new dwellings including 40% affordable providing a mixture of 1–4-bedroom houses, in a traditional vernacular style. The houses are a combination of semi and detached properties that are characteristic of the surrounding dwellings.
- 2.2. The existing entrance off Pound Lane is proposed to be upgraded and utilised as the vehicle access. The internal layout complies with the Essex Design Guide and has appropriate fire and refuse access. All the properties have on plot parking and four additional visitor spaces are provided. A pedestrian access onto the B1383 is proposed which will give direct access onto the pedestrian/ cycle links and the bus stop which has an hourly Monday- Saturday service.
- 2.3. The above elements are shown on the drawings and explained by the reports that comprise this planning application.

### 3. Site Context

- 3.1. The site is located to the east of Ugley Village Hall on the junction of B1383 and Pound Lane. Ugley is an established village, with a village hall, Church and employment uses such as the quarry and the residential unit at Orchard House.
- 3.2. Relative to the rest of Uttlesford, the village is very well served by transport links being on the B1383, which has regular bus services.

Bus Number	Stop Locations	Route	Frequency
301	B1318	Bishop's Stortford-Saffron Walden	Hourly Monday to Saturday
441	B1318	Takeley to Saffron Walden High School	Weekdays

- 3.3. There is also a direct tarmac footpath/ cycle way from the site into Stansted Mountfitchet, which has a train station and numerous other services.
- 3.4. The site is not located within or near a conservation area, the nearest listed building is The Old Post House, which is separated from the site by the built form of Stoney Close and the proposed development will not be visible in the same views as the listed development. There are also listed buildings within the group of buildings to the south of Pound Lane around Orford Hall. However, these are set back from the road behind established vegetation and a modern block of buildings. The planning permission UTT/17/3751/OP has also approved three new build dwellings between the site and the listed building. Meaning again the proposed dwellings will not be visible in any views of the listed buildings. The proposed development will therefore not impact the setting or significance of these listed building.
- 3.5. The site is located within flood zone 1 and has a low probability of flooding.



*Flood map for planning*

## 4. Planning History

- 4.1. There is no relevant planning history to the site.
- 4.2. It is a material consideration that Planning Permission was previously granted on the site immediately to the south. Full planning permission for the erection of a new residential autism facility comprising of 8 no. 1 bedroom flats, staff accommodation, parking and associated works on land at "The Orchard" including part demolition of the northern boundary wall to create access. Outline application with all matters reserved except for access for up to 3 no. dwelling houses on "Land west of Pound Lane". (UTT/17/3751/OP).
- 4.3. In the officers report it was stated that, *"it is recognised in Section 2.1 that the application site is within close proximity of bus services along the Cambridge Road (B1383) and Pound Lane. It is also located 0.8m from Stansted, and 5m to the M11 London-Cambridge corridor. With railway stations Elsenham 1.3 miles and Stansted 1.6 miles away. There is a village hall in close proximity on Cambridge Road. The application site is considered to be **relatively sustainable and therefore the market housing and the development as a whole is in accordance with Policy S7 and the NPPF.**" (Our emphasis added)*
- 4.4. Planning permission in principle has been approved for 1 dwelling between Ugley and Ugley Green UTT/22/1694/PIP
- 4.5. UTT/23/0913/FUL approved the creation of 1 no. dwelling with associated car ports on the northern edge of Ugley. Resubmission of scheme approved under UTT/14/3226/FUL
- 4.6. UTT/18/0425/FUL approved the erection of 2 no 4 bed detached dwellings next to the village pub.

## 5. Proposal in the Context of the Planning Policy Framework

- 5.1. This section sets out the statutory planning policies, material consideration and guidance which have informed this planning application.
- 5.2. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.3. The PPG clarifies (Paragraph: 010 Reference ID: 21b-010-20140306) that the NPPF represents up-to-date Government planning policy and must be taken into account as a material consideration in the determination of a planning application or appeal.
- 5.4. A revised NPPF was published on 24 July 2018 (updated December 2024) and replaced the original NPPF, which was published in March 2012. Alongside the revised NPPF, the Government published a Housing Delivery Test Measurement Rule Book and updated Planning Practice Guidance (“PPG”) sections on Housing and Economic Development Needs Assessment and on Viability, and further updates to the Planning Practice Guidance are intended.

### *National Planning Policy*

- 5.5. The principle aim of the planning system is to contribute towards the achievement of sustainable development, which in the context of the NPPF is development that contributes positively to the economy, society and the environment. Paragraph 8 sets out the three mutually dependent dimensions of sustainable development. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as individuals’ quality of life.
- 5.6. The NPPF and Planning Practice Guidance (PPG) make clear that where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development (paragraph 11 of the NPPF). The PPG states that where the development plan is absent, silent or the relevant policies are out-of-date, the application is to be determined in accordance with the presumption in favour of sustainable development (again, paragraph 11 of the NPPF) and to grant permission unless:
  - i . the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>8</sup>;*  
*or*
  - ii. 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.”*
- 5.7. Footnote 8 to paragraph 11 (d) address the issue of “most important” policies being out of date and confirms 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 (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.”.*

5.8. The Housing Delivery Test 2022 was published 19<sup>th</sup> December 2023 and confirms Uttlesford have only delivered 58% of their requirement and therefore the presumption in favour of development applies.

5.9. It is therefore necessary to consider:

- the relevant Development Plan;
- whether relevant Development Plan policies are up-to-date;
- the NPPF;
- and other material planning considerations.

5.10. Footnote 7 clarifies that the policies referred to are those in the *“Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage)”*

5.11. Paragraph 131 states the great importance the government attaches to the creation of high quality, beautiful and sustainable buildings and empathises that good design *“is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

5.12. NPPF Paragraph 136:

*“Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined<sup>50</sup>, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”*

5.13. Section 15 of the NPPF concerns conserving and enhancing the natural environment and Paragraph 186 provides guidance to Local Planning Authorities when determining applications with the aim of conserving and enhancing biodiversity.



- 5.14. While paragraph 186 is clearly directed at protecting and enhancing biodiversity, it also acknowledges that it is only *“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning should be refused.”*
- 5.15. Sections 3 and 4 of the NPPF concern plan-making and decision-taking.
- 5.16. Section 11 of the NPPF sets out that planning policies should make effective use of land in meeting the need for homes and other uses. In particular Paragraph 124 d) sets out the planning policies and decisions should *“promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively”*.
- 5.17. Paragraph 225 of the NPPF confirms that due weight should be given to policies in existing plans according to their degree of consistency with [the] framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- 5.18. The NPPF confirms at paragraph 38 that *‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and **work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.** Decision-makers at every level should seek to approve applications for sustainable development where possible. [Emphasis added]*
- 5.19. As with its predecessor, the NPPF sets out the Government’s planning policies for England and how these should be applied and is (from the day of its publication) a material consideration in planning decisions. As a statement of Government policy, it is required to be interpreted objectively in accordance with the language used, read in its proper context, and not as if it were a statute or contract: see R (Timmins) v Gedling BC [2015] P.T.S.R. 837 at [24] per Richards LJ.
- 5.20. In relation to Rural Housing, the NPPG confirms that *“people living in rural areas can face particular challenges in terms of housing supply and affordability, while the location of new housing can also be important for the broader sustainability of rural communities.....A wide range of settlements can play a role in delivering sustainable development in rural areas, so blanket policies restricting housing development in some types of settlement will need to be supported by robust evidence of their appropriateness.”* [Paragraph: 009 Reference ID: 67- 009-20190722; Revision date: 22 07 2019]
- 5.21. In October 2019 the Government published the National Design Guide, which sets out characteristics of well-designed places and demonstrates what good design means in practice.

### *The Development Plan*

- 5.22. The Development Plan includes the Uttlesford Local Plan 2005 (ULP). At over 19 years old the document has now been out of date longer than it was in date and predates the NPPF by a significant period. The 2005 Local Plan proposals map and settlement boundaries must also be considered in the context of the more up to date national planning policy.
- 5.23. A new Local Plan was submitted for examination to the Secretary of State for Housing, Communities and Local Government on 18 January 2019. Stage 1 hearings started on 2 July 2019 and closed on 18 July 2019, with various documents subsequently published in response to matters arising from the hearings. However, on 10 January 2020, the Examining Inspectors issued a letter to the Council setting out detailed and fundamental concerns about the proposed spatial strategy and the soundness of the Plan. Paragraph 113 of the Inspectors' letter lists 13 main areas of concern, plus the need for further work on mitigation measures for Hatfield Forest Site SSSI and the housing requirement and trajectory in relation to people in communal establishments.
- 5.24. At an Extraordinary Council Meeting on 30 April 2020 the Council agreed to withdraw the Local Plan and to prepare a new Plan. The council have published their Regulation 18 draft local plan 2021-41, which was considered by the Local Plan Leadership Group 4<sup>th</sup> October and was consulted on December 2023, with the Regulation 19 draft expected summer 2024 and adoption targeted for Spring 2026.
- 5.25. The site is located adjacent to but outside the adopted settlement boundary and is technically designated as being within the countryside in the ULP 2005, to which Policy S7 applies. As noted above the adopted plan is now some years out of date and the Council has subsequently adopted the 'Uttlesford local Plan 2005- National Planning Policy Framework Compatibility Assessment July 2012' (CA), which concluded that the Policy s7 is only 'partly consistent' with the NPPF, as the NPPF takes a positive approach, rather than a protective one, to appropriate development in rural areas.
- 5.26. There is no neighbourhood plan in place which includes the application site.
- 5.27. The overarching design principles set out in ULP Policy GEN2 require development to be compatible with the scale, form, layout, appearance, and materials of surrounding buildings; to minimise water and energy consumption; and to cause no materially adverse effect on residential properties through loss of privacy, daylight, overbearing impact or overshadowing. As set out below the proposed dwelling are of a size, scale and appearance that is compatible with the surrounding properties.
- 5.28. The site is within Flood Zone 1, and is therefore on land at the lowest risk of flooding. The site sits on sand and gravel and is inherently free draining and suitable for onsite soakaways therefore the proposal would not result in any risk of flood from surface water. The requirements of ULP Policy GEN3 would be met.
- 5.29. Compliance with the requirements of LP Policy GEN7 is addressed in the ecology statement prepared by A R Arbon.



## 6. Statement of Community Involvement

- 6.1. Pelham Structures Ltd on behalf of the applicant attended the Parish Council meeting 26<sup>th</sup> February 2024. There were also many local residents in attendance to raise their comments on the scheme. The below site plan was presented at the meeting.



- 6.2. There were the following concerns/ comment raised:

- Construction traffic
- Biodiversity
- Affordability of properties
- Style of properties, neighbouring houses include a brick vernacular
- Concerns about size of Ugley Village Hall Carpark
- Potential options to improve the village hall

- 6.3. Following the meeting the site plan has been revised to reduce the size of a number of the properties creating additional one, two and three-bedroom properties. A number of the houses have also been switched to brick elevations.
- 6.4. Pelham Structures have also met with the trustees of the Village Hall re options for its improvement and options to retain a larger carpark. These conversations are ongoing but the revisions to plots 6 and 7 have allowed an additional five parking spaces for the village hall over the proposed scheme shown the parish. The revised site plan is proposed as follows:



## Principle of development

### *Housing Supply*

- 6.5. The site is located within the built environment of Ugley, it is surrounded by residential development to the north and south and the village hall to the west. By policy designation it is located within the countryside as defined by Policy S7 of the adopted Local Plan. However, as noted above this has now been out of date for longer than it was in date and therefore only moderate weight can be attributed to it in decision making.
- 6.6. As set out above the site is well served by transport links, including a regular bus service and a pedestrian/ cycle link into Stansted Mountfitchet where there are a number of shops, restaurants, schools, doctors surgery, dentist and a train station. The planning officers report for the approved planning on the adjacent site states that *“it is recognised in Section 2.1 that the application site is within close proximity of bus services along the Cambridge Road (B1383) and Pound Lane. It is also located 0.8m from Stansted, and 5m to the M11 London-Cambridge corridor. With railway stations Elsenham 1.3 miles and Stansted 1.6 miles away. There is a village hall in close proximity on Cambridge Road. The application site is considered to be relatively sustainable and therefore the market housing and the development as a whole is in accordance with Policy S7 and the NPPF.”*
- 6.7. Uttlesford has limited ability to demonstrate a future housing supply. The officers report committee report for UTT/23/2964/OP, sets that *“The National Planning Policy Framework 2024 describes the importance of maintaining a 5-year housing land supply (5YHLS) of deliverable housing sites. The Council’s housing land supply currently falls short of this and is only able to demonstrate a supply of 4.50 Years Housing Land Supply (YHLS).”*
- 6.8. The site does not fall within a protected area as set out at footnote 7 and therefore part ii) is relevant. In this regard the following analysis will demonstrate that no such adverse impacts would arise that would outweigh the benefit of providing sixteen new dwellings in an established village.
- 6.9. As noted in the planning history section of this report a number of planning permission have been granted within the Ugley/ Ugley Green area over recent years all of which references the strong sustainability credentials of the locality particularly the regular bus service.
- 6.10. NPPF Footnote 8 includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years
- 6.11. The Housing Delivery Test 2022 was published 19<sup>th</sup> December 2023 and confirms Uttlesford have only delivered 58% of their requirement and therefore the presumption in favour of development applies.

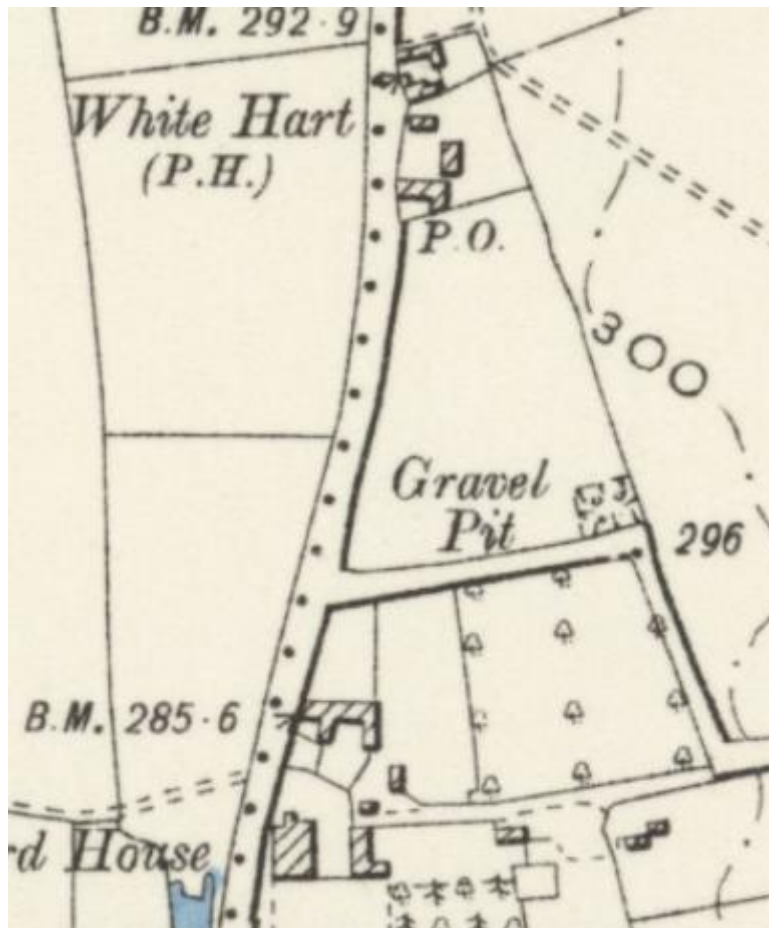
- 6.12. To further compound the councils precarious housing supply position, the lack of up-to-date plan and the early stage of the draft local plan, means that the council will need to continue to grant housing to maintain a five-year housing supply going forward.
- 6.13. For example, the draft local plan timetable, sets out a Spring 2026 target for adoption, which is relatively ambitious based on other local plan process and the councils own previous attempt to adopt a plan.
- 6.14. The Local Plan Inspectors in relation to the withdrawn 2019 Plan raised a significant number of issues, including with site proposals and with the Sustainability Appraisal. Of particular concern was that: *“In order to arrive at a sound strategy, we consider that as a primary consideration, the Council would need to allocate more small and medium sized sites that could deliver homes in the short to medium term and help bolster the 5-year housing land supply”,* and *“This would have the benefit of providing flexibility and choice in the market and the earlier provision of more affordable housing. It would also create a buffer so the target of 14,000 homes is not only just being met by a narrow margin and would allow for a less steeply stepped housing trajectory”* .
- 6.15. It is acknowledged that the draft local plan does aim to deliver more smaller sites to help address the issue identified by the Inspectors. However, the current draft only sets out details for the strategic allocations and not the non-strategic sites. The draft local plan sets out that there is *“an opportunity for neighbourhood plans to take responsibility for these allocations if they wish to”*. It is therefore unlikely that the draft local plan will not make any meaningful contribution to five-year housing land supply until Spring 2029. Assuming two years from site allocation to start on site and a further 12 months to first completion.
- 6.16. Draft Local Plan Appendix 1: 5-Year Housing Land Supply Site Breakdown shows a 5YHLS of 3695, the figure used above, and 460 houses of delivery post the 5YHLS Period. 331 of these are associated with UTT/18/2574/OP, which is currently forecast to deliver at 54 dwellings per annum. As such, this table shows a forecast housing supply for year 6 of 129 and 54 per annum there onwards. These figures also include 110 houses of windfall for years 4 and 5.
- 6.17. The council should therefore be aiming to approve at least 600 houses per annum in addition to the 409 shortfall identified between now and the adoption of the local plan targeted for Spring 2026, which is two and a half years away. So conservatively the Council should be looking to approve a further 1900 houses over this period.

#### *Previously Developed Land*

- 6.18. The NPPF Defines *“Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; **land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures**; land in built-up areas such as residential gardens, parks,*

*recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.” [our emphasis added]*

- 6.19. The site is a former gravel pit that has never been restored. This is confirmed by the 1989 OS plan which is provided below and notes the site as “Gravel Pit”. Therefore, as the site has been developed for minerals extraction but no provision for restoration has been made, it is therefore Previously Developed Land.



(1989 OS Plan)

- 6.20. Further weight in support of the proposal arises from the provisions of Section 11 of the NPPF: that as *“much use as possible”* should be made of previously developed land for accommodating objectively assessed needs; that planning policies and decisions should *“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs”*, and *“promote and support the development of under-utilised land”*.

#### *Policy S7*

- 6.21. S7 draws a distinction between urban areas and countryside and suggests that development in the later is generally inappropriate. This is therefore an overly restrictive



policy that as currently drafted makes the adopted local plan incapable of providing sufficient sites to meeting the districts housing need.

- 6.22. It is therefore acknowledged that to provide for its housing need that the settlement boundaries will need to be breached and that reduced weight should be given to S7 in the decision-making process. In the specific case of this application, the proposed site sits within the existing built form of Ugley. Therefore, in determining the application on this site it is considered that limited weight should be given to Policy S7. This is confirmed by the recent decision A62A/22/0007 see paragraph 106:

*“Several appeal decisions are highlighted where the weight to be attached LP Policy S7 is reduced, because it is out-of-date, being based on an assessment of housing demand that no longer applies (LP Policy H1) and protection of the countryside for its own sake is inconsistent with Framework paragraph 174. I agree with that approach and the weight attached to LP Policy S7 is reduced.”*

- 6.23. Given the council are unable to demonstrate a 5HYLS and have failed the HDT by a significant margin, significant weight should be given to the delivery of new homes in an established settlement and limited weight given to the overly restrictive S7 policy.

#### *Transport and access*

- 6.24. Policy GEN1- Access of the ULP requires that the developments satisfy five criteria which deal with the need for the proposals to ensure the safety of a range of road uses and the capacity of the surrounding transport network to accommodate the development. Vehicle parking standards are covered by policy GEN8 of the ULP. The accompanying transport statements confirms compliance with these standards.

#### *Drainage*

- 6.25. A flood risk assessment has been submitted with the application, which confirms the site is in the lowest flood risk zone. The scale of development will require a SUDs scheme and is anticipate that if planning permission is approved that a condition required a detailed drainage strategy is attached to the planning permission.

#### *Green Infrastructure*

- 6.26. Paragraph 174 of the NPPF states that “The planning system should contribute to and enhance the natural and local environment by:

*“a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

*b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*

*c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*  
*d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*  
*e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*  
*f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate”*

- 6.27. Paragraph 175 of the NPPF states, development plan documents “should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.”
- 6.28. A BNG assessment is provided with the application, this confirmed a significant increase in hedgerow habitat but a loss of area based habitat. It is therefore proposed to provide off setting on the applicants land to the west of the main road. This is proposed to be secured by condition and will ensure a notable uplift in biodiversity in the area, in accordance with Paragraph 174 (d) of the NPPF.

#### *Design considerations*

- 6.29. Section 12 of the NPPF sets out the government’s desire to achieve well-designed places. Paragraph 126 states:
- “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*
- 6.30. The scheme has been designed in a high-quality traditional vernacular style that is sympathetic to and will enhance the local character of the area. The result will be high quality and beautiful buildings.
- 6.31. The reports submitted in support of the planning application demonstrate that the proposals have considered the context, features and integration of the proposals on-site, immediately adjacent to the site and as part of the wider area.
- 6.32. ULP policy GEN2 – Design, sets out criteria that development should address in the design of the proposals.

- 6.33. Criterion a) deals with the compatibility of scale, form, layout appearance and materials of surrounding buildings.
- 6.34. Criterion b) identifies the need to safeguard important environmental features. The site contains a number of natural features in the form of trees, hedgerows, which are proposed to be incorporated in the development and enhanced by additional planting.
- 6.35. Criteria c), d), e), f), g), h) and i) deal with design and construction and these are covered above in line with the National Design Guide.

## 7. Planning Balance

- 7.1. Paragraph 8 of the NPPF identifies three dimensions to sustainable development: economic, social and environmental. The following sets out how this application meets those objectives:

### *Economic*

- 7.2. The proposed development will promote the economic dimension by boosting the supply of housing land in the District. The proposed development will provide 16 new homes on previously developed land, including 40% affordable, in an established village with a thriving community, where the council has already considered development of new dwellings to be appropriate. Future occupiers of the new homes will likely spend within the local economy, which in turn, will support local business and enhance the overall vitality of the village and surrounding settlements.
- 7.3. The development will provide an opportunity for a number of local businesses to tender their services during the construction period of the scheme, thereby supporting and creating jobs.

### *Social*

- 7.4. The development will be a high-quality development of 16 houses including 40% affordable houses. This will create homes to meet the needs of present and future generations and will help build social cohesion. New residents and visitors are likely to engage with local clubs and societies, helping to support them and sustain them, adding to social cohesion in the village and surrounding settlements.

### *Environmental*

- 7.5. As mentioned above and set out within the supporting documents one the site offers the potential to provide a number of biodiversity enhancements.
- 7.6. The new home will be constructed to Energy Rating A, meaning its energy consumption will be minimal.

## Summary

- 7.7. In line with the NPPF, Planning Permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. As set out above there are minimal negatives associated with these proposals which will provide a number of significant benefits which include but are not limited to the following:
- Creation of 16 new dwelling, including 40% affordable, in an established village;
  - biodiversity enhancements;
  - Beautiful and energy efficient homes.
- 7.8. For the reasons set out in this document it is considered that the benefits arising from the scheme significantly and demonstrable outweigh the limited harm that would result from the scheme.