



## **Design and Access Statement**

*Demolition of former pig farrowing unit  
and erection of four dwellings.*

2020 [V1]

**Land adjacent to  
Shakespeare Cottages**

## CONTENTS

EXECUTIVE SUMMARY		2
INTRODUCTION		3
EXISTING		4
<i>Site</i>	4	
<i>Planning Application History</i>	<b>Error!</b>	
<b>Bookmark not defined.</b>		
PROPOSED DEVELOPMENT		8
<i>Proposed Use</i>	8	
<i>Layout and Access</i>	8	
<i>Scale, Massing &amp; Parking</i>	9	
<i>Landscaping &amp; Amenity</i>	11	
<i>Appearance</i>	11	
<i>Waste Management</i>	12	
CONCLUSION		13

## EXECUTIVE SUMMARY

This statement has been prepared by FRONT. Architecture Ltd on behalf of E and L Property Finance Ltd (hereafter referred to as the Applicant) for the development at the site known as 'Land adjacent to Shakespeare Cottage'.

This statement is to be submitted in support of a full planning application for 'Demolition of former pig farrowing unit and the erection of 4no new dwellings with associated amenity.

The purpose of this report is to draw together the key issues in the consideration of this proposal and assess these against current planning guidance.

## INTRODUCTION

This application follows the successful application for the development of 2No. new dwellings, formally establishing residential use on the site of a former Pig farrowing buildings.

The following document will assess the principles of development for the site at the land adjacent to Shakespeare Cottage. The site is located on Turnpike Road which is off of Old Ipswich Road to the north east of Colchester. The surrounding context is predominantly residential dwellings, of various styles and occupancies.

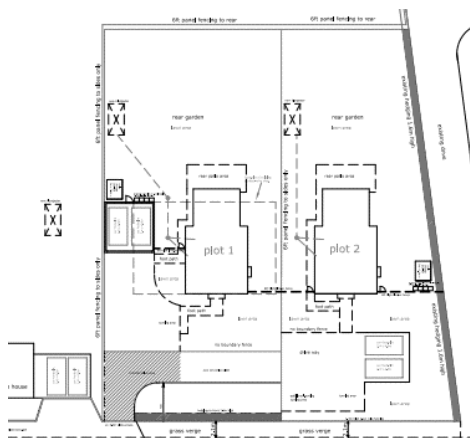
This document firstly identifies the sites location and its context by using maps, drawings and images. The document then leads into the Proposal section, in which the existing and proposed uses of the site are explained.



## EXISTING SITE AND POLICY CONTEXT

### Background

This application follows approval on this site for the erection of two detached dwellings, LPA ref: **19/006371/FUL**, issued on the 9th August 2019. This approval remains extant, and the layout of the scheme approved on the site is illustrated below.



The two dwellings approved were not particularly attractive chalet style properties that failed to make efficient use of the site. The approved front elevation of the dwellings is provided below.



Neighbouring property either side of the application site are rendered two storey houses and the proposed dwellings are considered to better suit the character and appearance of this location. The proposed street scene is illustrated below, which includes the host dwelling, No.2 Shakespeare Cottages to the left.



### The Application Site

The site measures 0.43 hectares [4286m<sup>2</sup>] and is located on the east side of Turnpike Close. The site was once part of a smallholding associated with the host dwelling No. 2 Shakespeare Cottages, which contains a large pig farrowing building of blockwork and timber construction, with a shallow pitched roof. The remainder of the site is kept in well maintained lawns with a chain-link fence and neatly trimmed hedge on the roadside boundary.

To the north of the site is No. 2 Shakespeare Cottages and to the south is Evergreen House, which has itself approval for similar road fronting development for two dwellings to the side of the existing property. On the east boundary is an embankment supporting the elevated A12 Trunk Road and opposite the site (west) is a undeveloped field set behind a strong roadside hedgerow. The site contains no trees except for those at the extreme east, on the embankment. A neat hedgerow separates the site from Evergreen House. The land is not within a flood zone

and there are no heritage assets in the immediate area.

Shakespeare Cottages forms the southern half of a pair of semi-detached houses, located on the eastern side of turnpike close. The land was formally a small holding until the retirement of the present occupant. This use included a large pig farrowing unit located on the land subject of this application. Since the applicants retirement the building has been used as a workshop, although the authorised use remains for agricultural purposes. The surrounding land is laid to grass, the site extends approximately 0.25 hectares with a road frontage of 43m. the eastern boundary of the site abuts the A12.

The existing site is accessed off of Turnpike Close which itself is accessed off of Old Ipswich Road which is a straight access to Colchester.

Turnpike close comprises of a variety of house types on generally generous plots along each side to the road in a linear pattern. There are a number of commercial enterprises operating from sites at the southern end of the close, adjoining property 'Evergreen'

The surrounding context is primarily other residential properties with large areas of private amenity. All properties face out onto the main access road.

Located on the other side of the A12, within proximity of the site, is dominated by industrial and commercial plots.

To the north of the proposed site is a recent development of 5 new residential properties that was approved in 2019 and began construction soon after. It should be noted that the plot was of similar use to our proposal and has been the design basis of this application.

### Planning Policy

Tendring adopted its Local Plan in 2007, the saved policies of which apply. A new Local Plan is almost complete, Part One is adopted and deals with more strategic matters and cross boundary proposals with neighbouring authorities. Part Two has recently been through Examination, so is close to adoption. Relevant policies will be those of the 2007 plan and to some extent the Emerging Plan, however, relevant policies associated with this proposal in both development plan documents, broadly seek the same aims and objectives with regard to development of this nature.

Those policies being:-

QL1, QL9, HG9, TR7 of the 2007 Local Plan and SP1, SP2 of the Emerging Plan.

### Planning Considerations

Of most relevance and of course a significant material consideration in this case, is the extant permission on the site for two dwellings. The approval of the two dwellings was granted at a time when the Council could not demonstrate a five year housing land supply. In fact, there has been a number of planning approvals in Turnpike Close in the last 3 or 4 years either issued on appeal or by the Council. In one particular case, permission was granted for 3

dwellings on appeal and then the same site obtained approval from the Council to increase the number of dwelling to 5, this consent has now been fully constructed and is occupied.

It is understood that the Council can now demonstrate a five year housing land supply, however, this change in circumstances should not, on its own, be a reason to not grant

planning permission for this proposal. The extant permission on the site is a material consideration or significant weight in the consideration of this application. Two dwellings will be built on this site whatever decision is issued in relation to this application. These circumstances present a wholly different situation to a proposal in a countryside location, involving a proposal where there is no development on the site or where no development has already been approved.

A review of the scheme proposed, reveals what is a very generous development in terms of space between buildings, garden sizes and parking provision. The proposed scheme demonstrates what is possible on the application site and serves to illustrate the very inefficient use of the land in the extant consent. One must not forget that having a housing land supply is the minimum requirement expected by Government and not the maximum, there remains the need to significantly boost housing supply wherever possible.

The Council's change in housing supply provision simply means a return to the development plan as the starting point for

decisions, unless material considerations indicate otherwise. The Council's most up to date policy (emerging), SPL2 provides a general presumption in favour of development within identified settlement boundaries. However, in the case of development outside of settlements, as here, the Policy SPL 2 states:

*"the Council will consider any planning application in relation to the settlement hierarchy and any relevant policies in this plan."*

This statement in the policy does not explicitly rule out development outside of settlements, if that were the case, it should explicitly say so. In terms of the settlement hierarchy, the site is not within a settlement as defined in the plan, but similar sites in this area and development on this site, has been approved as being accessible development, by both the Council and Planning Inspectors at appeal. In relation to other policy in the Plan, the proposal is considered to be compliant with all development management policies. These proposals do not present any environmental impacts and there is no landscape harm. The site is susceptible to noise from the A12, however, a noise assessment has been undertaken and the design of the dwellings has been considered, so that adequately mitigates any noise impacts. No noise assessment was undertaken in the approval of the two approved dwellings and no mitigation is proposed.

Relevant Planning Policies/Government guidance

**NPPF** National Planning Policy Framework February 2019

National Planning Practice Guidance

**COM6** Provision of Recreational Open Space for New Residential Development

**EN1** Landscape Character

**EN6A** Protected species

**EN11A** Protection of International Sites European Sites and RAMSAR Sites

**HG1** Housing Provision

**HG6** Dwelling Size and Type

**HG7** Residential Densities

**HG9** Private Amenity Space

**HG14** Side Isolation

**QL1** Spatial Strategy

**QL9** Designing New Development to Meet Functional Needs

**QL11** Environmental Impacts and Compatibility of Uses

**TR1A** Development Affecting Highways

**TR7** Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

**HP5** Open Space, Sports and Recreation Facilities

**LP1** Housing Supply

**LP2** Housing Choice

**LP4** Housing Layout

**PPL3** The Rural Landscape

**PPL4** Biodiversity and Geodiversity

**SP** Presumption in Favour of Sustainable Development

**SPL3** Sustainable Design

Local Planning Guidance

**Essex Count Council Car Parking Standards** – Design and Good Practice.

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' local Plan. Paragraph 213 of the NPPF (2019) allows the local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which these are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16<sup>th</sup> June 2017, the emerging Local Plan for tendering is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the inspectors initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the inspectors concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of the adopted policy, however they can carry some weight in the determination of planning applications. The examination of section 2 of the local Plan will progress once matters in section 1 have been resolved, where emerging policies are particularly relevant to

a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered, and where appropriate, referred to in decision notes. In general terms however more weight will be given to policies in the NPPF and the adopted Local Plan.

#### National Guidance

The National Planning Policy Framework advises that in determining planning applications for residential development, local planning authorities should take into account the Development Plan Policies and all other material considerations. Local planning authorities should follow the approach of the 'presumption in favour of Sustainable Development'; and the development which is sustainable can be approved without delay. It emphasises the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than a barrier.

The permission of two dwellings on the site formally establishes the sustainability of residential development in this location. Residential development can progress in any event.

The NPPF states that to promote sustainable development in rural areas, housing should be located where there are groups of smaller settlements and should avoid new isolated homes in the countryside. Further it states that housing applications should be considered in the light of sustainable development. Previous appeals locally conclude by the appointed office that the

location is sustainable for development. This view when considered against the approval for 2 dwellings show a clear indication of a sustainable development site.

Paragraph 78 of the NPPF states that 'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities' meanwhile paragraph 001 of the NPPG considers all settlements can play a role in delivering sustainable housing in rural areas- and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence. The existence of the current extant approval confirms the sites use as residential. By intensifying this use, delivering 4No dwellings will deliver a greater level of housing in the area without having to extend an agreed residential use.

#### Local Planning Policy

The application site is located outside the development boundary for Ardleigh as identified in the Policies Map of the adopted Local Plan. Policy QL 1 of the adopted local plan (2007) directs development to the larger urban areas of the borough and to within the development boundaries of the villages. However residential use is formally established on the site under application:

#### **19/006371/FUL**

Policy QL 11 ensures that development is located where the proposal will be compatible with the surrounding uses. It should be of a scale appropriate to the setting and protect the privacy, daylight and amenity of the surrounding occupiers. The

proposal should not result in the loss of important buildings or architectural interest or other landscape or ecological value. In addition, the development should not have a materially damaging impact on road traffic safety or cause pollution or a nuisance to nearby residents. The council stipulate high design standards with policy QL9 and QL 10.

The proposals blend with the adjacent aesthetic and it is believed that the proposed elevation and site frontage blends with the existing with improved aesthetics and compliance with the above policies.

#### Proposed development

In this instance, although the site is located beyond the settlement boundary, it does lie within a cluster of housing and in a location where there is reasonable access to public transport and thereby able to access facilities such as shops, entertainment and employment and has been stated by a previous appeal officer that the site is a sustainable location and suitable for residential development.

There can be no doubt that the presumption in favour of sustainable development is applicable to this case as set out in paragraph 11 of the NPPF. The proposal therefor needs to be considered against the three dimensions within the definition of 'sustainable development' providing for an economic, social and environment role.

#### Economic and Social Context

This application follows appeal decisions for the development on two extremely similar sites located further along the road. The first appeal concerned land adjacent to Maryland, an overgrown parcel of land fronting Turnpike Close. The inspector considered that the site fell within a 'small cluster of houses' that would not be 'physically isolated'. Having regard to the locality and the availability of local bus services, he concludes that the site would adhere to the aims of the NPPF. Equally the development of this parcel of land (which was open and undeveloped) would not harm the character of the locality.

In the case of the site adjacent to Fern View, which is located further way from local facilities and public transport opportunities than the site subject of the current application, the inspector obtained that the site was not physically isolated and would not encroach on to open countryside. This development would not be wholly car dependent and there would be options for non-car travel.

Thus, in view of two separate inspectors, the development in Turnpike close is considered to be a relatively sustainable location within a cluster of housing. The current proposal is no different in terms of location and access to local facilities than these other two sites.

The proposal would contribute economically to the area by supporting existing construction jobs and also increasing the population within the village to help sustain local services and amenities.

## Environmental Context

The proposed development would represent limited infilling along the frontage on the eastern side of Turnpike close. The land contains a large former agricultural building. It does not form part of the open countryside and is more developed than either of the afore mentioned nearby sites subject of past appeals. It is noted that the council did not express any concerns within the previous reason for refusal that the development of the two dwellings would have any impact on the wider area. In fact the officers report states 'it is not considered that an additional two dwellings in place of an existing large outbuilding would result in significant detrimental harm to fail the environmental strand of sustainability' it is therefore concluded that the proposal meets the test of the environmental context set out within the definition of sustainable development.

*Application Reference: 18/01002/FUL*

*Description: Demolish existing large garage/workshop and build 2no three-bedroom chalet style houses.*

*Status: Refused*

This application was refused because the Council deemed it to be an unsustainable location as it was situated outside of a settlement boundary that was laid out within the existing Local Plan and emerging Local Plan. The council also had a clear plan for a five-year supply of housing within which this site did not fall. The other reason for refusal was the cart lodge, proposed for the second plot of the scheme, was deemed to sit too close to the highway and thus was to

become too prominent within the street scene.

*Application Reference: 19/00637/FUL*

*Description: Demolition of pig farrowing unit and erection of 2 dwellings*

*Status: Approved*

This application was granted approval due to the appeal decision of the adjacent site. Thus, proving, as well as confirming, the site is in fact a sustainable location for housing, for which the previous application was refused upon. The Council was also no longer able to demonstrate its previous plan for a five-year supply of housing. Notwithstanding the lack of a 5 year supply and that this may now be in place the approval stands and maybe implemented. The application site has a valid permission for residential use on the site.

Other relevant planning application within the surrounding area are

*Application Reference: 19/00467/FUL*

*Description: Erection of 5o. detached dwelling and garages with access.*

*Status: Approved*

application Reference: APP/P1560 (land adjacent Fern view, Turnpike Close, Ardleigh, dated 20 March) planning permission was granted for the erection of three detached dwellings

*Application Reference:  
PP/1560/W/16/3162850*

*planning permission was granted for the erection of two detached dwellings*

*Application Reference:  
APP/P1560/W/18/321798*

*(site adjacent Evergreen, Turnpike close, Ardleigh, dated 3 May 2019) planning permission was granted for two dwellings*



## PROPOSED DEVELOPMENT

### The Proposals

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The scheme proposes four dwellings, two semi-detached four bed houses and two detached three bed houses. Each dwelling is provided with a garage and at least a further 2 car parking spaces within each plot. Gardens are provided to the rear and are very generous, well in excess of private amenity space policy requirements. The smallest new garden being 443sqm and the largest being 1015 sqm. The garden retained for the main dwelling is 209sqm which again is over any minimum guidance.

The design of the dwellings has been influenced by an appraisal of the character of neighbouring property. The design is of an Essex vernacular with smooth white render, red brick plinth and plain or slate or red peg style tiled roofs.

The proposed elevation will blend seamlessly with the simple design of adjacent dwellings. Proposed street-scene elevations show the proposed development in context.

### Proposed Use

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This planning application seeks full planning permission for the demolition of former pig farrowing unit construction of 4 new residential properties of various mix.

The description of the development and application is as follows:

### *“Demolition of former pig farrowing unit and erection of four new residential properties.”*

The accompanying plans and elevations that have been submitted as part of this application have been prepared by FRONT. Architecture. These are as follows:

- 200\_P1\_Proposed Site Plans
- 201\_-\_Proposed Plans and Elevations –
- 202\_-\_Proposed, Approved and Existing Sections
- 203\_-\_Proposed and Approved overlay
- DAS Statement
- Acoustic Report by RF Acoustic

The following sections of this report outlines the proposals in greater detail, setting out key principles behind the design approach, including detailed planning considerations.

### Layout and Access

The Access is located in the same position as the approved application. The access should therefore be acceptable in principle.

The layout of the site has been designed to be as unobtrusive to the existing dwellings as possible, while also being sympathetic to the location and surrounding context.

The four properties fronting the road, resembling other dwellings found within this settlement area including the adjacent development of 5No dwellings,

The properties located within the inner section of the site have been designed to be more fitting with the rural setting and location of the site, unlike how they were originally proposed and approved which offered lazy design detailing with 2 duplicated dwellings

that do not relate the site itself or its surrounding context. They have been positioned within the site so as not to obstruct or impose upon the existing cottages, allowing these properties to benefit from their exiting light.

The proposal now has 4 properties addressing the access road, a characteristic of the surrounding area and one that we believe to be important to the character and design of the surrounding location.

### Acoustic Shelters

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Previous approvals did not address the proximity of the site to the A12. The site is adequately separated from the A12 but to ensure that the dwellings provide a high level of private amenity space with a variety of spaces and standards. FRONT. Architecture where involved with an adjacent site that lead to being approached by the current applicant. It was during this period that the EA was consulted about introducing purpose build acoustic shelters for each dwelling as an extension to the house to provide covered and secure outdoor space providing acoustic barriers between the proposed dwellings and the A12. These shelters also provided a subsequent benefit of providing protection from the elements to allow outside spaces to be more usable. The proposed development will take influence from this approach and will provide a higher level of amenity quality than the previous approval. This should be noted as an improvement on the currently consented application.

Please refer to RF Environmental

### Scale, Massing & Parking

The proposal will seek to achieve 4no residential properties with a range of Three & Four bed properties. This scale and mix will mean that the development will be of comparable scale to the development on the adjacent site and to the existing properties within this settlement area.

The opposing development has offered a similar mix and scale of property, thus our proposal in principle should also be deemed acceptable by the council.

Each property has its own parking, with at least 2 spaces to serve each dwelling. According to the standards set out within Tendering Councils Local Plan (2007) and included in the pre-application advice, the provision of 2 parking spaces for each dwelling was deemed acceptable with the addition of a provision of a further visitor spaces for each dwelling. All new dwellings achieve 2 spaces plus a carport parking space..

The massing of the proposal should also be deemed acceptable as the application seeks to complement the existing street-scene formed by Shakespears Cottages. [Material and detailing help to compliment the scale and massing of the existing Shakespeare Cottages indicated go the left of the street-scene]



## Quality of Space

The proposal meets the space standards as defined within the “Technical housing standards – nationally described space standard” document. In March 2015, the Government released minimum standards to be applied across all tenures. It sets out requirements for the Gross Internal (floor) Area of all new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage, and floor to ceiling height. The development will ensure that the requirements of this standard for bedrooms, storage and internal areas are compliant where relevant and applicable.

The standard Gross Internal Areas set out in Table 1 of the Government document ‘Nationally Described Space Standards’ are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses). **THESE SPACE ARE MET IN BOTH PROPOSED APARTMENTS**

Individual dwelling types are expressed with reference to the number of bedrooms (denoted as ‘b’) and the number of bedspaces (or people) that can be accommodated within these bedrooms (denoted as ‘p’). A double bedroom provides two bed spaces, with single bedrooms each provide one single bed space. Minimum floor areas and room widths are set for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be

used in isolation from other parts of the design standard or removed from it.

The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m<sup>2</sup>).

The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

The standard requires that the following criteria be met:

1. *The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1.*
2. *A dwelling with two or more bedspaces has at least one double (or twin) bedroom.*
3. *In order to provide one bedspace, a single bedroom has a floor area of at least **7.5m<sup>2</sup>** and is at least **2.15m** wide.*
4. *In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least **11.5m<sup>2</sup>**.*
5. *One double (or twin bedroom) is at least **2.75m** wide and every other double (or twin) bedroom is at least **2.55m** wide.*
6. *Any area with a headroom of less than 1.5m is not counted within the*

*Gross Internal Area unless used solely for storage (if the area under the stairs is to*

7. *be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area).*
8. *Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.*
9. *A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement.*
10. *The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area*

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) <sup>d</sup>			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

### Landscaping & Amenity

The proposal will provide landscaping to private amenity areas, offering grass to rear lawn areas and under window flower beds to the front of the properties. Throughout the development there will be a mix of hard and soft landscaping, allowing for clear definitions between public and private spaces.

Landscaping design will be carried out by a fully qualified landscape architect and will provide specification and quantity of species proposed. Further information of the landscaping can be confirmed by condition.

The proposals provide a suitable level of private amenity to the rear of each property and far exceeds that set out within the council's standards.

### Appearance

The proposed development is design to mimic the material pallett of shakespeare cottage and cretae a continued rural feel with off white rendered facades and door quality roof finishes such as grey slates and plain red tiles. The dwellings will have traditional detailing to complement its surroundings but will benefit from contemporary open plan internal layouts. This approach gives a desirable contemporary living standard and an exterior cohesive with its surroundings.

Please refer to submitted drawings for full details of the proposed elevations and appearance.



## Sustainability

The proposed development will be fully compliant with Building Regulations Part L, through a fabric first approach

Following any approval as part of a condition a full energy assessment will be carried out to confirm compliance with current building regulations and to establish the level of renewable energy required for the development.

The proposed development will benefit from a highly insulated building fabric to provide a reduced energy demand in a fabric lead solution to reducing energy demand. It is believed that a highly insulated fabric lead solution to reduce the energy demand is much more sustainable than using bolt on technologies to achieve 10% of the required energy use.

## Waste Management

The schemes dwellings allow for all units to store their refuse and recycling within the rear gardens through side access to all properties.

Waste will be collected in the same way as per surrounding dwellings.

Recycling and waste management will be provided in accordance with Tendering District Council criteria.

Bin and cycle storage storage to rear gardens will prevent the need to store bins in public view.

## CONCLUSION

In conclusion the application site offers an opportunity to develop a site in a sympathetic and sustainable way within a sustainable location on a site previously approved or residential use. The previous approval establishes this land as residential and be developed accordingly. The question then should be a question of density and weather the site is capable of delivering 4 dwellings.

Development principles in this location should be deemed acceptable in principle due to a recent approval on the site and appeal that was made in regard to a local development site to the north of the application site which deemed that development in this area is sustainable as this is a well-established settlement area.

It is noted that the garden/private amenity areas all exceed the local standards, housing is sized above national minimum, dwellings have up to 3 parking spaces each and separation distances are in excess of what would normally be expected in residential locations. The presence of all these facts clearly evidence that that site is not over developed in any way.

The development will provide an opportunity for growing families to set roots, grow and thrive within a rural community.

We believe that the development has no adverse effect on the surrounding area and therefore should be acceptable in principle and we believe intensifying development on

previously approved housing sites, where suitable and in a manner that does not result in over development, such as this site, will prevent development sprawl. We hope this proposal gains officer support.

In summary, the development of these four dwellings will have no impact upon the rural setting of the site. The scheme will provide for a modest development that will continue the form of housing on Turnpike Close.

The National Planning Policy Framework advises that in determining a planning application for residential development, local planning authorities should follow the 'presumption in favour of sustainable development' and encourage the effective use of the land, providing that it is not of high environmental value and that development which is sustainable can be approved without delay.

The titled balance now applies given the absence of sufficient land to meet the five year requirement. The proposal therefore needs to be considered against three dimensions within the definition of 'sustainable development' providing for an economic, social, and environmental role. It is clear from the circumstances for this site, together with the decision of two previous appeals elsewhere along the road that the proposed development will accord with these three tests