

# Planning Statement

Inc Design & Access

Site Address: Primrose Nurseries  
Fairfield Road  
Bournheath  
Bromsgrove  
Worcestershire  
B61 9JJ

Proposal: Outline application (all matters reserved except for access) for residential development  
(up to 9 dwellings) and associated works.

Our Ref: 21/017

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## 1. INTRODUCTION

- 1.1. MSC Planning Associates Ltd provides this Planning, Design and Access Statement in support of an outline application (all matters reserved) except for access for residential development of up to 9 dwellings.
- 1.2. The purpose of this Statement is to set out the details of the proposal, the planning issues relevant to it and the reasons why the application, in our view, should be granted planning permission. The statement must be read in conjunction with all supplementary information, plans, technical reports and other documentation as submitted.

## 2. SITE & SURROUNDINGS

- 2.1. The entire site comprises a roughly triangular piece of land measuring some 1.4ha in total with access provided from both Fairfield Lane, which runs past an existing bungalow before entering the site with a second access provided from Claypit Lane.
- 2.2. The site is located on the outskirts of the built-up-area boundary of the village of Bournheath, situated approximately 1.7kms north, northwest of the main town of Bromsgrove, which provides a wide range of shops and services. The village of Bournheath provides access to several public houses and a village hall.



- 2.3. The site is also in close proximity with the neighbouring village of Fairfield, which offers additional local services dependant on Bournheath including a primary school.
- 2.4. Access to the site is provided from Fairfield Lane and runs past an existing bungalow before entering the site. A second access is provided from Claypit Lane.

- 2.5. The site itself (red line development area) measures approximately 0.6Ha and is focused to that covered by existing buildings/structures and hardstanding's (former nursery and equine uses) – see Google Earth image below. The boundaries of the site comprise mature hedgerow and tree planting, with agricultural land beyond.



- 2.6. The site is washed over by Green Belt, but not located in any other national or local designation. The site is not within a Conservation Area and does not affect the setting of any other heritage asset.
- 2.7. The site is located within flood zone 1.

### 3. APPLICATION PROPOSAL

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- 3.1. The development seeks outline consent with all matters reserved (Scale, Appearance, Layout and Landscaping) except for access to re-develop a previously developed site for residential development of up to 9 dwellings and associated works.
- 3.2. Access to the site will remain from Fairfield Lane, which although remaining private will be upgraded and widened in accordance with Highway Guidance. As part of the upgrading works a short new stretch of footway is provided together with provision for bin storage area if required. Although the proposed layout is only indicative it shows that adequate access and turning for refuse/delivery vehicles within the site can be achieved.
- 3.3. A secondary access off Claypit Lane is also retained and is put forward to be used as an alternative access for construction traffic during the build process and to avoid construction vehicles coming through the village. Long term this access would be used solely for maintenance/land management purposes.

- 3.4. The development comprises the demolition of 1434.90 sq. m of built form footprint (Volume - 4364m<sup>3</sup>) notwithstanding the removal of associated hardstanding/external storage areas.
- 3.5. Although scale and layout are reserved for later consideration, the application is accompanied with an indicative site layout plan, showing how development on site would be retained primarily on the existing built form footprint and around a central green space with enhanced landscaping.
- 3.6. Dwellings could comprise a mix of 3 and 4 bed, 2-storey dwellings and bungalows consistent with the height of existing buildings on site. The indicative scheme as proposed shows an indicative footprint of 1047 sq. m (volume of 4126m<sup>3</sup>), which is a reduction of around 27% footprint (5.5% reduction in volume), notwithstanding the removal of hardstanding's and other infrastructure from site.

#### 4. PLANNING HISTORY & BACKGROUND

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- 4.1. The table below provides a list of the relevant planning history relating to this application.

Ref No	Development	Decision
00/00008/COL	Production of glass fibre mouldings, finishing and associated use	Refused – allowed on appeal
B/2001/0576	Replacement of agricultural buildings with new commercial structures suitable for present use of glass fibre container manufacturing, finishing and storage.	Refused
B/1998/1026	Replacement of commercial use of site with five private dwellings - Outline application.	Refused – Dismissed on appeal

#### 5. PLANNING POLICY

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- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990 require applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) define the national planning policy. Great weight should be afforded to whether the Council has an 'up-to-date' Development Plan, which is compliant with the NPPF,
- 5.3. The 'presumption in favour of sustainable development' (Para 10) is key to achieving sound planning **decisions**. All opportunities should be made to secure and meet Local objectives (Para 8), **working proactively** with applicants to ensure developments improve the area's economic, social and environmental

conditions. And **Planning Authorities “should approach decisions on proposed development positively and creatively”** (Para 38).

5.4. Decision-makers should seek to **approve applications consistent with sustainable development principles**, and such **decisions should be made promptly** (Para 47).

5.5. Decision-making in the context of this application means the following:

c) approving development proposals that **accord with an up-to-date development plan** without delay;  
or

d) where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of importance provides a clear reason for refusing the development proposed; 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.

5.6. Decision-makers must apply an appropriate weight to emerging policies (Para 46) according to:

a) the stage of preparation of the emerging plan (the more advanced, the greater the weight to be afforded).

b) the extent to which there are unresolved objections to relevant policies (the less significant these are, the greater the weight that may be given)

and

c) the degree to which the policies are consistent with the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

5.7. The Council cannot demonstrate a 5-years supply of housing land such that the policies relating to housing supply are out of date and the presumption in favour of sustainable development applies.

5.8. Decision-makers “should consider whether otherwise unacceptable development could be made acceptable by the use of conditions or planning obligations”. **Planning conditions should only be used as necessary, following the ‘conditions tests’** and where this is not possible, to consider the use of unilateral obligations. (Para 54).

## The Development Plan

5.9. The adopted development plan for Bromsgrove District is made up of the following elements:

- Bromsgrove Local Plan 2011 – 2031 (adopted Jan 2017)

5.10. Policies relevant to this application are set out below:

- BDP 1 Sustainable Development Principles
- BDP 2 Settlement Hierarchy
- BDP 3 Future Housing and Employment Growth
- BDP 4 Green Belt
- BDP 7 Housing Mix and Density
- BDP 14 Designated Employment
- BDP16 Sustainable Transport.
- BDP 19 High Quality Design
- BDP 21 Natural Environment
- BDP 22 Climate Change
- BDP 23 Water Management

5.11. The Council are in the process of updating their Local Plan, but this is at an early stage of preparation and can be afforded no weight at this time.

#### Supplementary Planning Guidance

5.12. In support of the Development Plan the Council have the following guidance documents:

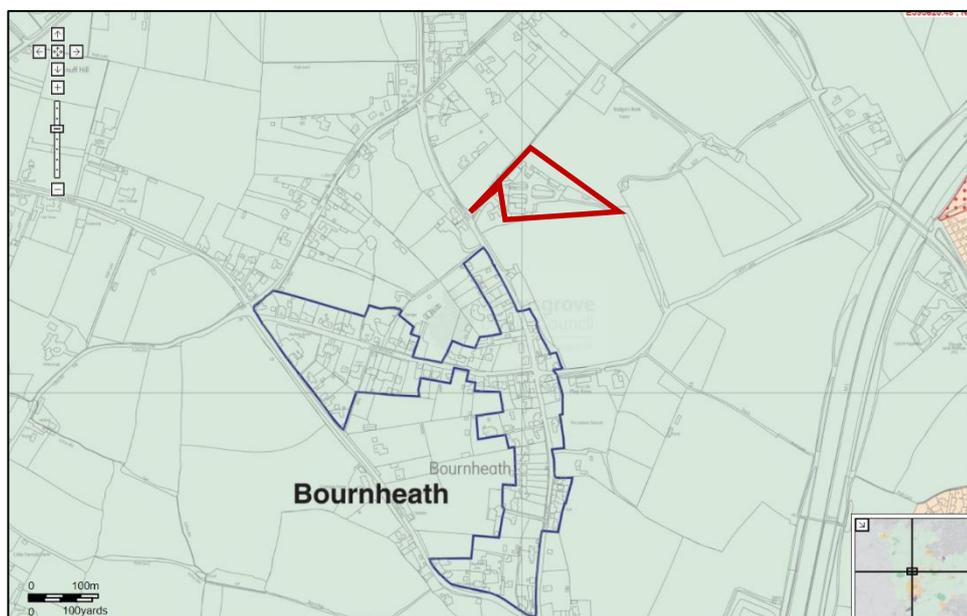
- High Quality Design SPD

## 6. ASSESSMENT

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### Principle

6.1. The application seeks the re-development of Primrose Nurseries, a redundant brownfield site situated just outside the built-up-area boundary of Bournheath (See Local Plan extract below).



6.2. The site is not a location, whereby, in accordance with the Council's spatial strategy new housing would normally be located. However, factored against this is the Council's lack of a 5-year supply of housing land, resulting in its policies relating to the supply of housing being out of date and a presumption in favour of sustainable development having to be applied.

6.3. In accordance with Policy BDP1.3:

*"Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:*

*a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*

*b) Specific policies in that Framework indicate that development should be restricted as stated in footnote 9 of paragraph 14 of the NPPF. For example, those policies relating to sites designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, designated Heritage Assets and locations at risk of flooding."*

6.4. As the spatial strategy for the delivery of housing in District Plan (such as BDP2) and associated policies regarding the village envelope are relevant for the supply of housing, they are considered to be out-of-date. The key matters on which this decision turns are therefore considered to be: -

- ***Does NPPF Greenbelt policy indicate this development should be restricted;***
- ***Whether or not the proposal would represent a sustainable form of development.***

6.5. The scheme although located in the Green Belt promotes the re-development of a redundant brownfield site, whereby, the NPPF at paragraph 117 makes clear that:

*"Planning policies and decisions should 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. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."*

6.6. At Paragraph 118(c), the NPPF states further 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 support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.”*

6.7. The NPPF and Bromsgrove District Plan seeks the redevelopment of “brownfield sites”. This is the exact type of site encouraged for residential development.

#### Impact on the Green Belt

6.8. The site is within the Green Belt, where there is an assumption against inappropriate development, which by definition is harmful unless material considerations (Very Special Circumstances - VSCs) outweigh such harms. VSCs will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is outweighed by these considerations.

6.9. In the Samuel Smith case, the judgment by In January 2020 Supreme Court <sup>1</sup> reaffirmed the importance of the critical principles of the Green Belt and its continued protection. Since this decision, the case of *Hook v SoSHCLG [2020] EWCA Civ 486 (at paragraph 7)* case aptly provides a summary position as follows (my emphasis added in bold<sup>2</sup>):

- I. **“The imperative of preserving the “openness” of the Green Belt** – a basic component of government policy for the Green Belt in the NPPF, as in previous statements of national policy – **is not a concept of law; it is a broad concept of policy** (see Hook, at paragraph 7(1)). As with other formulations of planning policy, **its meaning is to be derived from the words the policy-maker has used, read sensibly in their “proper context”**, and not as if they were the provisions of a statute or contract (see the judgment of Lord Reed in *Tesco Stores Ltd. v Dundee City Council [2012] 2 P. & CR 9*, at paragraphs 18 and 19).
- II. **Applying the policy imperative of preserving the “openness” of the Green Belt requires realism and common sense.** As was emphasised both by this court in Samuel Smith (at paragraphs 33, 38 to 40 and 50) and by the Supreme Court (at paragraphs 22 and 25), it involves the exercise of planning judgment by the decision-maker. When it considers whether the decision-maker has exercised a lawful planning judgment in applying a planning policy, the court will not be taken beyond its limited role in a public law challenge (see the speech of Lord Clyde in *City of Edinburgh Council v Secretary of State for Scotland [1997] 1 W.L.R. 1447*, at p.1458G to p.1459D). As this court has often said, **an unduly legalistic approach must be avoided** (see, for example, *East Staffordshire Borough Council v Secretary of State for Communities and Local Government [2018] PTSR 88*, at paragraph 50; and Hook, at paragraph 7(2)). If an error of law is shown, such as the

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<sup>1</sup> R Samuel Smith Brewery and Anor v North Yorkshire CC 2020 UKSC 3 on appeal from [2018] EWCA Civ 489

<sup>2</sup> The Hook Case it must be said was using the 2012 version of the NPPF. The words and context used in the present NPPF (2019) are the same and therefore the judgement as in Hook etc should be taken in a similar vein in their clear meaning.

misinterpretation of policy, which leads to a failure to exercise a planning judgment the policy requires – the court will intervene.

**III. The courts' reasoning in Lee Valley, Turner and Samuel Smith dispels the fallacy that the visual effects of development cannot be relevant to whether it will preserve the "openness" of the Green Belt.**

In *Turner* (paras 13 to 18 and 26) and *Samuel Smith* (at paragraphs 19 to 22, 25 and 40), the Court of Appeal accepted that, in principle, such effects could be relevant to this question as a matter of planning judgment.

**IV. Those three cases demonstrate the importance of context to a proper understanding of the policy being considered. Context governs the policy's meaning.** Thus, for example, the aim of preserving the "**openness**" of the Green Belt is not limited by the proposition in paragraph 79 of the NPPF that one of the "essential characteristics" of Green Belts is their "openness" – a concept whose meaning, in that context, goes to the mere physical presence, or otherwise, of buildings, regardless of any visual impact they might have (see *Lee Valley*, at paragraph 7; and *Hook*, at paragraph 7(3)). As this court said in *Lee Valley* (at paragraph 7), specifically in the context of paragraph 79, "[the] concept of "openness" here means the state of being free from built development, the absence of buildings – as distinct from the absence of visual impact". But this does not mean that in the context of the development control policies in paragraphs 87 to 90, harm to "openness" cannot be caused by forms of development other than buildings – such as those referred to in paragraph 90, which contains a proviso that they "preserve the openness of the Green Belt"; or cannot be caused by a development's visual impact on "openness". If it were, otherwise, those policies would not make sense.

**V. There was no indication in paragraphs 87 to 90 of the NPPF that the aim of preserving the openness of the Green Belt excludes consideration of visual as well as physical or spatial impact.** On the contrary, as Sales LJ said in *Turner*, "[the] word "**openness**" is open-textured, and a number of factors are capable of being relevant when it comes to applying it to the particular facts of a specific case" (paragraph 14); "[the] question of visual impact is implicitly part of the concept of [the] "**openness of the Green Belt**" as a matter of the natural meaning of the language used in para. 89 of the NPPF" (paragraph 15); and "it does not follow from the fact that there may be other harms with a visual dimension apart from harm to the openness of the Green Belt that the concept of openness of the Green Belt has no visual dimension itself" (paragraph 16). The Supreme Court did not doubt the correctness of those observations in *Samuel Smith*.

6.10. In other words, whether something is 'acceptable' development will be a **combination** of the factors involved by the decision-maker. In that regard, an application that represents 'less than significant harm' is acceptable by default unless such matters outweigh those harms.

6.11. The 'exemptions' to 'inappropriate development' are outlined in paras. 145 and 146 of the NPPF and applied through Policy BDP4 of the Local Plan. Policy BDP4 states that the following development is not inappropriate:

***g) Limited infilling or the partial or complete redevelopment of previously developed sites that would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.***

6.12. The Site is by definition 'previously developed land' and so there is no objection in principle to the redevelopment of the Site for residential use. However, in order for the proposed development to be considered appropriate, it must not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing commercial/equine uses.

6.13. The implications of the Court of Appeal decision is that the traditional approach to the impact upon the openness of the Green Belt relating only to quantum of development has been found to be erroneous. Openness has a visual element ("...the eye and the spirit.."). It follows that if reduce visual impact by landscaping or screening the impact on openness is reduced.

6.14. However, starting with the quantum of development, the re-development of this site would see demolition of 1435sq. m of buildings with a volume of 4364m<sup>3</sup>, notwithstanding the additional removal of associated hardstanding/external storage areas and menage.

6.15. Although scale is reserved for later consideration, the application is accompanied by an indicative scheme which comprises a mix of 2-storey dwellings and bungalows which have a cumulative footprint of approximately 1047sq. m and a volume of 4126m<sup>3</sup>, which is a reduction of around 27% and 5.5% respectively.

6.16. From a purely quantum perspective the development would enhance the openness of the Green Belt.

6.17. In terms of openness in a visual aspect, development as indicatively shown would retain built form in a compact form centrally within the site. The wider development would result in the removal of unsightly elements of the existing development and a significant reduction in hardstanding, volume and footprint.

6.18. Although a reserved matter, the indicative layout plan, also illustrates that the re-development of the site would introduce significant areas of landscaping in lieu of the existing hardstanding areas and menage. Furthermore, mature boundary trees and hedgerows will be retained within and around the perimeter of the site.

- 6.19. The proposed dwellings have been shown indicatively as being two-storey/single-storey in height and are comparable to those buildings/structures existing on site. Furthermore, the retention of existing and new planting would minimise their impact on both spatial and visual openness.
- 6.20. In terms of openness the re-development of the site would provide significant enhancement.
- 6.21. In terms of an assessment against the purposes of including land within the Green Belt, the re-development of the site would also provide a number of enhancements, including:
- It would assist in safeguarding the countryside from encroachment by reducing the amount of built form on site (including associated infrastructure) and focuses new development on existing footprints but in a more consolidated layout, reducing the spread of development in the open countryside.
  - Although not in an urban area, the re-development of the site would also remove unsightly elements in lieu of increased vegetation. Development would also remove HGVs from the rural area.
- 6.22. The development, taking into account the above would, therefore, fully accord with the NPPF and BDP4 of the Local Plan in comprising 'appropriate development'.

### Sustainability

- 6.23. Paragraph 79 of the NPPF seeks to avoid the creation of isolated homes in the countryside. This site is outside the village boundary of Bournheath (see Local Plan extract above), which is defined as a small settlement within the District Plan. Whilst BDP2 is a restraint on new housing development in itself it is not "up-to-date" with the NPPF (for the reasons set out above), the sub-text to Policy BDP2 in the District Plan (paragraph 8.6) sets out the policy on the future role of the district's settlements and villages to enable allocation of appropriate levels and types of development to different settlements.
- 6.24. Firstly, this site is located adjacent to the village boundary of Bournheath, a location identified as being acceptable for new housing, with its access to local services such as public houses, community hall and access to a local bus service.
- 6.25. The site is also only 1.7kms (approx.) north-northwest of the main town of Bromsgrove, where there are a number of shops and amenities. The larger settlement of Catshill is located 1km to the east and provides a large range of services including shops, medical facilities and schools. The village of Fairfield is almost contiguous with Bournheath to the north, which also provides facilities including a local primary school used by residents of Bournheath.
- 6.26. All the above settlements are linked by a local bus service, are all within easy cycling distance.

6.27. Overall, whilst the NPPF accepts use of the private car will be required, the site for the reasons given above is considered to be reasonably sustainable in relation to its proximity to services and the nature of the routes to them. It is considered that future occupiers of the development would not be unduly reliant on private transport, with alternative options (e.g., bus and cycle) feasible for some journeys.

#### Loss of Commercial Use

6.28. The site is not a designated employment site and operated in part by the applicant but is otherwise redundant such that there is no loss of employment and no future prospect of such use in this location. Furthermore, the benefits of removing HGVs from coming through the village would be significant. The access and road infrastructure, together with the buildings on site would not make this a commercially viable operation.

#### Impact on Rural Landscape

6.29. Although the scale, layout, appearance and landscaping are all reserved for later consideration, the indicative layout demonstrates that a development, as proposed, can easily be accommodated on site and that the impact on the rural landscape would be negligible, especially given its existing built form/despoiled state.

6.30. The site is not visible within the wider landscape, with the mature boundary vegetation sought to be retained screening views from the access road, wider road network or from Footpath 511(C), which runs along the opposite side of the hedgerow along the site's northwest boundary.

6.31. Although landscaping is reserved for later consideration, the site will seek to retain all perimeter planting and as per the indicative site plan, can provide opportunities for landscape enhancement through new planting/vegetation.

6.32. The development would result in an enhancement to the rural landscape.

#### Highways, Parking & Access

6.33. Access is a matter for consideration and will remain from Fairfield Lane.

6.34. The accompanying Highways Statement from David Tucker Associates and associated access improvements, as shown on the accompanying plans, confirm that the proposed redevelopment of the site would have no adverse impact on the operation of the junction and/or local road network. In contrast the removal of regular HGV movements provides a safety benefit for existing villagers.

6.35. The access is also shown that is capable of accommodating refuse vehicles, albeit bin provision is shown as roadside collection if more feasible, but that delivery vehicles and emergency vehicles can enter and exit the site safely and in a forward gear.

6.36. The site layout, although reserved for later consideration, is shown as per the indicative plan to provide adequate space for car parking and turning areas serving all the properties.

6.37. In terms of access, no objection can be raised to this development.

### Flood Risk & Drainage

6.38. The site is in flood zone 1 and not subject to any form of flood risk (See **Appendix 1**).

6.39. Re-development of the site would provide an opportunity for greater attenuation and management on site of surface water drainage through the use of soakaways/attenuation and permeable surfacing materials.

6.40. The scheme could also utilise greywater recycling technology and use of water butts.

6.41. Existing services for foul drainage are to be used with connection available in Fairfield Lane (See **Appendix 2**).

### Impact on Neighbouring Amenity

6.42. Development on this site can be accommodated to not give rise to any adverse impact upon neighbouring amenity given the sites location, intervening vegetation and level of separation.

### Ecology

6.43. The application is accompanied by a Preliminary Ecological Appraisal that confirms:

*“Apart from birds and potentially badgers and bats, there appear to be no other obvious and immediate issues for this development with regard to any other protected species and no further dedicated surveys for any other species are recommended. However, in the unlikely event that any protected species listed in Section 2 are found on the site during the works then all works must cease immediately, and the advice of a suitably qualified ecologist must be sought.”*

6.44. The site clearly offers some potential for local ecology/biodiversity but subject to the imposition of appropriate conditions to secure mitigation, no objection can be raised in respect of re-development in accordance with Policy BDP21.

6.45. Furthermore, the re-development of the site provides an opportunity for ecological and biodiversity enhancement, which can again be secured by condition.

### Sustainability & Energy

6.46. The re-development of this redundant brownfield site has the potential to provide significant enhancements in respect of sustainability, including improved and energy efficine

### Conclusion on the Principle of Development – The Presumption in Favour of Sustainable Development

6.47. The Council are unable to demonstrate a 5-years supply of housing land and, therefore, the presumption in favour of sustainable development applies.

6.48. Policy BDP1 reflects the NPPF and states that the Council will take a positive approach that reflects the presumption in favour of sustainable development. It states that the Council *“will always work proactively*

*with applicants jointly to find solutions which means that proposals can be approved wherever possible, and the secure development that improves the economic, social and environment conditions in the area.”*

6.49. Policy BDP1.4 states:

*“In considering all proposals for development in Bromsgrove District regard will be had to the following:*

*a) Accessibility to public transport options and the ability of the local and strategic road networks to accommodate additional traffic.*

The site will, like all rural areas, have a greater reliance on the private car, but given that the settlement is served by a bus connection and considering how close this site is to the main settlements of Catshill and Bromsgrove, it is feasible that cycling is a practical and realistic option to that of the use of the car for some journeys.

The accompanying highways assessment also confirms that re-development would provide some enhancement to the local road network, through the removal of large HGV/s that are currently operating from the site under licence.

*b) Any implications for air quality in the district and proposed mitigation measures.*

Re-development of this site would not impact on air quality as it would not result in increased trip rates. In actual fact, air quality is likely to be improved through the removal of the applicants use of the site for HGV's. The development would also increase the likelihood of electric vehicle uptake and provides greater opportunities for cycling.

*c) The cumulative impacts on infrastructure provision.*

The development would not have any adverse cumulative impact on existing infrastructure provision. In addition, through a change from commercial to residential use, would actually enhance the existing road infrastructure for all residents by removing HGVs and other commercial traffic from the site and surrounding road network, through the village and neighbouring villages.

*d) The quality of the natural environment including any potential impact on biodiversity, water quality, geodiversity, landscape and the provision of/and links to green infrastructure (GI) networks.*

Re-development of the site would not impact on local ecology or biodiversity, as confirmed in the accompanying ecological assessment. Furthermore, through better management of the site, new planting, removal of areas of hardstanding both ecological and green infrastructure enhancement can be secured.

*e) Compatibility with adjoining uses and the impact on residential amenity.*

The only uses in the vicinity of the site are residential properties, such the re-development from commercial use to residential would be more compatible.

*f) The impact on visual amenity.*

For the reasons given above, this development would enhance the visual amenity of the area.

*g) The causes and impacts of climate change i.e., the energy, waste and water hierarchies, flood risk and future proofing.*

The development is in flood zone 1 and would provide significant surface water drainage enhancement. Furthermore, all new dwellings would be built to current (if not exceeding) building regulations, provide significant energy efficient homes for now and the future.

*h) The provision of communication technology infrastructure to allow for future technological enhancements e.g., fibre optic ducting.*

If available the development would support such provision and/or seek to ensure infrastructure is put in place such that future infrastructure can be easily connected.

*i) The impact on the historic environment and the significance of Heritage Assets and their setting.*

The development would not impact upon any heritage assets or their settings.

*j) Financial viability and the economic benefits for the District, such as new homes and jobs.*

The development would provide up to 9 new homes, at a time when the Council has a shortfall in housing land supply and are in a location, whereby, new homes are generally resisted such that house prices are high and unaffordable to many local people. Furthermore, new housing would help provide support for existing local services both within the village of Bournheath, but those of neighbouring villages such as Fairfield in accordance with Paras. 77 – 78 of the NPPF.

6.50. Although situated outside the BUAB of Bournheath, the site is located only 38m away from this boundary edge. The development also sits within the wider confines of the village, which has a fairly dispersed settlement pattern,, which merges into the neighbouring village of Fairfield located to the north.

6.51. The redevelopment of this redundant brownfield site would provide much needed new homes for the district and helps address a current shortfall in housing need. The development would also provide numerous economic, social and environmental benefits, such that in conclusion the development is sustainable.

- 6.52. This development has many similarities with recent developments approved by the District Council including most recently that at the re-development of the former Wyvale Nursery site in Burcot (Ref: 19/01037/FUL). This is an approval for 12 units on a retail garden centre, within the Green Belt and outside the Built-up-Area boundary of Burcot.

## **7. CONCLUSION**

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- 7.1. This application proposes the redevelopment of a previously developed site, adjacent to the built up area boundary of Bournheath.
- 7.2. Currently the Council are unable to demonstrate a five-year supply of housing land and as such a presumption in favour of sustainable development applies.
- 7.3. The development is considered to be appropriate development in the Green Belt and does not conflict with other policies in the Local Plan or National Guidance.
- 7.4. For the reasons given in Section 6 above, the development would also provide numerous economic, social and environmental benefits, such that in conclusion the development must be considered sustainable taken in the round.
- 7.5. The proposal conforms with the Local Development Plan, the Framework, read as a whole and accords with Practice Guidance as set out in the relevant PPG and any other material consideration as may be appropriate. As such, and for the reasons outlined above, we respectfully request that this application is approved.