

**PLANNING STATEMENT**

**PROPOSED DEMOLITION OF TWO EXISTING SEMI-DETACHED  
DWELLINGS AND ERECTION OF TWO REPLACEMENT DETACHED  
DWELLINGS**

**(OUTLINE APPLICATION)**

**AT**

**VILLA FARM  
FOLLY LANE  
NORTON DISNEY  
LN6 9JL**

**Prepared by**

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## 1.0 INTRODUCTION

- 1.1. *GraceMachin Planning and Property* on behalf of *Oakwell Homes Ltd* (“the Applicant”) has prepared a planning application for two replacement dwellings at Villa Farm, Norton Disney, LN6 9JL.
- 1.2. The proposed development seeks to preserve and enhance the appearance of the site which is in a countryside location within North Kesteven. The proposal is in alignment with the aims and objectives of the adopted Development Plan and National Planning Policy Framework.
- 1.3. The purpose of this Statement is to set out the case, in planning terms, in support of the proposed development. Section 2 describes the Application Site and its surroundings, with Section 3 providing details of the proposed development. Section 4 provides the relevant planning policy context against which the application must be determined, and Section 5 undertakes an assessment of the development against planning policy and all other relevant material considerations. Finally, Section 6 sets out the summary and conclusions.

## 2.0 THE APPLICATION SITE

### Site Description and Surroundings

- 2.1 The Application Site is edged red and is shown on the submitted site location plan. The site lies on the south side of Folly Lane and has a long-established vehicular access into it. The built form of the Site comprises of two permanent brick built existing dwellings (not currently occupied) and many original farm buildings, stables, and stores across the site. The built form across the site is extensive in area but the site benefits from mature and dense screening on its perimeter to the highway and so is well screened and not within public view.
- 2.2 The Site has the potential to accommodate two new homes within the confines of the built-up area of the site and deliver replacement dwellings which will be more sustainable in their construction and ongoing maintenance without affecting the openness of the countryside and maintaining its intrinsic qualities.
- 2.3 Currently the wider site has a very neglected appearance and the extent and number of outbuildings buildings on site detract from the sites overall appearance and character.
- 2.4 This outline application seeks to establish the principle of replacement dwellings on site with means of access ONLY. The position and size of the replacement dwellings are indicative only but seek to identify that the site has the potential to accommodate two dwellings of a footprint as indicated by the proposed layout plan.
- 2.5 The existing and proposed layout plans seek to establish the extent of buildings (residential and non-residential) to be removed from site and attribute what would be domestic and

non-domestic curtilages. The scheme seeks to give comfort that the extent of domestic garden would not be excessive and adjoining land would be open paddock or orchard land (i.e., not domestic) thereby reducing the extent of domestic paraphernalia in the wider open countryside.

### **3.0 THE DEVELOPMENT PROPOSALS**

- 3.1. This application seeks outline planning consent to replace two existing dwellings which are semidetached and erect two detached dwellings in the context of the wider removal of buildings which would result in less footprint and a greater sense of openness in the countryside. This application proposes the removal of 13 (thirteen) non-domestic buildings equating to a floor area of circa 622.49 sq m.
- 3.2 The proposed development site has been considered as a site capable of accommodating other more intensive uses, but this proposal would be wholly commensurate with its existing use, unobtrusive and have no greater intensity on nearby roads, services, and amenities than its previous and existing potential use.
- 3.3 The existing dwelling houses (which measure 217.84 sq m) are set well back from Folly Lane and very well screened by existing mature vegetation. Whilst it is acknowledged that the proposed replacement dwellings would result in an increase in the size and scale of built form on the site compared to the existing properties, the proposed dwellings are considered proportionate to the wider site and the number of buildings which would be removed. Two new dwellings on this site (with footprints of 164.21 sq m and 183.78 sq m) within the locations identified would not be out-of-keeping with the existing site. There would be little impact on the surrounding area. The site would remain discreet and unobtrusive. We are hopeful that the local community will support the application on the grounds that the application is a modest proposal complementary to the immediate and wider area.
- 3.4 The proposal does not seek to increase the number of dwellings on site by seeking approval by way of Class Q or by way of conversion. In the overall 'planning balance assessment' the development would reduce the level of footprint on site compared to that which currently exists and would be in keeping with the area.
- 3.5 Through existing greenery around the site, residential amenity is protected. The new family homes will not be over-bearing and will not overshadow or overlook one another.

#### 4.0 PLANNING POLICY CONTEXT

- 4.1 In North Kesteven, the Development Plan currently consists of the Central Lincolnshire Local Plan (CLLP) which was adopted in 2017. A Draft Review was out for consultation this year (2021) and public consultation ended on this stage of review in August.
- 4.2 In addition to the above Development Plan, Planning Applications should also have regard to the National Planning Policy Framework and National Planning Practice Guidance, which are material considerations in any determination.

#### Central Lincs Local Plan - 2017

4.3 Key Policies are:

- LP01- Presumption in Favour of Sustainable Development
- LP02 - Spatial Strategy and Settlement Hierarchy
- LP13 - Accessibility and Transport
- LP14 - Managing Water Resources & Flood Risk
- LP17 - Landscape, Townscape & Views
- LP18 - Climate Change and Low Carbon Living
- LP19 - Renewable Energy Proposals
- LP21 - Biodiversity and Geodiversity
- LP26 - Design and Amenity LP55 - Development in the Countryside

#### National Planning Policy

- 4.12 The National Planning Policy Framework (NPPF), revised in February 2019, has replaced all previous Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) in respect of the consideration and determination of planning applications. The heart of the NPPF is set out within Paragraph 11, which stresses the presumption in favour of sustainable development. In decision making, this means:

• *Approving development proposals that accord with an up-to-date development plan without delay; or*

• *Where there are no relevant development plan policies, or the policies which are more 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 particular 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.”*
- 4.13 Paragraph 47 reaffirms the statutory requirement for decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. Decisions on applications should also be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 4.14 As far as the weight to be attached to an existing development plan is concerned, the NPPF states in paragraph 213 that:
- “Due weight should be given to them [existing policies] according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”.*
- 4.15 Paragraph 7 of the NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.16 Paragraph 8 details that there are three overarching objectives to achieving sustainable development which are interdependent. These objectives are:
- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
  - b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
  - c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and*

*mitigating and adapting to climate change, including moving to a low carbon economy.”*

- 4.17 Paragraph 9 details that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this NPPF; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area – therefore decisions for each development should be dependent on the case at hand.
- 4.18 Paragraphs 10 and 11 state that at the heart of the NPPF is a presumption in favour of sustainable development, which should be a golden thread running through both plan-making and decision-taking. For decision-taking, this means:
- “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 particular 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 (paragraph 11).”*
- 4.19 Section 5 of the NPPF supports the Government’s objective of significantly boosting the supply of housing. In this respect, Paragraph 59 details that it is important that a sufficient amount and variety of land can come forward where it is needed.
- 4.20 Paragraph 61 adds that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travelers, people who rent their homes and people wishing to commission or build their own homes).
- 4.21 Section 8 of the NPPF promotes healthy and safe communities, and requires the planning system to promote social interaction, create places which are safe and accessible, and enable and support healthy lifestyles.
- 4.22 Paragraph 110 adds that development should give priority first to pedestrian and cycle movement, and second, to facilitating access to high quality public transport services.

Development should also address the needs of people with disabilities, allow for the efficient delivery of goods and access by service and emergency vehicles.

- 4.23 Section 11 promotes the effective use of land and, in this respect, Paragraph 117 details 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.
- 4.24 Section 12 refers to achieving well-designed places and notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. In this respect, Paragraph 124 states 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.

## 5.0 CASE IN SUPPORT OF THE APPLICATION

- 5.1 This Planning Application seeks outline planning permission for the erection of two replacement dwellings at Villa Farm, Norton Disney.
- 5.2 **Principle of Development** - Under Policy LP2 of the Central Lincolnshire Local Plan (CLLP)(Adopted 2017), the application site would be classed as a tier 8 'countryside' location given that it does not fall within any of the settlements listed within tiers 1-7. The proposals do not fall under any of the rural operations listed in LP2, including agriculture, horticulture, mineral or waste development or renewable energy. However, the development does fall to be determined under policy LP55 'Development in the Countryside', specifically Part B 'Replacement of a dwelling in the countryside'.
- 5.3 This part of the policy states 'the replacement of an existing dwelling outside the developed footprint of a settlement will be supported provided that:
- A - The residential use of the original dwelling has not been abandoned.
  - B - The original dwelling is not of any architectural or historic merit, and it is not valuable to the character of the settlement or wider landscape
  - C -The original dwelling is a permanent structure, not a temporary or mobile structure.
  - D - The replacement dwelling is of similar size and scale to the original dwelling.
  - E - It is located on the footprint of the original dwelling unless an alternative position within the curtilage would provide notable benefits and have no adverse impact upon the wider setting.



- 5.4 Parts 'a to c' can be satisfied as the existing dwellings have not been abandoned, are of permanent structure and they are not listed either nationally or locally on the grounds of architectural/historic merit. The proposed dwellings are of a larger scale than the original dwellings but are located within the central part of the site which accommodates the existing dwellings footprints and a plethora of other buildings on site. The proposed siting of the new dwellings would have a minimal impact on the remainder of the site which is of substantial size and the wider area. With any countryside location security issues on site must be considered and the siting of the dwellings will maximise natural surveillance of the properties and in particular the single access into and out of the site onto Folly Lane. However, given the enclosed nature of the surroundings it is not considered that the proposed relocation would be so significant as to have a detrimental impact upon the appearance of the surrounding area.
- 5.5 The new houses are also proposed to be highly sustainable dwellings, with the construction using high grade materials and is to have an intended high EPC rating. Furthermore, the applicant will seek to include the provision of solar PV panels on the houses, air-source heat pumps and a rainwater harvest strategy to conserve and recycle water reserves. It is considered that such a proposal meets several aims set out within Policy LP18 ('Climate Change and Low Carbon Living') which includes minimising water consumption, minimising construction waste, using sustainable materials, provision of site based renewable energy infrastructure and potential carbon off-setting in the form of orchards.
- 5.6 As the proposal seeks the installation of solar PV panels on the houses, reference should be made to Policy LP19 ('Renewable Energy Proposals') which states that proposals for non-wind renewable energy development will be supported where the benefit of development outweighs the harm caused having regard to the character of the surrounding area, heritage impact, ecology/diversity and residential/visual amenity. Whilst the panels will be located on homes in a countryside location, they will be screened significantly by existing green features. It is not considered there would be any impact upon ecology nor residential amenity. Overall, it is considered the proposal complies with the provisions of Policy LP19.
- 5.7 Whilst the proposal are for larger dwellings and on a different footprint(s) to the original dwellings (which is not considered overly detrimental as above, and has some benefit), it is considered on balance that the benefits of the scheme in terms of highly sustainable new dwellings would outweigh the fact that the proposal does not exactly meet all of the requirements set out in Part B, Policy LP55, particularly mindful of the presumption in favour of sustainable development (Policy LP1, CLLP and paragraph 8c, NPPF) and the relatively recent declaration of climate emergency by NKDC in July 2019. As such, it is considered that the principle of development is acceptable.
- 5.8 **Visual Amenity** – This is only an outline application, but this would allow the applicant at the reserved matters stage to develop a design which was reflective of the countryside/agricultural setting. This would allow the new dwellings to assimilate into their surroundings. Despite the revised positioning of the new dwellings on site compared to that

which exists on site now, it is not considered the position of the new dwellings would have any significant impact upon the wider setting. There is a high level of screening all around the site due to the presence of green boundary features which does reduce the wider impact of development. Overall, the proposal is considered to accord with the design principles of Policy LP26 of the CLLP.

**5.9 Residential Amenity** - It is not considered there will be any significantly detrimental impact upon residential amenity as the site is in an isolated countryside location with no other dwellings in close enough proximity to be affected by the development. The proposal would result in a sufficient level of amenity for future occupiers of the replacement dwellings therefore in accordance with Policy LP26 of the CLLP and the NPPF.

**5.10 Parking & Highway Safety** - The proposal clearly demonstrates that the site provides sufficient parking provision and vehicle turning space. We anticipate that no objection can be raised to a proposal with no greater use of the access than currently afforded to the site. Indeed, this proposal will reduce the potential level of residential and agricultural vehicle movements objection – this proposal therefore accords with Policy LP13 of the CLLP.

**5.11 Trees, Ecology and Landscaping** – A Tree Report and Bat Survey / Ecology Report accompany the application and the outline application drawings have taken their findings and recommendations into account reflecting their advice. Landscaping would be a detailed matter considered at the reserved matters stage and not considered fundamental to the determination of this outline application. Details to maintain/enhance biodiversity upon the site can be secured by way of condition. Bird and bat boxes would be included on site within the reserved matters application.

## 6.0 **SUMMARY AND CONCLUSIONS**

- 6.1 This Planning Statement has been prepared in support of an outline planning application for two replacement dwellings at Villa Farm.
- 6.2 The proposed application identifies a clear opportunity to deliver a high quality and sensitively designed development, which has carefully considered its context and setting.
- 6.3 As shown in section 4 and 5 of this Statement, the development is in accordance with policies as set out in the Development Plan along with all relevant requirements from the NPPF and thus should be approved without delay.
- 6.4 The application proposes the removal of 13 (thirteen) non-domestic buildings equating to a floor area of 622.49 sq m plus the demolition of the existing homes which together measure 217.84 sq m. A total of 840.33 sq m. The new homes would have ground floor areas of 164.21 sq m and 183.78 sq m – a total of 347.99 sq m.
- 6.5 The submitted scheme demonstrates a proposal which is policy compliant in principle and in harmony with its countryside location. The applicant would welcome detailed discussions with the Council on the detailed design in the future to deliver two new homes that although larger in footprint than the original dwellings would be less than the combined level of built development across the site today by a significant amount. The scheme has significant advantages in that it would be able to deliver by way of modern construction a sustainable development of two replacement homes consistent with the aims of Policy LP19.

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