

Top House Farm, Main Street, Thistleton



Planning (including Design & Access) Statement

Outline Application for Erection of One New Detached Dwelling

Prepared by Strutt & Parker on behalf of B.S. Pension Fund Trustee Ltd.
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1. Introduction

- 1.1 This planning statement supports the outline planning application submitted for one new build dwelling to be built on the under-utilised garden at Top House, Thistleton (to the east of the farmhouse).
- 1.2 All matters are reserved and Access, Appearance, Landscaping, Layout and Scale are reserved for later determination.
- 1.3 This application is subsequent to written pre-application advice received from Rutland County Council dated 15th June 2022 reference 2022/0556/PRE.
- 1.4 This planning statement has been prepared by Strutt & Parker on behalf of B.S. Pension Fund Trustee Ltd.

2. Location

- 2.1 The site, known as land adjacent Top House Farm, Main Street, Thistleton, is located centrally within Thistleton village in Rutland, which is approximately 11 miles to the north-west of Stamford and 11 miles to the east of Melton Mowbray. A location plan is included with the application.
- 2.2 There is a wide variety of amenities in both Stamford and Melton Mowbray, including direct hourly rail services from Stamford to Stansted Airport via Peterborough and Cambridge, and to Birmingham New Street via Leicester. Market Overton, which is classified as a Local Service Centre within Rutland's Settlement Hierarchy is only 2 miles from the site. There are several shops, pubs and churches in Market Overton, plus a doctor's surgery.
- 2.3 The site sits between two detached dwellings and within the existing linear form of the village.
- 2.4 The site is in Flood Zone 1, which means the risk of flooding is low.

3. Design

- 3.1 While Appearance is a reserved matter, a suite of plans are included with this application for illustration purposes only.
- 3.2 As advised by the pre-application advice, the developable part of the site has been established first by an arboricultural survey (a copy of which is submitted with this application). Only three fruit trees would require removal to accommodate the illustrative scheme, which is a very low impact.
- 3.3 The illustrative scheme shows how a generously proportioned front garden and plenty of off-street parking can be achieved within the developable part of the site. As the parking can be sited to the rear of the dwelling, there is a very small, if any, visual impact.

- 3.4 It is proposed that the dwelling will be connected to mains electricity and water, which is available in Thistleton and will have its own sewage treatment plant or septic tank to comply with Building Regulations. Surface water will be connected into a new soakaway.
- 3.5 The site is large enough that the gardens and amenity space accompanying the proposed dwelling will be very generous.

4. Access

- 4.1 While Access is a reserved matter, a suite of plans are included with this application for illustration purposes only.
- 4.2 The plans illustrate access can be achieved from the adopted highway Main Street, Thistleton and the site is capable of accommodating turning space to enable vehicles to leave the site in a forward direction.
- 4.3 It is not considered that one additional dwelling will result in a material increase or a material change in the character of traffic in the vicinity of the site

5. Compliance with Planning Policy

- 5.1 The Local Housing Need figure for Rutland based on the standard methodology across the next five years from 2022/23 to 2026/27 including a 5% buffer is 746 dwellings. However, there is a five year supply of only 617 dwellings. This is a significant shortfall and allowing the proposed new dwelling will contribute to increasing the number of homes in Rutland and ensuring a sufficient supply of housing in the county, whilst providing a family home within the limits of the village.
- 5.2 As, Rutland County Council is currently unable to demonstrate a five year housing land supply, policies regarding the provision of new dwellings within the Local Plan are considered to be out of date and the presumption set out in paragraph 11(d) of the National Planning Policy Framework (NPPF) is engaged. The scenarios described by sub-paragraphs (i) and (ii) of paragraph 11(d) are not generated by the proposal in this application and therefore permission should be granted for this application.
- 5.3 The NPPF places the presumption in favour of sustainable development at the heart of the planning system. Paragraph 79 of the NPPF states that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Paragraph 79 goes on to confirm that where there are groups of smaller settlements, development in one village may support services in a village nearby. The site is an infill development between two existing residential dwellings and is only two miles from Market Overton and all of its services, which are enjoyed by the residents of Thistleton. Therefore, it is clear that the proposal is in agreement with Paragraph 79 of the NPPF.
- 5.4 Biodiversity enhancements will be a key factor in the detailed landscaping proposals, which are to be developed as part of the reserved matters stage.

5.5 In addition to the policy discussed above, there is evidence of planning permission being granted for two new dwellings just outside of the planned limits of development for Thistleton, in the application reference 2019/0800/FUL.

6. Conclusion

- 6.1 The site is in-fill development, between two existing residential dwellings. The proposal is small in scale, being one dwelling only and will therefore be low in its impact on the road network and village. This type of development is appropriate for the site's location.
- 6.2 The arboricultural survey and architect's drawings demonstrate that the site is capable of accommodating one detached dwelling with a generously proportioned front garden and plenty of off-street parking. The tree works required to accommodate the development are very low impact.
- 6.3 The Local Planning Authority is unable to demonstrate a sufficient supply of housing over the next five years. Once permission has been granted, this will be a deliverable site and can contribute to meeting the housing supply.
- 6.4 Planning permission for two new dwellings outside of the permitted limits of development in Thistleton was granted in 2019 and this proposal is for a smaller scale development in a more suitable location within the existing linear form of the village.

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