

# Planning Statement

**Erection of 1no. self-build dwelling with access,  
parking, and associated works**

**In respect of:**

Land at Milbury Heath, South Gloucestershire

**By**

McLoughlin Planning Ltd

**Date of Document**

October 2023



**McLOUGHLIN**  
**PLANNING**



## Contents Page

1.0	Introduction.....	2
2.0	Site Description and Planning History .....	3
3.0	The Proposal.....	5
4.0	Planning Policies.....	7
5.0	Planning Assessment.....	9
6.0	Conclusion .....	15



## 1.0 Introduction

- 1.1. McLoughlin Planning has been instructed by Mr. Bracey (hereby referred to as “the Applicant”) to prepare and submit a planning application for the erection of 1no. self-build dwelling with access, parking, and associated works.
- 1.2. Permission in Principle was granted in June 2023 on the proposal site for the erection of a new dwelling. Therefore, the principle of development has already been established and agreed. This planning application will provide the required technical details needed to provide full planning permission.
- 1.3. The purpose of this Planning Statement is to demonstrate that the proposed development complies with relevant Local and National Planning Policies and the reasons why planning permission should be granted.
- 1.4. In making the case for the proposed development and for ease of reference, this Planning Statement is structured as follows:
  - Section 2 – Site Description and Planning History
  - Section 3 – The Proposal
  - Section 4 – Planning Policies
  - Section 5 – Planning Assessment
  - Section 6 – Material Considerations
  - Section 7 – Conclusion
- 1.5. In accordance with paragraph 38 of the NPPF, the applicant would like to work proactively with South Gloucestershire Council (hereby referred to as “the LPA”) to use the full range of planning tools available to reach a positive conclusion.



## 2.0 Site Description and Planning History

### Site Description

- 2.1. The proposal site is a previously developed parcel of land located within the hamlet of Millbury Heath, a community made up of a small cluster of residential development, with two garden centres and other commercial such as an aquarium and a hair salon. The proposal site in question is nestled between a residential property to the west and a garden centre/café to the east.
- 2.2. The land is made up of hardstanding, grassland, and mature trees/hedgerows which makeup the boundaries of the proposal site. Access to the site can be secured via Cuttsheath Road, which progresses onto the A38 providing access to larger settlements, such as Thornbury.

### Site Designations

- 2.3. South Gloucestershire's Local Plan shows that the proposed development falls into the countryside. They attribute no further designations to the Site.
- 2.4. The Government's Flood Map for Planning shows that the Site is located within Flood Zone 1, and therefore is designated as low risk. There are no public right of ways running through the Site.

### Planning History

- 2.5. The most recent site history is shown in the table below:

App Number	Description	Date	Decision
P23/01541/PIP	Permission in Principle for the erection of 1no self build dwelling.	09 May 2023	Approved
P21/05940/F	Erection of 1no. self build dwelling with access, parking and associated works.	01 Sept 2021	Refused
P19/11769/F	Retention of existing mixed commercial uses Class B2 (general industry), Class B8 (storage and distribution) and ancillary office use (Retrospective) (Re-submission of PT17/4396/F).	10 Sept2019	Refused



- 2.6. For the purposes of this application, it is considered that the recent Permission in Principle application is the most relevant (ref: P23/01541/PIP).
- 2.7. The Site has gained Permission in Principle for the erection of 1no. self-build dwelling in July 2023. This planning statement will provide the second technical stage of the Permission in Principle procedure, by providing the technical details.
- 2.8. This planning application represents the second stage and addresses technical planning issues required following reference: P21/05940/F outlined below.



## 3.0 The Proposal

- 3.1. The proposal seeks to erect 1x self-build dwelling on a previously developed parcel of land, located within the hamlet of Milbury Heath. The small hamlet boasts small clusters of residential development, with two garden centres and other commercial uses.
- 3.2. The proposed development would be situated between a residential property to the west and a garden centre/café to the east.
- 3.3. The application site is currently made up of hardstanding, grassland and mature trees/hedgerows which make up the boundaries of the proposal site. Access to the Site can be secured via Cuttsheath Road, which progresses onto the A38 providing access to larger settlements, such as Thornbury.
- 3.4. The Site received Permission in Principle approval in July 2023, this application seeks to add the technical details to allow the development to be erected.

### Design Approach

- 3.5. The proposed dwelling will comprise of two storeys; the ground floor will comprise of living space, kitchen/dining room, utility room, W/C and a double garage. The second storey will comprise of 4 bedrooms, with 2 ensembles and a separate bathroom. A home office space has been provided in order to allow the opportunity for home working.
- 3.6. The total proposed gross internal area of ground floor (excluding the garage) is 123m<sup>2</sup>, with the total proposed gross internal area of the second storey totalling 161.5m<sup>2</sup>.
- 3.7. In addition to spacious habitable rooms internally, space has been provided for refuse and recycling storage to remove any potential visual clutter. The proposed development will provide sufficient car/cycle parking for future occupiers.
- 3.8. The predominant cladding is a pale coloured render. A band of stone wraps around the ground floor of the west elevations and clads the large chimney on the south elevation. After assessing the character of the local area, the proposed development's materials and massing would not look out of place.
- 3.9. The proposed landscaping and existing green buffers will create a screen to neighbouring properties and amenity spaces.



- 3.10. The landscaping around the scheme comprises of both soft and hard landscaping. The hard landscaping focuses on providing an attractive and functional area for vehicles entering the site; providing enough space for easy manoeuvring within the site; allowing surface water to infiltrate back into the ground and distinguishing between areas for pedestrian and areas accessible only to vehicles.
- 3.11. The soft landscaping focuses on avoiding the loss of the mature planting fronting Cuttsheath Road as well as protecting privacy around the Site. As well, the soft landscaping will create a Biodiversity Net Gain. The green buffers and landscaping will also soften the development and protect the surrounding views of the Severn Valley.
- 3.12. The proposed dwelling would include the use of solar panels on the south elevation of the building, with EV charging infrastructure on the eastern part of the building. The EV charging infrastructure proposed will be 7kW podPoint solo 3.

### **Ecology**

- 3.13. The proposed development seeks to incorporate landscaping on site, and in doing some, some ecological features may need to be removed or altered slightly. The proposed development would impact both developed and bare ground as well as the felling of Leylandii trees to the north of the site. Scattered broadland trees and scrub would be retained. Mitigation measures will be implemented to ensure that habitats and species will not be affected on the development.



## 4.0 Planning Policies

- 4.1. As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the national Planning Policy Framework (NPPF), an application for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2. In this instance, the development plan consists of the Core Strategy (2013); Policies, Sites and Places (PSP) plan (2017) and the Joint Waste Core Strategy (2011), as well supporting documents. In terms of material considerations, both the NPPF and the national Planning Practice Guidance (PPG) are material in the determination of the planning application.
- 4.3. It is noted that South Gloucestershire are currently preparing a new Local Plan. In October 2022, the LPA reset the scope and timeline in preparing the new Plan. A draft Regulation 18 version is intended to be considered at Cabinet in November 2023, with a public consultation expected to run between the beginning of December to the end of January (according to the August 2023 updated published on the South Gloucestershire Local Plan page). Given the new Local Plan's progression, it cannot be afforded any weight in decision making.
- 4.4. For the purposes of determining this planning application, it is considered that the following proposals are relevant:

### **Core Strategy (2006 - 2027)**

- CS1 – High Quality Design
- CS2 – Green Infrastructure
- CS4a – Presumption in Favour of Sustainable Development
- CS5 – Location of Development
- CS9 – Managing the Environment and Heritage
- CS15 – Distribution of Housing
- CS34 – Rural Areas





## **Policies, Sites and Places (PSP) Plan (2017)**

- PSP1 – Local Distinctiveness
- PSP2 – Landscape Protection and Enhancement
- PSP3 – Trees and Woodland
- PSP5 – Undesignated Open Spaces Within Urban Areas and Settlements
- PSP6 – Onsite Renewable and Low Carbon Energy
- PSP8 – Residential Amenity
- PSP16 – Parking Standards
- PSP19 – Wider Biodiversity
- PSP 20 – Flood Risk, Surface Water and Watercourse Management
- PSP38 – Development within Existing Residential Curtilages, including Extensions and New Dwellings
- PSP40 – Residential Development in the Countryside
- PSP43 – Private Amenity Space Standards

## **National Planning Policy Framework July 2021**

- Chapter 2 – Achieving Sustainable Development
- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 11 – Making Effective Use of Land
- Chapter 12 – Achieving Well-Designed Places
- Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Chapter 15 – Conserving and Enhancing the Natural Environment



## 5.0 Planning Assessment

### Principle of Development

- 5.1. The principle of development has been secured through the permitted Permission in Principle application granted earlier this year (please see the planning history section). Therefore, the focus of the application is on the supporting technical matters which need to be assessed to secure full planning permission.

### Local Character and Design

- 5.2. Policy CS1 of the Core Strategy states several criteria that the proposed development must be able to demonstrate.
- 5.3. Point 1 in CS1 states that siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. This is reinforced in Policy PSP1 of the Policies, Sites, and Places Plan.
- 5.4. Chapter 12 of the NPPF discusses how to achieve well-designed places through planning. Paragraph 130 states that decisions taken need to ensure that developments will function well and add to the overall quality of the area, visually attractive, sympathetic to local character and history, establish a strong sense of place, optimise the potential of the site, and create places that safe, inclusive, and accessible.
- 5.5. The proposal site is located within a cluster of predominately residential development with no clear regimented architectural style, layout, or type of accommodation. Therefore, nods have been taken from homes in the area collectively to provide a sympathetic design approach.
- 5.6. In support of this application, a Design and Access Statement sets out the architectural approach for the proposal. In summary:
- The house will predominately be clad in a pale colour render, as in keeping with nearby residential properties. This render is less dominant than a white render.



- A band of stone wraps around the ground floor of the west elevation and clads the large chimney on the south elevation. This provides visual interest and reinforces the importance of the principal elevation.
- The upper floor of the garage wing will be clad in boarding, emphasising that this is a secondary wing.
- The house is positioned at the north east part of the plot allowing the building and hardstanding to be on the previously developed area of the site, allowing a generous garden aspect to the principal west facing rooms, which take advantage of afternoon sun and views over the Severn Vale. Habitable rooms are at least 26m from the road.
- Parking and turning is located on the south side minimising the area of hard standing needed.
- The principal rooms of the proposed dwelling face away from the garden centre, so they will not be affected by noise during the centre's operating hours.

5.7. It is considered that the proposed dwelling responds positively to the local area and its character. The new home will provide a high-quality dwelling for future occupiers and will be a positive addition to the local street scene. Overall, it can be concluded that the proposed development complies with the requirements of policies CS1 and Paragraph 130 of the NPPF.

## **Ecology and Landscape**

5.8. Policy CS34 of the Core Strategy states that development proposals should protect, conserve and enhance the rural area's character, beauty, wildlife, landscape, biodiversity and heritage; similarly, Policy CS9 states that new development is expected to conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity. This is mirrored in Paragraph 174 of the NPPF, as well as stating that decisions should recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.

5.9. Policy PSP3 of the Policies, Sites and Places Plan states that development proposals should minimise the loss of existing vegetation, as well as stating that proposals should also incorporate the protection of trees, replacement trees,



additional tree planting, new planting schemes that retain and integrate healthy mature trees and hedgerows.

- 5.10. The proposed development will be sympathetic to the local landscape and seeks to retain existing trees, as well as incorporate ecological and biodiversity elements and protect views across the Severn Vale. Demonstrated in the landscaping plans, the proposed development complies with policy CS34 of the Core Strategy, policy PSP2 of the Policies, Sites and Places Plan and National Policy.
- 5.11. As aforementioned, the proposed development will seek to retain the existing trees along the boundary line and other scattered broadleaved trees and scrub, where possible. Ornamental shrubs and plants will also be planted throughout the proposed greenspace areas.
- 5.12. An ecological report assessed the impact of development on a number of species and ecological features. In summary, the report outlines that the proposal would not impact any other statutory designated sites or ecologically important or protected habitats. The report also outlines specific mitigation measures that will need to be incorporated into the construction period and, where necessary, after the development has been built out. These mitigation measures will ensure that there are no significant impacts on protected or notable species. Thus, conserving and minimising impact on the natural environment, in compliance with policy CS9 of the Core Strategy.
- 5.13. Based on the above considerations, it has been demonstrated that the landscaping scheme provided responds well to the existing landscape, context and will provide enhancements, both visually and in the interest of Biodiversity and supporting the habitat of protected species. The scheme will be mindful of the biodiversity and species on site, implementing mitigation measures as and when needed.

### **Impact on Neighbouring Amenity**

- 5.14. Policy PSP38 sets out criteria for development within existing residential curtilages, including new dwellings. Point 2 of the policy states that the new dwelling will be acceptable where they would not prejudice the amenities of neighbours.
- 5.15. Policy PSP8 states that development proposal(s) will be acceptable if they do not create unacceptable living conditions or have an unacceptable impact on the



residential amenity of occupiers of the development, or of nearby properties. The policy gives a list of unacceptable impacts such as loss of privacy and overlooking, overbearing and dominant impact; loss of light; noise or disturbance; odour, fumes or vibration.

- 5.16. The proposed development will use existing and proposed hedgerows and trees to create a green 'screen' to provide privacy for the tenants of the dwelling, as well as the surrounding commercial properties.
- 5.17. Given established separation distances to neighbouring properties, and the orientation of the proposed home and window layouts, it can be concluded that the proposed dwelling will also respect the privacy of neighbouring dwellings. The established separation distances will also ensure the new home does not result in overshadowing or an overbearing impact.
- 5.18. The proposed development therefore accords with the requirements of Policy PSP38 and of Policy PSP8.

### **Highways and Access**

- 5.19. Policy PSP16 sets out the parking standards that will need to be implemented in order to make the development acceptable. For a four-bedroom dwelling, 2 car parking spaces must be provided to comply with the prescribed standards. Parking spaces can also be provided through garages that meet the minimum internal space standards.
- 5.20. In this instance, a double garage is being provided at the size of 6m x 6m, therefore meeting the internal space standards of 6m x 5.6m. Space has also been provided outside the garage to account for visitor parking. Therefore, ample provision is available.
- 5.21. Paragraph 110 (b) of the NPPF states that through the development proposal, safe and suitable access to the site can be achieved for all users. As well, paragraph 111 states that development should only be prevented or refused on highways ground if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. This proposal has been designed to ensure that there would not be an unacceptable impact on the road network.



- 5.22. The proposed development will use the existing entrance onto the Cuttsheath Road, which feeds onto the A38. As well, the dwelling will create adequate parking and turning spaces within the landscaping, in order to facilitate easier manoeuvring. As parking will be contained on the development, there is no need for street parking. Cycle Parking has also been provided in the proposal, within the garage space.

## Drainage

- 5.23. Policy CS34 of the Core Strategy states that development proposals need to demonstrate how flood risk will be managed. Policy PSP20 sets out drainage and flood prevention/reduction methods that developments are expected to use/carry out.
- 5.24. The applicant is the current owner of the adjoining site, that has recently submitted an application to discharge the drainage related conditions (application reference (DOC23/00257)). The application proposed to use SUDs for both foul sewage and surface water. With regard to discharging surface water, the use of soakaways is proposed and foul sewage is to be taken to a biodigester sewage plant.
- 5.25. The applicant envisions that this property will use the proposed drainage systems of the adjacent properties given their close proximity.
- 5.26. However, if this is not suitable then the applicant therefore is willing to accept a suitably worded planning condition to provide the required information prior to commencement. A similarly worded planning condition was used on the adjoining site, which has been provided below for ease of reference:

*'No development shall commence until surface water and foul sewage drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

*In the event that the existing septic tank is inadequate for the increased discharge, it should be noted that preferred method for foul sewage disposal is to connect*



*to a public foul sewer. If this is not economically viable by gravity or pumping, a Package Sewage Treatment Plant is required'.*

- 5.27. Based on the above, it is considered the development can comply with the requirements of policy CS34.



## 6.0 Conclusion

- 6.1. This Planning Statement has been prepared to set out the technical details for the erection 1 no. dwelling, following the granting of permission in principle in July 2023.
- 6.2. The Planning Statement has assessed the proposed development's compliance with Local Plan and National Plan Policies, the concluding issues have been summarised below:
- **Local Character and Design:** The proposed development has been designed to be sympathetic to the local character, it has. Pale render has been used for cladding, with a band of grey stone wrapping around the ground story.
  - **Ecology and Landscape:** The proposed development requires the use of mitigation measures to protect and enhance the biodiversity throughout the construction phases. However, the ecological report finds that the proposed development would not impact statutory designated sites or ecologically important or protected habitat if these measures are implemented.
  - **Neighbouring Amenity:** The proposed development will have minimal impact on the neighbouring amenity, through the use of hedgerows and 'green' screens. Distance from neighbours as well as the orientation of the proposed dwellings will minimise impact also.
  - **Highways and Access** – The proposed dwelling complies with the parking standards outlined in Policy PSP16.
  - **Drainage** – drainage is proposed to use the existing strategies in the adjoining development. If this is not possible, then a suitably worded condition will be used.
- 6.3. Based on the information provided and evidence of the proposals compliance with both Local and National Planning Policies, it is respectfully requested that Planning Permission is granted.



