

Planning Statement

**Proposed construction of
2 No. 3-bedroom semi-detached dwellings
at Land adjacent to 84 Mobbsbury Way,
Stevenage**

On behalf of TGR Developers

October 2023

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Introduction

1.1 This Planning Statement is submitted in support of a full planning application for the construction of 2no. 3-bedroom semi-detached dwellings on Land adjacent to 84 Mobbsbury Way, Stevenage (the site hereafter).

1.2 This statement includes the following:

- Description of the site and surroundings
- Description of the development
- Relevant planning policy context
- Planning assessment
- Conclusions

1.3 The statement concludes that:

- The principle of development would be acceptable;
- Careful consideration has been given to the immediate and wider context and it can be deduced that the proposal is in keeping with the prevailing residential character and pattern of development in the locality;
- The proposed development makes efficient use of land, having regard to constraints and would make a contribution to the local housing supply;
- Residential amenity would be safeguarded;
- Highway safety would be safeguarded; and
- The proposal is sustainable development.

1.4 The application is accompanied by the following supporting plans and documents:

- This Planning Statement,
- Preliminary Ecological Appraisal prepared by Arbtech;
- Arboricultural Impact Assessment, Method Statement and Tree Protection Plan;
- Plans prepared by RAM Design;

2 The Proposed Site & Surroundings

- 2.1 The site is approximately 768sqm of an irregularly shaped open area of land located east of the junction connecting Hudson Road to Mobbsbury Way, Stevenage. The northern boundary of the site lies adjacent a public footpath connecting the amenities along Mobbsbury Way to the neighbouring dwellings along Keats Close, Burns Close, Byron Close, Marlowe Close and Dryden Crescent. The site lies in a predominantly residential area with most of the properties in the immediate vicinity fronting Mobbsbury Way. The site contains several mature trees to the eastern and western boundaries which are not subject of any Tree Preservation Orders (TPOs).
- 2.2 Commensurate with its urban location, there is a local community centre and covered bus stops within a short walk from the site. Still within walking distance are schools and recreational opportunities. The site does not fall within a Conservation Area and there are no designated heritage assets nearby. Vehicular access to the site is via Mobbsbury Way along the western boundary.
- 2.3 The site falls within Flood Zone 1 which is identified as an area at the least risk of flooding. A site location plan is submitted with the application.
- 2.4 There appears to be no relevant planning history for the site. Figure 2.1 overleaf shows an aerial view of the site.



Figure 2.1 Location Plan (NDS)

3 The Proposed Development

3.1 Full planning permission is sought for the construction of 2no. three- bedroom semi-detached dwellings.

The proposed development would also comprise the following:

- Installation of a new 1800mm high close boarded fencing to the southern boundary and 1200mm close boarded fencing to a section of the northern boundary along with 450mm post and rail timber picket fence to the front.
- 4no. car parking spaces (2 spaces each).
- Associated garden areas.

3.2 Each dwelling would each comprise:

Ground floor

- Lounge
- Hall
- Kitchen/breakfast area
- WC

First floor

- 3no. bedrooms
- bathroom

4 Planning Policy

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) states that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The relevant adopted development plan for the area comprises:
- The Stevenage Borough Local Plan 2011-2031 (adopted May, 2019)
- 4.2 Other material considerations relevant to this proposal include:
- National Planning Policy Framework (NPPF, 2023)
 - Stevenage Design Guide (January 2023)
 - SBC Impact of Development on Biodiversity (March 2021)
 - Parking Provision and Sustainable Transport (2020)
- 4.3 Having regard to the nature of the proposal, we focus on the local development plan context before then considering other material considerations. The following paragraphs will identify the relevant policies contained within the statutory development plan and then consider relevant sections of the NPPF and Supplementary Planning Documents (SPDs).
- 4.4 Policy SP1 on Presumption in favour of Sustainable Development sets out that when considering development proposals, the council take a positive approach that reflects a presumption in favour of sustainable development. It goes on to further state that the council will secure development that improves, social, environmental and economic conditions in that area.
- 4.5 Policy SP2 on Sustainable Development in Stevenage sets out that the council will work within the principles of sustainable development where permission will be granted for proposals which demonstrate, amongst other matters, the delivery of homes or jobs that make a positive contribution towards the targets in the plan, promote journeys by bus, train, bike and foot and reduce the need to travel as well as, make high quality buildings and spaces that respect and improve their surroundings, reduce crime and the fear of crime.
- 4.6 Policy SP7 on high quality homes sets out that the council will provide at least 7,600 new homes within the Borough between 2011 and 2031. The policy goes on to state that outside, the town centre, the new Neighbourhood to the west of the town within the boundary, sites released from The Green Belt, 1,950 new homes will be built elsewhere in the Borough. Amongst other matters, the council will support applications for housing development on unallocated sites where they are in suitable locations and will not exceed the environmental capacity.

- 4.7 Policy SP8 on good design sets out that the council will require new development to achieve the highest standards of design and sustainability. The council will amongst other matters, set out detailed design criteria and require applicants to have regard to SPDs and other relevant guidance.
- 4.8 Policy SP11 on climate change, flooding and pollution sets out that the council will work to limit, mitigate and adapt to the negative impacts of climate change, flood risk and all forms of pollution.
- 4.9 Policy SP12 on green infrastructure states that the green infrastructure, natural environment and landscape of Stevenage will be protected, enhanced and managed. Amongst other matters, the council will create, protect and enhance key areas of open space and biodiversity value and mitigate, or as a last resort, compensate for the loss of green infrastructure or assets of biodiversity importance resulting from development.
- 4.10 Policy IT5 on parking and access, states that planning permission will be granted where proposals comply with the requirements of the Parking Provision Supplementary Planning Document.
- 4.11 Policy H05 on windfall sites states that planning permission for residential development on unallocated sites will be granted where, amongst other matters, there is good access to local facilities, and the proposal would not overburden existing infrastructure.
- 4.12 Policy H09 on house types and sizes states that planning permission for residential schemes will be granted where, amongst other matters, the resultant scheme would provide a density and character of development appropriate to its location and surroundings.
- 4.13 Policy GD1 on high quality designs states that amongst other matters, planning permission will be granted where the proposed scheme respects and makes a positive contribution to its location and surrounds and does not lead to an adverse impact on the amenity of future occupiers, neighbouring uses or the surrounding areas, and meets nationally described space standards.
- 4.14 Policy FP1 on climate change sets out that planning permission will be granted for developments that can incorporate measures to address adaptation to climate change. New development will be encouraged to include measures such as, ways to ensure development is resilient to likely future variations in temperature, and improving energy performance in buildings, amongst other matters.
- 4.15 Policy FP7 on pollution sets out that all development proposals should minimise, and where possible, reduce air, water, light and noise pollution. The policy goes on to further state that planning permission will be granted when it can demonstrate that the development will not have unacceptable impacts on the natural environment, general amenity and tranquility of the wider area, including noise and light; health and safety of the public; and the compliance with statutory environmental quality standards.

- 4.16 Policy NH5 on trees and woodland states that proposals which affect or are likely to affect existing trees, will require an arboricultural report. Existing trees must be protected and retained where possible, and sensitively incorporated into developments. Planning permission for proposals where the loss of trees is demonstrated to be unavoidable will be granted where, amongst other matters sufficient land is reserved for appropriate replacement planting and landscaping and replacement trees are or planting are provided.
- 4.17 Policy NH6 on general protection of open space sets out that planning permission for development of any existing, unallocated open space (or part of any open space) will be permitted where amongst other matters, the loss of open space is justified, and reasonable compensatory provision is made.

National Planning Policy Framework (NPPF- September 2023)

- 4.18 The revised NPPF came into effect in September 2023 and is a material consideration in the determination of all planning applications. The sections of the NPPF deemed relevant to this application are summarised below.
- 4.19 **Paragraph 7** establishes that the purpose of the planning system is to contribute towards the achievement of sustainable development.
- 4.20 **Paragraph 8** sets out that there are three overarching objectives to sustainable development - 'economic, social & environmental' - which need to be mutually supportive of each other and are described below:
- *the economic objective: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type 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;*
 - *the 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, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - *the environmental objective: to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimise waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.*

- 4.21 **Paragraph 11** states that plans and decisions should apply a presumption in favour of sustainable development. For decision taking 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 most important for determining the application are out of date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for the refusing the development proposed; or 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.
- 4.22 **Paragraph 12** advises that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making. However, LPAs may take decisions that depart from an up-to-date development plan if the material considerations in a particular case indicate the plan should not be followed.
- 4.23 **Paragraph 38** says that LPAs should approach decisions in a positive and creative way and work proactively with applicants to secure developments that will improve the social, economic and environmental conditions of the area, seeking to approve applications for sustainable development where possible.
- 4.24 **Paragraph 119** sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses whilst safeguarding the environment and ensuring safe and healthy living conditions.
- 4.25 **Paragraph 124** sets out that planning policies and decisions should support development that makes efficient use of land, taking into account, inter alia, the identified need for different types of housing and other forms of development; and the availability of lands suitable for accommodating it and the importance of securing well-designed, attractive and healthy places.
- 4.26 **Paragraph 130** deals with overall design and states that planning policies and decisions should aim to ensure developments:
- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and effective landscaping;*
 - *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
 - *establish a strong sense of place, using streetscapes and buildings to create attractive and welcoming places to live, work and visit;*

- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of the development) and support local facilities and transport networks;*
- *create safe and accessible environments which promote health and well-being with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Other Material Considerations

4.27 Other material considerations include:

Stevenage Design Guide 2023

4.28 The Design Guide sets out the design principles which guide future development within Stevenage.

Parking Provision and Sustainable Transport

4.29 This SPD sets out the council's approach to parking provision within new developments including promoting sustainable modes of transport.

5 Planning Considerations

5.1 Having regard to the aforementioned, the main planning matters are considered to be:

- Whether the principle of development is acceptable;
- Whether the proposed development undermines the loss of open space;
- Whether the proposed development would be in keeping with the character and appearance of the area and safeguards visual amenity;
- Whether the proposed development safeguards residential amenity; and
- Whether the proposed development safeguards highway safety.

5.2 The following sub-sections seek to demonstrate how the proposed development would address the matters outlined above.

Principle Of Development

5.3 The site lies within the neighborhood centre of Mobbsbury Way in amongst residential development to the north, south, east and local shops and amenities to the west. It is therefore considered that residential development at this location is consistent with the types of development that exist within the immediate vicinity.

5.4 At the heart of the NPPF is the presumption in favour of sustainable development which is further echoed in the adopted local plan at Policy SP2 where proposals should contribute to targets within the plan. The site lies in an area with a high degree of locational sustainability consistent with its urban location, is within walking distance of a range of services and facilities including public transport.

5.5 It is considered that due to the site not being allocated for residential development within the local plan, the presumption would be that it is considered a windfall site. In considering this, the development plan stipulates a target of 7600 new homes over the local plan period, through which 1,950 could be provided via windfall sites as per policy HO5.

5.6 The criteria under policy HO5 states that permission will be granted for development on unallocated sites where:

- a. *The site is on previously developed land or is a small, underused urban site;*
- b. *There is good access to local facilities;*
- c. *There will be no detrimental impact on the environment and the surrounding properties;*
- d. *Proposals will not prejudice our ability to deliver residential development on allocated sites;*
and
- e. *The proposed development would not overburden existing infrastructure.*

- 5.7 Considering the above criteria, no planning history has been identified to suggest that the site is previously developed land therefore, the first part of criterion a. above is not met. However, it can be considered a small, underused urban site where development will contribute to the efficient use of land.
- 5.8 The site has good access to local facilities and it would not prejudice the ability to deliver residential development elsewhere on allocated sites. In addition, given the modest scale of the proposal, there is no evidence to suggest it will result in an overburden on existing infrastructure. Criterion a, b, d, and e, of the above policy are therefore met.
- 5.9 In regard to criterion c, which requires there to be no detrimental impact upon the environment and the surrounding properties; the development is not considered to result in a detrimental impact as explained in more detail below.
- 5.10 The proposal can therefore be considered as an appropriate windfall site that will contribute to the Council's housing supply and is, in principle, acceptable.
- 5.11 The succeeding paragraphs aim to further justify the proposed development.

Loss of Open Space

- 5.12 The site was subject of an Open Space Strategy survey commissioned by Stevenage Borough Council in 2006 and reviewed in 2015. The study assessed the quantity, quality and accessibility of different open spaces.
- 5.13 The site of which is the subject of this application forms part of an area of open space referenced Mobbsbury Way/ Burns Close in the Open Space Strategy, is not identified as an area that should be protected in the Local Plan by Policy EN10 and it is not listed as a Green Corridor route that should be maintained and managed in the Open Space Strategy. It can therefore be described as *'further open space that garners no specific recognition within the strategy but nonetheless contributes to the sense of spaciousness and openness that is a character of the town'* as per paragraph 2.11.1 of the Open Space Strategy.
- 5.14 Paragraph 2.4.3 of the 2015 review states that "Amenity green space is typically formed of smaller pieces of open land- generally under one hectare- ordinarily lain down to (mown) grass. Their extent tends to be defined by the uses around them, and they often have no specific entrance point. They are available for spontaneous and informal use, and they will ordinarily be maintained in some way by the local authority. They are normally located within residential areas; they may be planned as specific spaces for informal recreation, or left over spaces that become used because they are there. They often have no specific function, and may or may not have trees and / or bushes which may or may not show signs of maintenance themselves. Dependent on the combinations of equipment, maintenance, size and functionality (and hence attractiveness), these spaces may simply offer a visual or structural function."

- 5.15 The Mobbsbury Way/ Burns Close open space provides a pedestrian link between the wider estate and Mobbsbury Way, however it offers no other purpose. The land is privately owned (by the Applicant) therefore it is not available for spontaneous or informal use. The land is also maintained by the Applicant and it is understood the Applicant could, without the need for planning permission, fence off the land to prevent trespass. It is therefore submitted that other than the pedestrian link to Mobbsbury Way, the open space has no specific function.
- 5.16 The proposal would not result in the loss of the pedestrian link or the entire area of the open space. The footpath and the green space either side of the site would remain maintaining a green and open thoroughfare. These areas can be improved as part of this proposed development as they remain within the Applicant's ownership, with for example, new planting which can be secured by a planning condition.
- 5.17 In line with section 11 of the NPPF, the site would make efficient use of land, contributing to the council's local supply of deliverable housing land. The construction of two dwellings, would contribute to the overall mix and supply of dwellings within the locality. Whilst it is acknowledged there would be some loss of informal open space, it is considered that on balance, this provision of housing would outweigh this loss.
- 5.18 It is therefore considered that the principle of development of the site is acceptable and consistent with paragraph 11 of the NPPF, and the presumption in favour of sustainable development. The provision of housing meets the social objective of the planning system in seeking to deliver sustainable development in assisting to maintain the local supply of housing.

Housing Mix

- 5.19 The proposal will provide 2 no. three bedroom dwellings. The need for market housing and affordable housing of different types (in terms of type and number of bedroom is set out in the Stevenage and North Herts Strategic Housing Market Assessment Update (Vol 2) Establishing the need for all types of housing, where it is noted in Figure 28, the greatest need is for three bedroom dwellings (75.9%) within Stevenage. The proposal will therefore make a contribution towards meeting the future need for this type and size of housing and is compliant with Policy HO9 which seeks to ensure an appropriate range of market and affordable housing types are provided.

Character and Visual Amenity

- 5.20 It is an overarching objective of the planning system in seeking to achieve sustainable development, as set out in paragraph 8 of the NPPF, that the natural and built environment is protected and enhanced. These requirements are reinforced under paragraph 130 which requires development proposals to add to the overall quality of an area.

- 5.21 These requirements of the NPPF are echoed in policies SP2 and SP8 of the local plan in enhancing the overall quality of an area requiring proposals to be in keeping and preserve the character and amenity of the area. This is further reinforced in the Councils Design Guide SPD.
- 5.22 The residential development of the site is in keeping with the prevailing residential character of the area. The construction of two dwellings and their orientation would follow the established pattern of the adjacent development and consequently respecting the form and character of the area.
- 5.23 The application is supported by a site plan demonstrating that the site is capable of accommodating both dwellings with the required level of parking and amenity. Full regard has been had to the extent of trees to be retained and the siting of the proposed dwellings. Taking cues from the local area, the scale, design and external appearance of the proposed dwellings are considered to be in keeping with the character of the area and achieve good quality design. Full regard has also been had to the level of hard and soft landscaping to be introduced within the development including adequate garden and amenity provision for both dwellings.
- 5.24 Policy NH5 on trees and woodland states that proposals which affect or are likely to affect existing trees, will require an arboricultural report. Existing trees must be protected and retained where possible, and sensitively incorporated into developments. Planning permission for proposals where the loss of trees is demonstrated to be unavoidable will be granted where, amongst other matters, sufficient land is reserved for appropriate replacement planting and landscaping and replacement trees or planting are provided.
- 5.25 The application is supported by an arboricultural survey. A total of two individual group B trees are to be removed as part of the proposed development. The accompanying Arboricultural Method Statement concludes that the overall quality and longevity of the contribution provided by trees within and adjacent the site will not be adversely impacted as a result of the proposed development.
- 5.26 It is therefore considered that the accompanying Tree Survey and Method Statement provides sufficient justification demonstrating how the trees will be removed and safeguarded accordingly to facilitate the proposed development. The report also incorporates maintenance and management for the trees during the construction phase of the development.
- 5.27 The proposed development, for the above reasons is in accordance with national policy and policies SP2 and NH5 of the Local Plan. For the same reasons, the proposal meets the environmental objective of the planning system in seeking to deliver sustainable development.

Ecology and Net Gain

- 5.28 A preliminary ecological appraisal was undertaken at the site which confirmed that there are no statutory designated sites within 2km of the site therefore no impacts are anticipated. The trees on site have negligible value for roosting bats and as such, there are no anticipated impacts to these.
- 5.29

- 5.30 As discussed in the aforementioned the site is informal open space. There are no water features within and no evidence of badgers or native mammalian species within the site. Existing planting as well as the introduction of soft landscaping would enhance the site. Whilst there will be some loss of grassland, there will be no notable habitats or species to be impacted by this. It is considered that the proposed development would be located within an area of limited ecological value however measures during clearance and construction would be taken to limit any perceived impacts.
- 5.31 The proposal offers a significant opportunity to achieve measurable biodiversity net gain through implementation of a wildlife friendly soft landscaping scheme. Whilst no notable protected species have been identified to nest there, no future removal of vegetation would take place within the bird nesting season without prior inspection by a suitably qualified person and recommendation to incorporate biodiversity features such as bird boxes have been put forward.
- 5.32 Accepting it would be difficult to provide a 10% net gain in biodiversity on site, in accordance with Environment Act 2021, the applicant is willing to provide off-site mitigation, subject to further discussions with officers.
- 5.33 In conclusion, the application site is not designated as a site of nature conservation importance, the site is currently considered to be of limited biodiversity value with limited value to feeding and foraging bats, nesting birds and possibly hedgehogs. It is therefore considered that the proposed development accords with policy NH5 of the local plan.

Residential Amenity

- 5.34 Policy GD1 on high quality designs states that amongst other matters, planning permission will be granted where the proposed scheme respects and makes a positive contribution to its location and surrounds and does not lead to an adverse impact on the amenity of future occupiers, neighbouring uses or the surrounding areas.
- 5.35 The only residential property immediately adjacent to the site is 84 Mobbsbury Way and due regard has been had in this respect. The site layout demonstrates that two dwellings can be constructed whilst safeguarding the amenities of the occupiers of No.84 in terms of light and privacy. Furthermore, appropriate separation distances can be met and there would be no openings on either side elevation. Parking is proposed on both side elevations adding to the buffer and separation between the proposed development and the existing neighbours. It is therefore considered that the amenities of the future occupiers and the existing neighbours are safeguarded.

Noise Impacts

- 5.36 It is anticipated that given the site's location in an existing residential area, there are no nearby noise sources which would adversely impact the amenity of the future occupiers and their neighbours.

Highways Impacts

- 5.37 Paragraph 110 of the NPPF seeks to ensure that safe and suitable access can be achieved for all users. Policy IT4 states that planning permission will be granted where it would not have an adverse impact upon highway safety. Vehicular access to the site is via Mobbsbury Way which is a public highway.
- 5.38 Policy IT5 states that planning permission will be granted where proposals comply with the requirements of the Parking Provision Supplementary Planning Document.
- 5.39 The site plan demonstrates that sufficient car parking is provided, with the private drive hard surfaced near the edge of the public highway. Vehicular speeds along the public highway would be 30mph. It is not expected that the introduction of two new dwellings would materially increase the traffic using the public highway to the extent that highway safety, or the amenity of others would be adversely affected. It is also expected that future occupiers would likely match the arrangements used by existing residents for bin collection.
- 5.40 The parking layout is such that there is sufficient manoeuvring space within the site to enable vehicles to enter Mobbsbury Way from the site in a forward gear and adequate visibility splays can be achieved. The proposed parking provision meets the standards for on plot spaces based on the number of units proposed and level of accommodation.
- 5.41 In light of the above, the proposed development would not harm highway safety or the general amenity of the area. Therefore, the proposal for these reasons meets the objectives of paragraph 110 of the NPPF, and policy IT4 and IT5 of the Local Plan.

Sustainability

- 5.42 A number of benefits are associated with the scheme that are mutually supportive and, when taken together, contribute to the three overarching objectives of sustainable development of which there is a presumption in favour as established in Paragraph 11 of the NPPF.
- 5.43 With respect to the economic benefits of the proposed scheme, the development is well located in close proximity of existing facilities and services essential for day-to-day needs. This development would encourage use of these facilities and services, thereby supporting local businesses. Additionally, the construction period would make a notable contribution to this industry via the creation of jobs and demand. In the long term, the Council Tax and Community Infrastructure Levy (CIL) that will be collected as a result of this development will also make important contributions in enhancing the social, economic, environmental conditions of the area.
- 5.44 Social benefits that arise as a result of the development would be the contribution of additional dwellings to the council's supply. The design of the site enhances safety and mitigate opportunities and potential for crime and anti-social behaviour.

5.45 Insofar as the environmental benefits are concerned, the site incorporates a net gain in biodiversity. Connectivity to local facilities and services promotes healthier and more active lifestyles within the community.

6 Conclusion

- 6.1 Section 38 (6) of the Planning & Compulsory Purchase Act (2004), states that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. This is reinforced by the National Planning Policy Framework (NPPF), which has at its heart the presumption in favour of sustainable development and requires the approval of development proposals that accord with an up-to date development plan without delay.
- 6.2 The proposed development description is the construction of two three-bedroom semidetached dwellings on site known as Land adjacent to 84 Mobbsbury Way, Stevenage SG2 0HX.
- 6.3 Careful consideration has been given to the immediate and wider context and the proposals have resulted in a high-quality development which accords with local plan policies. A suite of technical information including arboricultural and ecological reports have been provided to support the planning application to demonstrate that the scale of development is appropriate for the site and its suitability for its location.
- 6.4 The NPPF sets out that there are three overarching objectives to sustainable development which are interdependent and should be pursued in mutually supportive ways. The manner in which this development meets these objectives has been detailed in the preceding sections and is considered to be sustainable development.
- 6.5 The site makes efficient use of land, having regard to constraints and would make a contribution to the Council's local supply. The proposed development would be in keeping with the prevailing residential character and pattern of development in the locality. The existing preserved trees would be safeguarded. Through careful siting and design, the amenities of the occupiers of No. 84 would be safeguarded as well as highway safety.
- 6.6 For all of the above reasons, the proposal is considered to comply with the three overarching objectives of the planning system in seeking to achieve sustainable development as set out in the NPPF.
- 6.7 In accordance with paragraph 11 of the NPPF and the presumption in favour of sustainable development, the Council is urged to approve the application.



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