

Design and Access Statement for retention of timber retaining wall at Corner Cottage, Long Sutton.

Planning Policy considerations

The following planning policies were considered and addressed in formulating the current proposals; The NPPF 2021 Sections 12, 15 & 16, and related Guidance Notes. Hart Local Plan (Strategy & Sites) 2032 • SD1 Sustainable Development • NBE4 Biodiversity • NBE 5 Managing Flood Risk • NBE 8 Historic Environment • NBE9 Design • INF3 Transport Hart District Local Plan(Replacement)1996-2006'saved'policies: • GEN 1 General Policy for Development • CON 8 Trees, Woodland & Hedgerows: Amenity Value Planning policy and determining issues Principle of Development Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Overarching planning policy guidance and advice on such matters is set by the Government's 2021 National Planning Policy Framework (NPPF). The NPPF attaches great importance to the design of the built environment. Good design being a key aspect of sustainable development and should contribute positively to making places better for people. It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and provides for a presumption in favour of sustainable development. It makes it clear that for decision taking (on applications for planning permission) this means:

- approving development proposals that accord with the development plan without delay;
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - i. 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; or
 - ii. specific policies in this Framework indicate development should be restricted.

The presumption is therefore that planning permission should be granted unless there are good reasons in an up-to-date plan to resist such. Of key importance here also is guidance at Paragraph 130 which states that planning policies and decisions should ensure that developments:

- a) 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;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users.

In considering whether to grant consent for any works, special regard must be taken of the desirability of preserving the building (historic asset) or its setting and any features of special architectural or historic interest which it possesses.

The proposed works fulfil an identifiable need and address the requirement to preserve the planted bank to the highway which was slowly being eroded by both vehicles and rain water run-off. The erection of the timber retaining wall is we consider a suitable material for the rural setting. Accordingly we hope that officers will approve the retention of the timber wall.

