

Planning, Design & Access, & Heritage Statement

Demolition of existing garage and erection of a new detached two storey dwelling with a detached garage, new access onto Amwell Hill, and associated parking and landscaping.

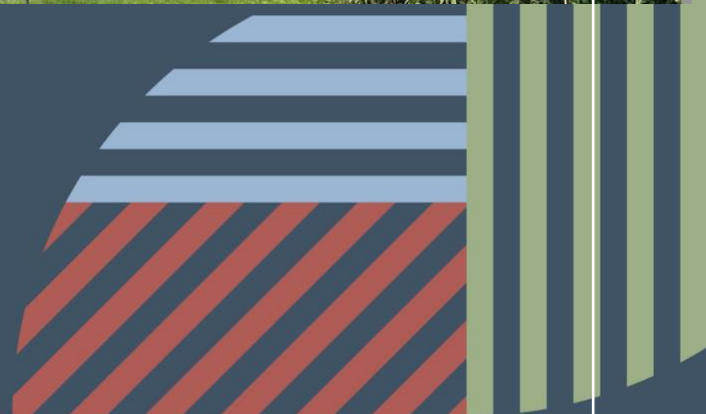
November 2023



Little Ravenscourt, Amwell Hill, Great Amwell, SG12 9RA



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1.0 Introduction

1.1 This Planning Statement has been prepared in support of an application for planning permission for the demolition of an existing garage/outbuilding at the site, and the erection of a detached two storey dwelling with a detached garage, new access onto Amwell Hill, and associated parking and landscaping.

1.2 The submission has been prepared to meet both national and local validation requirements and is supported by the following plans and documents: -

Location Plan	NH/1018/09
Existing Site Plan	NH/1018/11
Proposed Site Plan	NH/1018/06
Proposed Block Plan @ 1:100	NH/1018/07
Proposed Ground Floor Plan	NH/1018/01
Proposed First Floor Plan	NH/1018/02
Proposed Second Floor & Roof Plan	NH/1018/03
Proposed Front & Rear Elevations	NH/1018/04
Proposed Side Elevations	NH/1018/05
Proposed Garage Plan and Elevations	NH/1018/08
Proposed Site Elevation/Street Scene	NH/1018/10
Arboricultural Assessment & Tree Survey	
Planning Statement	
Transport Technical Note	
Sustainability Checklist	
Sustainable Construction, Energy, Water and Carbon Reduction Statement	
ASHP Specification/details	
Ecological Assessment	
BNG report and metric	
Biodiversity Questionnaire	

2.0 Site location and context

2.1 The application site lies on the eastern side of Amwell Hill, just to the south of its junction with Church Path and between two existing residential properties: High Trees to the north, and Little Ravenscourt to the south.

2.2 The site has a total area of approximately 1800m² and currently comprises part of the extensive garden belonging to Little Ravenscourt, including a detached garage located on its northern boundary with High Trees.

2.3 Little Ravenscourt is a semi-detached house and, together with the adjoining property of Ravenscourt, is believed to date from the Edwardian period. It has a T-shaped plan form with a steeply pitched three storey wing adjoining the larger property of Ravenscourt and a lower, two storey, cross wing to the north that presents a wide front elevation to the highway. This elevation incorporates a lower gabled projection to reflect the more substantial gable in the adjoining three storey section of the house.

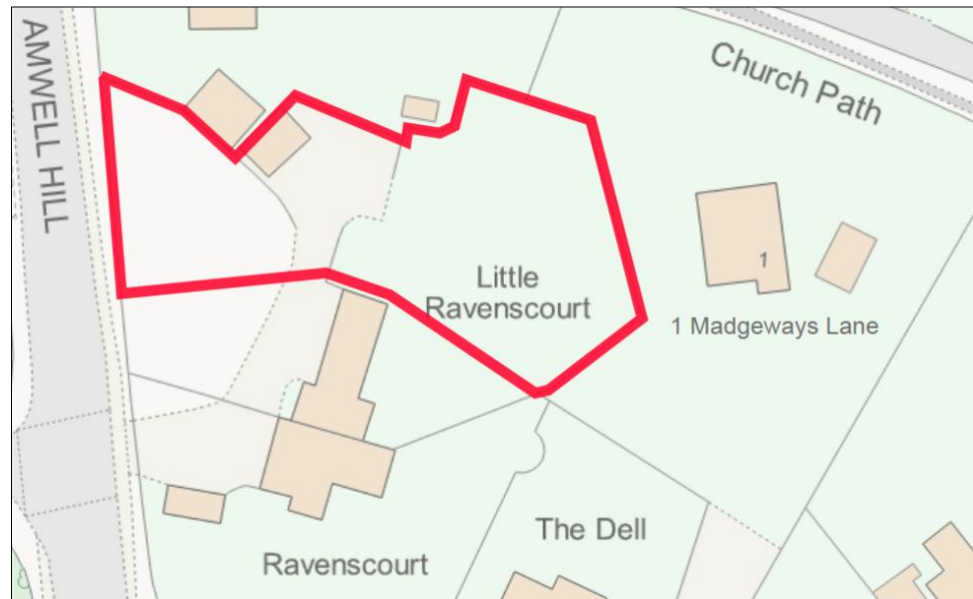
2.4 In common with Ravenscourt, the house is finished externally in red brick and render beneath a plain tiled roof.

2.5 Ravenscourt itself originally sat in very much larger grounds that extended from Church Path in the north to Madgeways Lane in the south, wrapping around the rear garden of

Little Ravenscourt. However, new infill housing has since been built in its grounds, comprising number 1 Madgeways Lane to the east and 'The Dell' to the south east of Ravenscourt.

- 2.6 Number 1 Madgeways Lane was built following the grant of planning permission ref: 3/82/0789 in September 1982 and The Dell was erected following the grant of planning permission ref's: 3/13/2202/FP and 3/14/1643/FO. These properties are shown on the OS extract below:

Fig.1 Location of the site and surrounding properties.



- 2.7 Both Ravenscourt and Little Ravenscourt share a single access onto Amwell Hill, directly in front of Ravenscourt and this serves the parking and garaging facilities for both properties. The large front garden of the application property is predominantly laid to lawn, but includes some mature tree and shrub planting, particularly on the western boundary of the site which is delineated by a high brick wall adjacent to the highway.
- 2.8 The surrounding area is residential in character and comprises predominantly detached properties set within large, mature landscaped plots. The pattern and grain of development is irregular and informal and properties are of varying ages, styles and designs.
- 2.9 In terms of planning policy, the site lies within the Green Belt but within the settlement boundary of the Group 2 village of Great Amwell. It is also within the Great Amwell Conservation Area, and the Conservation Area Character Assessment for the area (2016) describes its character as:-

“an extensive area of historic buildings, some in large grounds and dominated by significant areas of tree cover, some of whose qualities have already been recognised and protected by Tree Preservation Orders. A considerable number of footpaths provide access and walkways, including those alongside the New River, a linear landscape feature of great visual and historic importance.”

Important views, boundary walls/railings, open spaces and trees within the Conservation Area are shown on the Management Plan that accompanies the Appraisal document and this is attached to this Statement as Appendix I. None have been identified on, or adjacent to, the application site.

2.10 There are no protected trees on the site and the site is within Flood Zone 1 (lowest risk).

3.0 Proposal

3.1 The proposal seeks planning permission to demolish the existing garage/outbuilding within the garden of Little Ravenscourt. This is sited in the northern part of the application site, adjacent to a large outbuilding at High Trees. It is of somewhat poor construction and appearance and detracts from the quality and character of the area.

3.2 The proposal also seeks permission for the erection of a detached house on the northern side of Little Ravenscourt, together with a replacement double garage to be sited to the west of the site and adjacent to the southern elevation of the outbuilding at High Trees.

3.3 The new dwelling would have a large rear garden of approximately 850m² and a depth of approx. 25-30 metres to the rear boundary. Its front garden would include the new garage and would provide off-street parking provision for up to three additional cars with sufficient turning space so that vehicles could enter and exit the site in forward gear. The existing front boundary wall will be retained, apart from the small section required to be removed for the new access.

3.4 The new access is shown on the submitted Site Plan and the required visibility splays shown on the plan within the accompanying Transport Technical Note. Provision is also made for new soft landscaping around the access, along the new driveway and frontage as well as within the site. This is shown on the landscape plan accompanying the Biodiversity Net Gain report.

3.5 The new house would be of two storey scale to reflect the predominant scale of Little Ravenscourt and would have living accommodation on the ground floor, four bedrooms at first floor level with two further bedrooms located within the roofspace. It would have a tall, steeply pitched roof to respect the scale of the development at Little Ravenscourt and Ravenscourt, with two projecting front gables. Its overall height would, however, be less than the ridge height of Little Ravenscourt as shown on drawings NH/1018/04 and NH/1018/10.

3.6 The house would be finished externally in red brick beneath a slate roof and with stone sills and arches.

3.7 Secure cycle storage and a refuse storage area are provided within the site (as shown on drawing NH/1018/06) and a refuse collection area will be located adjacent to the new access into the site. An electric vehicle charging point will be provided adjacent to the new garage.

3.8 The layout of the site ensures that Ravenscourt retains large front and rear gardens and parking provision for at least 3 cars is available in the front garden.

4.0 Planning Policy

4.1 The Development Plan for the District of East Hertfordshire comprises the Hertfordshire County Council's Minerals Local Plan 2007, Waste Core Strategy and Development Management Policies DPD 2012; Waste Site Allocations Document 2014; the adopted East Herts District Plan 2018 and various Neighbourhood Plans. The application site does not, however, lie within any designated NP area.

- 4.2 National Planning Policy is set out in the National Planning Policy Framework (NPPF) 2023 and the National Planning Practice Guidance (NPPG).
- District Plan 2018
- 4.3 Policy GBR1 of the adopted District plan states that applications in the Green Belt will be determined in accordance with the NPPF. The relevant policies of the NPPF are discussed from paragraph 4.12 below.
- 4.4 The application site lies within the settlement boundary of the Group 2 village of Great Amwell as defined in the adopted East Herts District Plan wherein, in accordance with policy VILL2, limited infill housing development 'will be permitted' provided that it:
- a) relates well to the village in terms of location, layout and connectivity;
 - (b) is of a scale appropriate to the size of the village having regard to the potential cumulative impact of development in the locality;
 - (c) is well designed and in keeping with the character of the village;
 - (d) does not represent the loss of a significant open space or gap important to the form and/or setting of the village;
 - (e) does not represent an extension of ribbon development or an addition to an isolated group of buildings;
 - (f) does not unacceptably block important views or vistas and/or detract from the openness of the countryside;
 - (g) is not significantly detrimental to the amenity of neighbouring occupiers.
- 4.5 Policy DPS2 of the Plan presents the development strategy for the district which is to deliver sustainable development in accordance with a hierarchy of brownfield site, sites within urban areas, urban extensions and limited development in the villages. It also sets out the strategy for meeting the 5-year housing land supply.
- 4.6 Policy DPS3 of the Plan sets out the detail of the minimum housing supply that is needed to meet projected housing demand over the Plan period and this includes a contribution made by windfall sites of 75 dwellings per annum.
- 4.7 Policy HOU2 states that "*Housing development should make efficient use of land*" and proposals should, inter alia, meet the design objectives set out in policy DES4 (Design of Development).
- 4.8 Policy DES4 itself states that all development proposals must be of a high standard of design and layout to reflect and promote local distinctiveness. Proposals should make the best possible use of the available land by respecting or improving upon the character of the site and the surrounding area. The policy goes on to set out the various assessment criteria that will be considered in the determination of any planning application.
- 4.9 Policy HA4 states that "New development, extensions and alterations to existing buildings in Conservation Areas will be permitted provided that they preserve or enhance the special interest, character and appearance of the area. It sets out various criteria that proposals are expected to meet.
- 4.10 Policy TRA2 states that development proposals should ensure that safe and suitable access can be achieved for all users of the highway and Policy TRA3 sets out the Council's vehicle parking standards for new development.

4.11 Other policies of the District Plan that are of some relevance to this proposal include: -

INT1	Presumption in Favour of Sustainable Development
HOU7	Accessible and Adaptable Homes
DES2	Landscape Character
DES3	Landscaping
NE3	Species and Habitats
CC1	Climate Change Adaptation
CC2	Climate Change Mitigation
CC3	Renewable and Low Carbon Energy
WAT4	Efficient Use of Water resources

NPPF

4.12 The National Planning Policy Framework 2023 (NPPF) is a material planning consideration of substantial weight in this case. Of particular relevance for this site are the following Sections: -

Section 2	Achieving sustainable development
Section 5	Delivering a sufficient supply of homes
Section 9	Promoting sustainable transport
Section 11	Making effective use of land
Section 12	Achieving well-designed places
Section 13	Protecting Green Belt Land
Section 14	Meeting the challenge of climate change, flooding & coastal change.
Section 16	Conserving and enhancing the historic environment

4.13 Paragraph 10 of the Framework states that “*at the heart of the NPPF is a presumption in favour of sustainable development*” which should be seen as a golden thread running through both plan-making and decision-taking. This is defined at paragraph 8 as having three dimensions - economic, social and environmental - which give rise to the need for the planning system to perform a number of roles:

Economic – contributing to building 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 and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

Social – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

Environmental – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”.

4.14 Paragraph 11 of the Framework explains that for decision-taking the presumption in favour of sustainable development means: -

“*approving development proposals that accord with the development plan without delay*” or, where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless “*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”.

- 4.15 Paragraph 69 emphasizes that “*small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.*” It goes on to say that local planning authorities should “*support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements*”.
- 4.16 Paragraph 74 of the NPPF requires Local Authorities to maintain a 5 year Housing Land Supply. However, the recent appeal decision in Whempstead Road, Benington under appeal ref: APP/J1915/W/22/3303408 shows that the Council is unable to demonstrate a 5 year supply of deliverable housing sites. In these circumstances, paragraph 11d) of the NPPF is engaged.
- 4.17 In terms of design, paragraph 126 states that “*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and help make development acceptable to communities*”
- 4.18 Paragraph 130 also states that developments should “*function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*” Development should be “*visually attractive as a result of good architecture*” and sympathetic to local character while “*not preventing or discouraging appropriate innovation or change*”.
- 4.19 In respect of new buildings in the Green Belt, paragraph 149 of the Framework states that ‘limited infilling in villages’ is not an inappropriate form of development.
- 4.20 Paragraph 206 advises that proposals that preserve the setting of Conservation Areas should be “treated favourably”.
- 4.21 The current proposals are assessed against the policies of the District Plan, and the NPPF in section 5.0.

5.0 Planning Assessment

Principle of development

- 5.1 The application site lies within the identified settlement boundary of the Group 2 village of Great Amwell, as defined in the East Herts District Plan. This is ‘washed over’ by Green Belt and, therefore, both policies GBR1 and VILL2 are applicable in this case. Both those policies permit limited infill development within existing villages.
- 5.2 Policy GBR1 of the adopted Plan defers to the provisions of the NPPF in the determination of planning applications in the Green Belt, and paragraph 149 of the Framework states that ‘*limited infilling in villages*’ is not ‘inappropriate development’ in the Green Belt. Furthermore, the proposal is not contrary to any of the purposes of the Green Belt as set out in paragraph 138 of the NPPF. It would not result in the unrestricted sprawl of the settlement, nor result in neighbouring towns merging. It would, however, safeguard the countryside from encroachment and preserve the setting and special character of nearby towns. It would also make efficient use of existing built up land within the settlement boundary.

- 5.3 The proposal thereby complies with Green Belt policy set out in the NPPF and also with policy GBR1 of the adopted District Plan.
- 5.4 Policy VILL2 of the adopted Plan deals specifically with development proposals within Group 2 villages in the District and this, again, states that limited infill development '*will be permitted*' subject to a number of criteria against which applications will be assessed (set out in full in paragraph 4.4 of this Statement). The application site lies within the built up area of the village and is, therefore, an appropriate location for new housing development, in accordance with the adopted development strategy for the district and policy VILL2 of the District Plan 2018.
- 5.5 The NPPF is also clear that "*great weight*" must be given to the benefits of using suitable sites within existing settlements for new homes (para. 69 of the Framework).
- 5.6 The proposal will meet the three key objectives of sustainable development set out in paragraph 8 of the NPPF as follows:
- **an economic role** – providing employment in the construction of the building and providing a new home for residents who will support the local economy; services and amenities.
 - **a social role** – supporting a strong and vibrant community by providing new housing within the town that adds to the mix of housing types and meets the needs of the community.
 - **an environmental role** – the proposal would make best use of land within the village boundary, in keeping with the built environment and would protect the surrounding natural environment.
- 5.7 The proposal clearly accords with the development strategy of the District Plan set out in policy DPS2 and with the aims and objectives of providing sustainable development. It will also contribute towards the windfall targets sets out in policies DPS3 of the adopted District Plan.
- 5.8 This is of particular importance given that the local planning authority cannot currently demonstrate a 5 year Housing Land supply (as was concluded in a recent appeal decision in Whempstead Road, Benington under appeal ref: APP/J1915/W/22/3303408). As such, paragraph 11d of the NPPF is engaged in this case and the 'tilted balance' of considerations applies. Planning permission should be granted for this sustainable form of development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development.
- Location, connectivity and layout
- 5.9 The site lies within a sustainable location where future occupiers of the site would have easy access to a wide range of facilities and services on foot or by cycle, including the village primary and nursery schools, the church, two Public Houses, and the retail facilities, café/restaurants, food hall and employment opportunities at Van Hages Garden Centre opposite the site. There is also good access to a wider range of facilities and amenities outside the village, via bus or cycle. Mainline train services at Ware, Stanstead Abbots and Hertford also ensure good communications links to wider areas.
- 5.10 The site is, therefore, well connected to nearby settlements and has good connectivity with major centres beyond by means of a range of transport modes. It complies, therefore, with policies VILL2, HOU2, HA4 and DES4 of the adopted District Plan.

- 5.11 In terms of layout, the proposal respects the pattern, density and scale of surrounding development and would not result in undesirable ribbon development or the loss of any significant gap or open space that has been identified as important to the context or character of the surrounding Conservation Area. The proposed development also makes the most efficient use of this site, which is currently underused, being occupied by a single dwelling on a very large plot. It complies in this respect with policies HOU2 and DES4 of the District Plan and paragraphs 124 and 130 of the NPPF.
- 5.12 The proposed dwelling would be set well within the plot and screened by the existing boundary wall and existing and proposed new tree planting on the road frontage. It would not, therefore, appear intrusive or out of keeping with surrounding development, nor result in any harm to the character and appearance of the area. Similarly, the proposed detached garage would be well screened behind the retained front boundary wall and landscaping, and is also seen against the larger garage/outbuilding within the curtilage of High Trees to the north.
- 5.13 The proposal retains a large private gardens for both the existing and proposed houses and ample off-street parking provision for each property.

Size, scale and design

- 5.14 The proposal respects the character and appearance of nearby residential properties, which vary considerably, and seeks to reflect the height and scale of Little Ravenscourt, drawing on some of its architectural detailing, such as the prominent front gables. The proposal has also been informed by an assessment of the significance of the existing building and its location within the Conservation Area.
- 5.15 The new dwelling would be sited at a lower level than the existing house to reflect the reducing height of development from Ravenscourt in the south to High Trees in the north. It would, therefore, sit comfortably into the surrounding context of the site without appearing overly assertive or prominent.
- 5.16 In terms of design, the property would be of traditional pitched roof design and finished externally in brickwork below a slate roof. This would provide a high quality finish that would respect the materials used within the existing building and thereby preserve the character of the surrounding area. It is anticipated that details of the proposed external materials would be agreed with the local planning authority via a suitably worded planning condition.
- 5.17 Internally, the new dwelling would provide good residential accommodation for future occupiers and would meet the Nationally Described Space Standards and the Building Regulations Requirement M4(2): Category 2 – Accessible and Adaptable dwellings in accordance with policy HOU7 of the adopted District Plan.
- 5.18 Overall, the size, scale, form, layout and design of the proposed new house would respect the context of the site and has been carefully designed to ensure that it would assimilate well within the area, enabling existing mature planting to be retained and enhanced where possible. The new property would not, therefore, appear as a prominent or visually intrusive feature in the surrounding area and the proposal thereby complies with policies VILL2, HOU2, HOU7 and DES4 of the District Plan.

Heritage Impact

- 5.19 Given the siting of the dwelling within the Conservation Area, there is a statutory duty under section 7(2) of the Planning (Listed Building and Conservation Areas) Act 1990 to preserve and, where possible, enhance the character of the Conservation Area. Policy

HA4 of the adopted District Plan considers, in particular, the impact of proposals on the special interest, character and appearance of the Conservation Area.

- 5.20 The special interest, character and appearance of the Conservation Area is described in the Council's Conservation Area Character Statement 2016. Little Ravenscourt is not identified as a non-listed building of importance to the character of the area, and there are no important views, boundary treatments or landscape features nearby that are identified in the Statement as being of special significance to the area.
- 5.21 Notwithstanding that, it is important to note that the proposed development can be achieved whilst retaining much of the existing boundary wall to Amwell Hill (save for the provision of the access itself).
- 5.22 The current proposal will not, therefore, result in any harm being caused to the significance of the Conservation Area. As such, it falls outside the remit of paragraphs 201-202 of the NPPF insofar as there would be no harm caused to the significance of the identified heritage asset (the Conservation Area).
- 5.23 The statutory duty to preserve or enhance the character and appearance of the Conservation Area is, therefore, met in this case, and the proposal is not contrary to policies HA1 or HA4 of the adopted District Plan.

Neighbour amenity

- 5.24 The new dwelling has been sited and designed to ensure that it would not have any adverse impact on any adjoining property. It would be set at a lower level than the retained house at Little Ravenscourt and has been designed such that there are no principal first floor flank windows facing across that property, or to the north towards High Trees. The only small first floor flank windows will light en-suites and will be obscure glazed and non-opening below 1.7m above floor level.
- 5.25 Given the distance to High Trees, the location of the detached outbuilding within its curtilage, and the mature landscaping on the boundary between the two properties, the proposed dwelling would not result in any overbearing impact, overlooking or loss of privacy or light to that property.
- 5.26 It would also be some 35m away from the property at 1 Madgeways Lane and this distance, together with the orientation of that property and the intervening mature landscaping, will again ensure that the proposed dwelling is not prominent, intrusive or overbearing when viewed from that property and it will not result in any adverse impact on the amenities of the occupiers of that dwelling.
- 5.27 Overall, a good standard of residential amenity will be provided to both existing and proposed residential dwellings and the proposal accords with policies VILL2 and DES4 of the District Plan in respect of neighbour amenity.

Access and Parking

- 5.28 The proposal is supported by a Transport Technical Note (TTN) which concludes that the proposed new access can be satisfactorily provided in accordance with the Highway Authority's Place and Movement Guidance and visibility splays can be provided which achieve the requirements set out in the Design Manual for Roads and Bridges. These can be provided without resulting in the loss of significant elements of the front boundary wall or mature landscaping, as shown on the plans appended to the TTN and referred to in the Arboricultural Assessment.

- 5.29 Parking provision on site meets the Council's adopted maximum parking standards and accords, therefore, with policy TRA3 of the adopted Plan.
- 5.30 Sufficient parking provision is also retained for the existing house, and this would also accord with the Council's adopted standards.

Trees and Landscaping

- 5.31 The proposal is supported by a Tree Survey and Arboricultural Assessment (November 2023) and this concludes that the impacts of the proposal are limited to a small portion of the grounds of Little Ravenscourt and will preserve the trees of most amenity value on the site, particularly the Beech tree on the frontage of the site (T10). Whilst the creation of the new access will affect limes T5 to T8, all of these are classed as low quality (C1/C2) with lime T8 classed as U. They are all considered as of little or no conservation value.
- 5.32 New tree and shrub planting is proposed (as shown within the Biodiversity Net Gain report) and it is anticipated that a detailed landscaping scheme will be agreed with the local planning authority by a suitably worded planning condition.
- 5.33 There are no long views of the application site, given its location, and the site does not represent a significant area of open space or a gap that is important to the form or setting of the village. The proposed development would not, therefore, have any significant or detrimental impact on the setting, appearance, or character of the village nor on any significant views or vistas through it.
- 5.34 New hard landscaping along the driveway will consist of permeable gravel and new tree and shrub/hedge planting will comprise native species of high ecological value.
- 5.35 The proposal is considered to conserve and enhance the landscaped character and appearance of the site and accords with policies DES2 and DES3 of the adopted District Plan.

Ecology

- 5.36 The application is accompanied by an Ecological Assessment and Biodiversity Net Gain report with an indicative new landscape plan. The Assessment concludes that the site comprises a typical residential garden of limited ecological value, although there is some potential for ecological enhancement of the site.
- 5.37 The applicant is happy to carry out the new landscaping scheme; to create areas of ecological interest/enhancement, and to work within the proposed Precautionary Working Method Statement set out in the Ecological Appraisal. Further details of the measures proposed can, of course, be secured by suitably worded planning condition if considered necessary.
- 5.38 The proposal thereby complies with policies NE2 and NE3 of the District Plan.

Climate Change

- 5.39 The application is accompanied by Sustainable Construction, Energy, Water and Carbon Reduction Statement.
- 5.40 The new dwelling has been designed with energy demand reduction in mind from the outset and follows the Energy Hierarchy: via passive design and orientation; fabric performance and energy efficiency. This ensures that its construction includes

measures to reduce carbon emissions through thermal performance, high levels of insulation, good levels of air tightness and installation of high performance windows and doors. Its simple external form also minimises surface area and thereby heat loss.

- 5.41 The design of the property optimises natural daylighting and sunshine in all its main habitable rooms and good natural ventilation is provided such that there will be no need for future occupiers to rely on mechanical ventilation. The external walls, roof, floor, windows and doors of the dwelling will be super insulated, airtight and wind tight. This finish will provide thermal mass and maintain a stable internal temperature, delaying heat gain in the building fabric on warm days and releasing it slowly as external temperatures fall. This limits the needs for space heating internally. New heating will be provided through ASHP as shown on the submitted plans and details of the proposed ASHP also accompany the application.
- 5.42 Materials of construction and building contractors will be locally sourced wherever possible and this will reduce the need for long delivery or work trips and thereby reduce CO2 emissions and air pollution in transportation.
- 5.43 Brickwork is a natural, maintenance-friendly material that is durable throughout its lifetime and can be efficiently recycled or re-used when necessary. In winter, brickwork can store heat from the sun and during the summer it can buffer heat away to avoid overheating of the building. Combined with good internal insulation, this energy efficiency benefit is significantly enhanced.
- 5.44 The proposed design also incorporates measures that will secure the 'future proofing' of the building, such as flexible use of space. Broadband facilities will be designed into the dwelling from the outset to enable teleworking, homeworking and video conferencing. This facilitates a reduction in vehicle movements and contributes to better air quality management.
- 5.45 All white goods installed will be A+++ rated and lighting installation will be specified to Energy Star qualified CFL and LED to reduce energy-in use. Temperature and energy consumption monitors will also be fitted.
- 5.46 The applicant is keen to ensure the minimum use of water wherever possible and the proposal will include the fitting of low flow taps, water efficient shower heads, efficient dual-flush WC's.
- 5.47 New soft landscaping, including tree planting, is proposed for the site to ensure that it assimilates well into the character of the area and assists with urban cooling, the provision of good quality outdoor space for future residents.
- 5.48 Overall, the energy strategy for the site will be consistent with the NPPF and policies CC1, CC2 and CC3 of the adopted District Plan. It also meets the aims and objectives of the Council's Sustainability SPD.

6.0 Summary and Planning Balance

- 6.1 The proposed development complies with the development strategy and other relevant policies of the adopted development plan and comprises an appropriate form of development in the Green Belt. It is a sustainable infill development within the existing Group 2 Village and, as such, the development is supported in principle. The NPPF requires that 'great weight' is given to the benefits of providing new housing in this location. The proposal would also contribute to the windfall targets set out in the District Plan in a highly accessible and sustainable location and can be built out relatively quickly as set out in paragraph 69 of the NPPF.

- 6.2 The proposal makes an efficient use of this large site within the Group 2 village where future occupiers will have good access to services and facilities on foot, by cycle or by public transport.
- 6.3 The density and pattern of development respects that of the surrounding area and its scale, layout and design ensures that it will assimilate well into the local area without resulting in any loss of amenity to existing residents or any harm to the character and appearance of the Conservation Area.
- 6.4 The site has little ecological value at present, and the limited loss of some low-quality trees can be appropriately mitigated by new native tree and hedge planting which will also enhance the biodiversity interest of the site.
- 6.5 The proposal has evidenced that safe and suitable access can be achieved and that the sustainability of design and construction has been properly considered. No other material harm would occur in terms of parking provision or highway safety.
- 6.6 The Council is therefore asked to support this application for sustainable development and grant planning permission without delay as required by section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

Appendices

- I - Conservation Area Character Assessment Management Plan

Appendix I

