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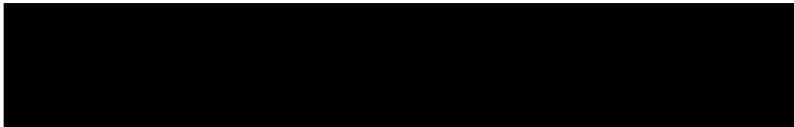
Land at Raunds Road/Spencer Street, Ringstead, Northamptonshire

Paul Newman - Paul Newman New Homes & Vale Farm Developments Ltd

## Planning Application Supporting Statement

Prepared by:

Caulmert Limited



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## APPROVAL RECORD

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Client: Paul Newman - Paul Newman New Homes & Vale Farm Developments Ltd

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## Planning Application Supporting Statement

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## 1.0 INTRODUCTION

### 1.1 Background

1.1.1 This Planning Application Supporting Statement is prepared on behalf of Paul Newman - Paul Newman New Homes and Vale Farm Developments Ltd (the applicant) in support of a planning application for the erection of 35 new residential buildings and new infrastructure including access roads, footpaths, car parking and amenity grassland gardens at Raunds Road/Spencer Street, Ringstead, Northamptonshire (the site).

1.1.2 This Statement should be read in conjunction with the following submitted documents and drawings:

- 1258-DAS-40-V1 - Design and Access Statement;
- 1258-41 - Location Plan;
- 1258-42 - Rev B - Site Layout;
- 1258-43 - Refuse Strategy Plan;
- 1258-44 - Fire Appliance Strategy Plan;
- 1258-45 - Parking Strategy Plan;
- 1258-46 - Garden Amenity Plan;
- 1258-47 - Material Finishes Plan;
- 1258-48 - Boundary Treatments Plan;
- 1258-49 - Landscape Management & Maintenance Plan;
- 1258-50 - House Type A - Floor Plans & Elevations;
- 1258-51 - House Type B - Floor Plans & Elevations;
- 1258-52 - House Type D - Floor Plans & Elevations;
- 1258-53 - House Type E - Floor Plans & Elevations;
- 1258-54 - House Type F - Floor Plans & Elevations;
- 1258-55 - House Type G-G-H - Floor Plans & Elevations;
- 1258-56 - House Type H - Floor Plans & Elevations;
- 1258-57 - House Type J - Floor Plans & Elevations;
- 1258-58 - House Type K - Floor Plans & Elevations;
- 1258-59 - House Type M - Floor Plans & Elevations;
- 1258-60 - Apartment - Floor Plans & Elevations;
- 1258-61 - House Type O - Floor Plans & Elevations;
- 1258-62 - House Type P - Floor Plans & Elevations;
- 1258-63 - Proposed Street Scenes A-C;
- 1258-64 - Proposed Street Scenes D-F;
- 1258-65 - Site Section;
- 1258-66 - 1.8m High Brick Screen Wall;
- 1258-67 - 1.8m High Timber Close Boarded Fence;
- 1258-68 - 0.6m High Clipped Hedgerow;
- 1258-69 - 1.8m High Welded Wire Mesh Fence;
- Arboricultural Assessment Report - Ringstead - Kedd Limited;

BNG Assessment Report - Ringstead - Kedd Limited;  
KD.RNG.1.D.001 Landscape Plan;  
Preliminary Ecological Appraisal – Ringstead – Kedd Limited;  
Biodiversity Metric 4.0 Calculation Tool; and  
Land Owner Application Letter – 18<sup>th</sup> October 2017.

## 1.2 Site Location and Surrounding Land Use

- 1.2.1 The site is located on the southern edge of Ringstead on the junction of Denford Road, Spencer Street and Raunds Road. Ringstead is a small village and civil parish in the county of Northamptonshire.
- 1.2.2 The site currently comprises a horse feed factory unit of three buildings and an associated farm shop fronting Denford Road with fields to the rear.
- 1.2.3 The footprints of the existing buildings are clustered to the northern part of the site with the remaining land within the site comprising service yards, hardstanding and some small, fenced areas for grazing.
- 1.2.4 The application site area extends to 1.62 hectares.
- 1.2.5 The site is bound to the north by Denford Road, with residential properties beyond. To the east is a paddock with Old Slade Farmhouse beyond, the southern boundary is formed by the driveway of Slade Farm, and Raunds Road forms the western boundary. An existing residential property, 2 Denford Road is located to the north west of the site.
- 1.2.6 The site is located some 300m from the centre of Ringstead where a number of local amenities are located on High Street, including, Ringstead Post Office, Oakridge Ringstead Stores, and hot food take away. Other facilities within Ringstead include a Primary School, Village Hall, Social Club, and Public House.
- 1.2.7 A bus stop is located adjacent to the site's north boundary on Denford Road, from here bus service 16 operated by Stagecoach provides four services a day to Raunds and Kettering.
- 1.2.8 The site lies wholly within Flood Zone 1 and is therefore at a low risk from flooding. The site is not located within a Conservation Area and there are no designated or non-designated heritage adjacent to the site.

## 2.0 DEVELOPMENT PROPOSALS

2.1.1 This application seeks approval for the erection of 35 new residential buildings and new infrastructure including access roads, footpaths, car parking and amenity grassland gardens at Raunds Road/Spencer Street, Ringstead.

2.1.2 The development proposal consists of 35 residential dwellings comprising the following mix:

### Market Housing

- 3 no 2 bed bungalows;
- 2 no 2 bed houses;
- 8 no 3 bed houses;
- 6 no 4 bed houses; and
- 2 no 5 bed houses.

### Affordable Housing

- 3 no 1 bedroom Apartments;
- 3 no 2 bedroom Apartments;
- 4 no 2 bedroom houses; and
- 4 no 3 bedroom houses.

2.1.3 The site layout successfully delivers a clear and coherent design for the overall scheme and compliments the existing urban grain of the of the area.

2.1.4 The proposals respond to the sites distinctive topography by using varied building patterns to create an articulated built form that sits well within the existing landscape, with sensitive consideration been given to protect and enhance the existing tree, hedgerow and vegetation boundaries.

2.1.5 The proposals positively provide a continuing extension of Ringstead village in a natural and logical progression where the architectural and landscape design has been developed as a collective whole.

2.1.6 The proposals intend to create a distinctive development and a memorable sense of place for residents and the community to identify with that will promote inclusion and cohesion. Reflecting the local vernacular, facades will incorporate symmetry and a variety of patterns and proportions to windows, doors, materials and detailing.

2.1.7 The majority of the proposed dwellings are two storey in height except for single storey bungalows that flank the site entrance (road no.2) from Raunds Road. A single dormer bungalow is also proposed adjacent the bungalows. A three-storey apartment building is also proposed that will terminate the vista from the proposed Spencer Street access (road no.1). The effective height of the apartment building will be visually reduced by incorporating 'cat slide' dormer windows as utilised the Grade 2 listed building no.5, 7, 9 Denford Road.

- 2.1.8 The proposed palette of materials takes account of the local vernacular, architecture and materials utilised within Ringstead Village and the Ringstead Neighbourhood Plan 2011-2031
- 2.1.9 The landscape design proposals have been developed as an integral component of the design in order to deliver high levels of biodiversity net gain. Existing green infrastructure is to be retained and enhanced to form internal corridors for wildlife, while generous swathes of green space serve to disperse the built form.

## 3.0 PLANNING HISTORY

- 3.1.1 An online review of North Northamptonshire Council's planning records shows that there is no relevant planning history for the site.
- 3.1.2 However, a pre-application advice request was submitted on 24 October 2017 to what was then East Northamptonshire Council (ref 17/02283/QRV/PALEE) and the written advice subsequently received on 20 November 2017.



## 4.0 PLANNING POLICY CONTEXT

### 4.1 National Planning Policy Framework

4.1.1 The National Planning Policy Framework (NPPF) was published in July 2021 to underpin the Government's approach to planning. Paragraph 7 states that:

"The purpose of the planning system is to contribute to the achievement of sustainable development".

4.1.2 The NPPF reaffirms Section 38 (6) of the Planning and Compulsory Purchase Act 2004 by stating that "applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise". In terms of the role of the NPPF Paragraph 5 states that "National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications".

4.1.3 At the heart of the NPPF is a presumption in favour of sustainable development. The Framework recognises three objectives in achieving sustainable development: economic, social and environmental. Paragraph 8 of the NPPF sets out these three objectives as follows:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types 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;
- b) a 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 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
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.1.4 At the heart of the NPPF is a "presumption in favour of sustainable development", with Paragraph 11 establishing that "Plans and decisions should apply a presumption in favour of sustainable development". For decision-taking, Paragraph 11 states that this means

- c) Approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides clear reason for refusing the development proposed; or
  - ii. 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.
- 4.1.5 Paragraph 12 of the NPPF is clear that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.
- 4.1.6 The relevant provisions of the NPPF for ‘Determining Applications’ are set out in paragraphs 47 - 50. Paragraph 47 of the NPPF states that “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”.
- 4.1.7 In the case of Ringstead, the development plan comprises the adopted North Northamptonshire Joint Core Strategy (NNJCS), Adopted July 2016, the saved policies of the East Northamptonshire Local Plan (ENLP), Adopted July 1996 and the ‘made’ Ringstead Neighbourhood Plan (August 2022).
- 4.1.8 To support the Government’s objective of significantly boosting the supply of homes, Paragraph 60 of the NPPF states that “...it is important that a sufficient amount and variety of land can come forward where it is needed, that needs of groups with specific housing requirement are addressed and that land with permission is developed without unnecessary delay”.
- 4.1.9 Paragraph 69 of the NPPF recognises that small and medium sized housing sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.
- 4.1.10 With regard to promoting sustainable transport, Paragraph 104 states that transport issues should be considered from the earliest stages of development proposals so that “... opportunities to promote walking, cycling and public transport use are identified and pursued”.
- 4.1.11 In considering development proposals Paragraph 110 states that it should be ensured that:
  - a) appropriate opportunities to promote sustainable transport modes can be – or have been- taken up, given the type of development and its location;
  - b) safe and suitable access to the site can be achieved for all users;
  - c) the design of street, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Code and the Nation Model Design Code; and

- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 4.1.12 Paragraph 119 states that “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes much use as possible of previously-developed or ‘brownfield’ land”.
- 4.1.13 Paragraph 120 is clear that planning decisions should “... give substantial weight to the value of using suitable brownfield land ...”
- 4.1.14 Paragraph 123 also states that local planning authorities should take “... a positive approach to applications for alternative uses of land which is currently developed ...”
- 4.1.15 Paragraph 126 recognises that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 4.1.16 Paragraph 130 states that decision 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 surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increase 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 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.
- 4.1.17 Paragraph 134 states that “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”.

#### 4.2 Development Plan

4.2.1 Development proposals should be determined in accordance with the Development Plan unless material considerations indicate otherwise, in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004.

4.2.2 The development plan for Ringstead currently comprises the adopted North Northamptonshire Joint Core Strategy (NNJCS), Adopted July 2016, the saved policies of the East Northamptonshire Local Plan (ENLP), Adopted July 1996 and the ‘made’ Ringstead Neighbourhood Plan (August 2022).

##### North Northamptonshire Joint Core Strategy

4.2.3 The North Northamptonshire Joint Core Strategy (NNJCS) was Adopted by the Joint Planning Committee on the 14th July 2016.

4.2.4 The NNJCS is the strategic Part 1 Local Plan for Corby, East Northamptonshire, Kettering and Wellingborough. It outlines a big picture to be developed in more detail through the Part 2 Local Plans prepared by the District and Borough Councils and by Neighbourhood Plans prepared by Neighbourhood Planning Groups.

4.2.5 Core Policy 6 of the NNJCS seeks to “... to maximise the delivery of development through the reuse of suitable previously developed land ...”

4.2.6 Policy 11 (2)(a), with regard to Rural Areas states:

“Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. Part 2 Local Plans and/ or Neighbourhood Plans may identify sites within or adjoining Villages to help meet locally identified needs or may designate sensitive areas where infill development will be resisted or subject to special control”.

4.2.7 The Housing Requirement for East Northamptonshire is set out in Policy 28 of the NNJCS which is 8,400 dwellings in the period 2011 – 2031.

4.2.8 Policy 29 has regard to the distribution of new housing and states “Other than small scale infilling (Policy 11) or rural exceptions schemes (Policy 13), levels of housing development in excess of the identified requirements for the named Villages and Rural Areas will only be permitted where tested and supported through Part 2 Local Plans or Neighbourhood Plans”.

### East Northamptonshire District Local Plan (ENDLP)

4.2.9 Policies within the ENDLP have now largely been replaced by the NNJCS with only the following policies saved:

- Policy AG4 - Re-use and Adaptation of Buildings in the Countryside;
- Policy AG9 - Replacement Dwellings in the Countryside;
- Policy RL3 - Recreational Open Space Provision by Developers;
- Policy RL4 - Children's Play Areas;
- Policy S5 - Non Shopping Uses within the Defined Shopping Frontages; and
- IR1-A - Provision for Housing in Irthlingborough.

### Ringstead Neighbourhood Plan 2011 - 2031

4.2.10 The Ringstead Neighbourhood Plan (RNP) was 'made' on 25 August 2022 and therefore forms part of the development plan.

4.2.11 Policy R2 of the RNP states with regard to design that "Development that reflects local distinctive and traditional character will be supported".

4.2.12 With regard to Eco Design Policy R3 states that "Development proposals that incorporate renewable energy technologies, rainwater harvesting, water efficiency measures, and integrated vehicle electric charging points will be supported".

4.2.13 Policy R7 has regard to infrastructure and states that:

"Any locally determined element of developer contributions will be utilised for new or improved infrastructure relating to the following:

- A The improvement, remodelling or enhancement of:
  - a. Ringstead Church of England Primary School;
  - b. Gladstone Street Recreation Ground;
- B The improvement, remodelling or enhancement of Ringstead Village Hall or financial contributions to support the relocation of the Village Hall in accordance with Policy R6;
- C. Community infrastructure improvements including the provision of parish notice boards, seats, children's play area equipment, bus shelters, litter bins".

4.2.14 With regard to parking Policy R8 states that "New development should ensure that there is satisfactory provision for parking, servicing and manoeuvring in accordance with Highway Authority Parking Standards".

4.2.15 Policy R16 relates to the provision of housing and states that:

"The additional housing provision for Ringstead to 2031 is around 30 dwellings. This will be met by the allocation of a housing site in accordance with Policy R17. In addition, housing development within the Ringstead Settlement Boundary (as shown on Map 7 (page 48) and the Policies Maps on pages 83 & 84) will be supported where it meets the other policies of the Neighbourhood Plan".

4.2.16 The application site is identified as a housing allocation within Policy R17 (Land at Dodson & Horrell), the policy states that:

“Some 1.6 hectares of land at Dodson & Horrell together with fields to the south (as shown on Map 7 (page 48) and the Policies Maps on pages 83 & 84) is allocated for housing development. Housing development will be supported subject to the following criteria:

- A. The site should provide for a comprehensive development of around 36 dwellings;
- B. The development shall provide a mix of house types, sizes and tenures, in accordance with Policies R20 and R21;
- C. Access shall be via Raunds Road and Spencer Street but there should be no vehicular link between Raunds Road and Spencer Street. Access to Old Slade Farmhouse and Slade Farm shall be retained. There shall be no access via Ringstead House;
- D. There shall be a footway/cycleway link between Raunds Road and Denford Road through the site to facilitate safe pedestrian access to village services and facilities;
- E. A landscaping scheme should be implemented to provide for an improvement in biodiversity and include:
  - a. The retention of all trees and hedges on the site that are of good arboricultural and amenity value unless this is demonstrated not to be viable or practicable; and
  - b. The reinforcement of hedge and tree planting using native species along the western and southern boundary of the site in order to retain the countryside character of the southern entrance to Ringstead village;
- F. The design of the development should reflect distinctive and traditional local character and take account of the setting of 5, 7 and 9 Denford Road, Ringstead House and Slade Farmhouse. Particular attention should be given to the design of the existing entrance to the Dodson & Horrell site at the junction of Denford Road and Spencer Street as a locally inspired landmark;
- G. As there is a reasonable likelihood of a protected species being present, developers should submit an appropriate Ecological Assessment (including protected species) Survey;
- H. Development proposals must demonstrate to the satisfaction of Natural England that they present an adequate solution to mitigate the effects of development on the Upper Nene Valley Gravel Pits SPA prior to any grant of planning permission;
- I. The Dodson & Horrell complex shall be cleared, and any contamination present safely remediated to protect the safety and amenity of future residents;
- J. Surface water and foul water drainage strategies shall be devised in consultation with the relevant infrastructure bodies prior to any construction and this should incorporate an appropriately designed, constructed and maintained sustainable drainage system; and
- K. There is an existing foul sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. It should also be ensured through consultation with Anglian Water that sufficient treatment capacity exists within the permit for the relevant Sewage Treatment Works to accept the additional growth.

Development schemes that incorporate integrated renewable energy technologies, rainwater harvesting, water efficiency measures, and integrated vehicle charging points will be supported”.

- 4.2.17 In relation to Housing Mix Policy R20 states that “Applications for new dwellings will need to demonstrate how the proposals will meet the housing needs of older households and/or the need for smaller, low-cost homes for sale unless the latest assessment of local housing needs confirms these are not required”.

- 4.2.18 Policy R21 has regard to affordable housing and states that “In legal and other agreements connected to planning consents the provision of affordable housing should take the form of affordable routes to home ownership where:
- A. priority is given to people with a local connection in accordance with a local connection cascade;
  - B. affordability has regard to local house prices and incomes, and
  - C. affordable homes are provided in perpetuity”.

## 5.0 ANALYSIS, PLANNING BALANCE & CONCLUSIONS

### 5.1 Analysis

- 5.1.1 The combined effect of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 is that a planning application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.1.2 In this case the development plan comprises the adopted North Northamptonshire Joint Core Strategy (NNJCS), Adopted July 2016, the saved policies of the East Northamptonshire Local Plan (ENLP), Adopted July 1996 and the 'made' Ringstead Neighbourhood Plan (August 2022).
- 5.1.3 The application proposes the erection of 35 new residential buildings and new infrastructure including access roads, footpaths, car parking and amenity grassland gardens at Raunds Road/Spencer Street, Ringstead.
- 5.1.4 The proposal is considered to be consistent with the development strategy set out in the adopted NNJCS.
- 5.1.5 Policy R17 of the 'made' Ringstead Neighbourhood Plan allocates the site for residential development comprising around 36 dwellings.
- 5.1.6 It is considered that the application is consistent with Policy R17 and is consistent with the specific policy criteria A-K.
- 5.1.7 It has therefore demonstrated that the proposals accord with an up-to-date development plan and there are no material considerations which indicate that the application should be refused. Therefore, in line Paragraph 11 of the NPPF the proposal should be approved without delay.

### 5.2 Planning Balance

- 5.2.1 In line with the NPPF, the adopted Development Plan promotes a general presumption in favour of sustainable development and seeks to secure development which improves social, environmental, and economic conditions with the aim of approving planning applications that accord with the Development Plan without delay.
- 5.2.2 This application seeks the erection of 35 new residential buildings and new infrastructure including access roads, footpaths, car parking and amenity grassland gardens at Raunds Road/Spencer Street, Ringstead.
- 5.2.3 It is considered that the development accords with the Development Plan and should therefore be approved without delay.
- 5.2.4 In terms of undertaking the planning balance judgement the proposed development is considered in light of the three NPPF objectives in achieving sustainable development.



### Economic

5.2.5 In terms of the economic role, it is widely recognised that new residential development can provide a range of economic benefits, which include:

creation of new jobs during the construction period;  
creation of economically active residents boosting the labour supply for local employers;  
new residential expenditure in the local area;  
increased demand for and use of local services and businesses; and  
increased Council Tax revenue.

5.2.6 The development would have a multiplier effect in terms of expenditure increase, such as through the sales of building materials, legal services, estate agents and insurance. This would subsequently result in jobs close to the site where workers will spend their wages, resulting in an increase in demand for goods and services and generating further growth in the economy.

5.2.7 Further economic benefits will accrue to the local authority by way of Council Tax receipts from new residents, which will feed back into the local and wider community.

5.2.8 Therefore, these are public benefits which, taken together and due to the scale of the development, attract significant weight.

### Social

5.2.9 In social terms the development proposal would result in the creation of up to 21 new marketing dwellings (60%) and 14 affordable dwellings (40%) on site, which would assist the Council in delivering its identified housing requirement.

5.2.10 The affordable tenure split being as follows:

4no. First Homes;  
4no. Shared Ownership; and  
6no. Affordable Rented.

5.2.11 Therefore, the social benefits of the proposal are consistent with the NPPF and should be afforded significant weight.

### Environmental

5.2.12 It is not considered that there would be any significant environmental harm arising from the development.

5.2.13 The site is located within Flood Zone 1 and will not impact on any designated or non-designated heritage asset.

- 5.2.14 The site is located within a sustainable location where opportunities exist for journeys via walking, cycling and public transport, therefore reducing the need for the use of the private car.
- 5.2.15 It is therefore not considered that there are any adverse environmental impacts that would arise from the development proposal that prevent the development from being sustainable.
- 5.2.16 Based on the above, it is considered that there are compelling reasons to demonstrate that this development accords with the three overarching objectives in achieving sustainable development. The development would therefore represent sustainable development for which there is a presumption in favour.
- 5.3 Conclusion
- 5.3.1 It is demonstrated that the proposals comply with adopted development plan for Ringstead. The Economic, Social and Environmental when drawn together comprise the three overarching objectives in achieving sustainable development. It has been shown that the proposals comprise sustainable development and therefore the general presumption in favour of sustainable development, as set out in Paragraph 11 of the NPPF should apply and planning permission should therefore be granted.



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