

Planning Statement in support of the replacement of Replacement of an existing mobile home and conservatory 'Storeys Lodge' with a dwellinghouse, change of use of land to form a residential garden and parking area, alterations to an existing access to serve the dwelling.

Storeys Lodge, Holmes Lane, Lower Bentley, Worcestershire, B60 4HQ

Prepared by Fisher German LLP



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Project Title:

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Address:

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01 Introduction

- 1.1 The purpose of this report is to provide a planning commentary for the replacement of the existing mobile home and conservatory with a dwellinghouse (hereafter called the 'development'), at 'Storeys Lodge' ('the Site'). The development is identified within the Location Plan.
- 1.2 The applicant is seeking to replace the mobile home and conservatory with a similar sized dwellinghouse to improve the living conditions for the occupiers and the overall efficiency of the property.
- 1.3 The description of the retrospective development reads as follows: -

'Replacement of an existing mobile home and conservatory 'Storeys Lodge' with a dwellinghouse, change of use of land to form a residential garden and parking area, alterations to an existing access to serve the dwelling'

This full planning application comprises the following documents and plans in addition to this Planning Statement, as set out below:

- Location Plan
 - Existing and Proposed Block Plan
 - Existing and Proposed Elevation and Floor Plans
 - Baseline Ecological Survey Report
 - Transport Technical Note
 - Landscape Visual Appraisal
 - Tree Survey
 - Flood Risk Assessment
- 1.4 The following sections of this Planning Statement provide details of the site and surrounding area, proposed development, and consideration of Planning Case Law, the relevant policy criteria from the adopted Local Development Framework for the consideration of operational development required.
 - 1.5 This statement should be read in conjunction with the plans and supporting documents submitted to in support of the application.
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02 Site and Surrounding Context

- 2.1 The site is located within the farmstead of Vicarage Farm, which is accessed off Holmes Lane in Lower Bentley and comprises an existing mobile home, which has been extended with a conservatory to the front elevation. The mobile home and conservatory are still in situ on site and occupied.
- 2.2 The existing mobile home and conservatory is set back from Holmes Lane and in part screened from wider views by the wider farmstead of Vicarage Farm and also the mature trees and hedgerows surrounding the site. Therefore, the site is not especially prominent within its locality.
- 2.3 Storeys Lodge is positioned immediately to the south of the wider farmstead of Vicarage Farm and currently shares access with the farm. Whilst the site is located within the wider farmstead of Vicarage Farm it is clear that Storeys Lodge has its own domestic curtilage area, which has developed organically over the years and this apparent by boundary treatments currently in place and the domestic outbuildings including a summerhouse and greenhouse, which have been in place in excess of 10 years.
- 2.4 The surroundings of the site include existing agricultural buildings and farmhouse which comprise Vicarage Farm to the north of the site. Immediately south of Storeys Lodge is the area which has been used as domestic curtilage and a stable block. To the east is part of the domestic curtilage and existing access leading onto Holmes Lane. To the west is a tree line boundary with agricultural fields beyond.

03 Planning History

- 3.1 Having reviewed the Council's online planning application register the below relevant planning history at the site has been returned: -
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Application Number	Development Description	Decision	Decision Date
<u>B/2003/0833</u>	Twin unit mobile home for agricultural workers dwelling on temporary 5-year consent - Outline application	Granted	18 August 2003
<u>20/00176/CPE</u>	Certificate of lawfulness of existing use of the land for the stationing of one mobile home for the purpose of residential occupation and existing operational development comprising an attached conservatory	C of L Existing Use - Approval	26 March 2020

04 Proposed Development

- 4.1 This planning submission seeks the approval of the replacement of the existing mobile home and conservatory with a dwellinghouse specifically a bungalow, to improve the living conditions for the occupants and overall efficiency of the property at 'Storeys Lodge'.
 - 4.2 The existing mobile home and conservatory measure approximately 8.6 metres (m) in width (at its widest point) x 10.3m in length and 3.2m in height to the ridge of the pitched roof over.
 - 4.3 The proposed dwellinghouse would measure approximately 6.2m in width, 10m in length and 3.78m in height enabling the dwellinghouse to mirror the surrounding built form on the site and the surrounding landscape.
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05 Planning Policy

Planning Legislation

- 5.1 The determination of a planning application is to be made pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004¹, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990². Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority ... *'shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations'*...

National Planning Policy Framework

- 5.2 The National Planning Policy Framework (NPPF) 2021³ outlines the Government's planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development which should be interpreted and applied locally.

Key Matters

- 5.3 Paragraph 1 of the NPPF ... 'sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective'.
- 5.4 Paragraph 2 of the NPPF recognises that ... 'Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning Policies and decisions must also reflect relevant international obligations and statutory requirements'...

¹ <https://www.legislation.gov.uk/ukpga/2004/5/contents>

² <https://www.legislation.gov.uk/ukpga/1990/8/contents>

³ <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

- 5.5 Paragraph 3 of the National Planning Policy Framework confirms that the NPPF should be read as a whole, including its footnotes and annexes.

Achieving Sustainable Development

- 5.6 Paragraph 7 of the NPPF recognises that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- 5.7 Paragraph 8 of the NPPF identifies the three key dimensions to achieve sustainable development: economic, social and environmental, as outlined below: -

Economic role – contributing to building a strong, responsive and competitive economy;

Social role – supporting a strong, vibrant and health community; and

Environmental role – contributing to protect and enhance our natural, built and historic environment.

- 5.8 Paragraph 11 of the NPPF recognises ... 'Plans and decisions should apply a presumption in favour of sustainable development'...

- 5.9 Paragraph 11 of the NPPF also states that for decision-making this means ... 'approving development proposals that accord with an up-to-date development plan without delay'...

- 5.10 Paragraph 12 of the NPPF recognises ... 'The presumption in favour of sustainable development'... and states 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. Where a planning application conflicts with an up-to-date development plan permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed'...

Decision Making

- 5.11 In accordance with paragraph 38 of the NPPF ... 'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available'... 'Decision makers at every level should seek to approve applications for sustainable development where possible'...
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Promoting Sustainable Transport

- 5.12 Paragraph 115 of the NPPF states that ... 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'...

Making effective use of land

- 5.13 Paragraph 128 of the NPPF recognises that ... 'Planning policies and decisions should support development that makes efficient use of land, taking into account ... the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it' ...

Achieving well-designed and beautiful places

- 5.14 Paragraph 131 of the NPPF recognises 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 helps make development acceptable to communities' ... whilst Paragraph 127 of the NPPF notes that development 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 whilst also being visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should also be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 5.15 Paragraph 137 of the NPPF confirms that ... 'Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot'

Green Belt

- 5.16 Paragraph 142 of the NPPF states that ... 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their
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openness and their permanence'... Paragraph 143 of the NPPF defines the five purposes of the Green Belt

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.17 Paragraph 152 of the NPPF states ... 'Inappropriate development, is by definition, harmful to the Green Belt and should not be approved except in very special circumstances'...

5.18 Paragraph 154 of the NPPF outlines ... 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;'...

5.19 Paragraph 155 acknowledges that: 'certain other forms of development are also note inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction...'.

- 5.20 This section of the NPPF sets out ways in which planning can support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. Paragraph 165 of the NPPF states that ... *'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk'* ...
- 5.21 Paragraph 173 of the NPPF sets out that Local Planning Authority's should ensure when determining planning applications that flood risk elsewhere is not increased. Furthermore, where appropriate applications should be supported by site-specific flood-risk assessments. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
 - d) any residual risk can be safely managed; and
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
- 5.22 Paragraph 174 of the NPPF... 'Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments'...

Conserving and enhancing the natural environment

- 5.23 Paragraph 180 of the NPPF recognises that ... 'Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;'
- ...
-

Local Development Plan

Bromsgrove District Plan 2011-2030 (Adopted 2017)

Relevant Policies:

BDP 1 Sustainable Development Principles

BDP 2 Settlement Hierarchy

BDP 4 Green Belt

BDP 7 Housing Mix and Density

BDP 15 Rural Renaissance

BDP 19 High Quality Design

BDP 21 Natural Environment

BDP 23 Water Management

Supplementary Planning Documents

High Quality Design Supplementary Planning Document (SPD) (2019)

Worcestershire Streetscape Design Guide (July 2022)

06 Assessment of Proposal

Principle of Development

- 6.1 The site in question lies outside any of the settlement boundary as defined by Policy BDP2 of the Local Plan and is located within the Green Belt. The proposal seeks to replace the existing extended mobile home with a bungalow of a similar size and proportions.
 - 6.2 Within the local plan policies BDP4 and BDP15 offer support for replacement of a building provided that it does not result in a building materially larger than the one it replaces. This is in line with National Planning Policy concerning the Green Belt, whereby paragraph 154 d outlines that the replacement of a building, provided that the new building is in the same use and not materially larger than the one it replaces.
 - 6.3 The associated development of the change of use to form garden and the engineering operations for the parking are also seen to form appropriate development within the Green Belt. The change of use of the land to form formal garden space to serve the dwelling would form an exception under paragraph 155 e
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of the NPPF. Change of uses are permitted under paragraph 155 e provided that it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

- 6.4 Whilst the land has been used in association with Storeys Lodge in excess of 10 years, a change of use is sought to formally establish this land as garden for purpose of the application. It is seen as responsible for the proposed dwelling to have amenity space. The change of use of the land to form garden would not include the provision of any new outbuildings or structures. In fact, some of the existing outbuildings including the stables and a summerhouse are to be removed as part of the proposal which would be betterment in terms of the openness of the Green Belt. The positioning of the dwelling being set back into the site would also assist in controlling any further built form and domestic paraphernalia, as this would limit the permitted development rights open to erect any outbuildings, structures or containers under Class E, Part 1, Schedule 2 of the General Permitted Development Order 2015 (as amended). The use of the land would not conflict with the purposes of including land within it. The land parcel surrounding Storeys Lodge is enclosed parcel, physically separated from the farm by the boundary treatments. Regardless of this application the land would still not be utilised as agricultural land as the parcel is too small and separate.
- 6.5 The engineering operations for the parking are shown on the submitted plans. Paragraph 155 b of the NPPF also outlines that engineering operations form an appropriate form of development on the provision they maintain the openness and do not conflict with the purposes including the land within it. The parking area would be discrete within the wider landscape and is an essential facility for the dwelling to be provided with.

Fallback Position

- 6.6 In addition to the above it must be noted that the mobile home and conservatory known as 'Storeys Lodge' has been in situ and occupied on the site for a continuous period exceeding 10 years and in 2020 this was legally certified with a lawful certificate. The certificate established a lawful residential use on the site. This application seeks to replace the existing extended mobile home with a new dwelling of a similar scale and size. Whilst ordinarily a new dwelling would not be permitted within this locality it is seen that there is a legitimate fallback position for the development proposal by replacing the existing residence of Storeys Lodge.
- 6.7 The legal principle of a fallback position is established within the case of The Court of Appeal decision of *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA
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Civ 1314. A key principle that was concluded from this case law was that a fallback development may be a material planning consideration for an alternative development scheme. Whilst this case related to a Class Q development as a fallback position to new residential development, the general principle of a fallback position is still relevant to this case, as the lawful certificate has already established a residential use on the site. The replacement of the mobile home with a new dwelling would create a comprehensive and coherent development in terms of the design which at present is quite contrived with the conservatory addition on the front. The proposal would also result better living conditions for the occupier in terms of factors including energy efficiency.

- 6.8 As set out in the case law there needs to be a degree of likelihood of the fallback position being brought forward is 'possible' and this would reach the basic principle for a fallback position having a 'real prospect' of coming forward.
- 6.9 To reaffirm this point the Lindblom LJ confirmed as part of the Court of Appeal in *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314 that ...'the clear desire of the landowner to develop, and maximise the value of, the site was sufficient to demonstrate there was a real prospect to the Class Q GPDO fallback position in this case. Therefore, the council made no error in law in giving material weight to such fallback position' ...
- 6.10 In this case there is already an existing residential unit on the site which is occupied. Similar to the *Mansell v Tonbridge* case the landowner seeks develop and maximise the value of the site by replacing the existing mobile home with a more permanent and efficient residence on the site. It is therefore considered that there is a real prospect of the fallback position coming forward, as regardless of this application there is already an established residential unit on the site, which lawfully can remain.

Summary

- 6.11 It is therefore, considered that there is a legitimate fallback position of replacing the existing residence on site with a new dwelling of similar footprint, scale, and massing.

Design

- 6.12 In accordance with Policy BDP19 (High Quality Design) and High-Quality Design SPD, the proposal has been designed to be a high-quality design. Under the High-Quality Design SPD replacement dwellings are considered as new dwellings by the Council. Within the SPD it outlines that replacement dwellings should be sited comfortably within the plot, follow the established building line.
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- 6.13 In this case, the replacement dwelling would be sited on a similar footprint to Storeys Lodge currently in situ on the site. It is seen that siting the replacement dwelling in the same location as the current residence will assist in minimising the visual impacts of the proposal, as it would remain set back into the site and screened by existing vegetation forming the site boundaries.
- 6.14 The replacement dwelling has been designed to ensure it would not be materially larger than the existing residence on the site. Careful consideration has been given to the height, scale and massing of the replacement dwelling to ensure that it would correspond to the existing residence.
- 6.15 The proposal would result in a betterment to the living conditions of the occupier and would enhance the design quality on the site. The existing residence of Storeys Lodge on the site is considered to be utilitarian in design and at odds with other properties within the vicinity. The proposed replacement bungalow as the plans show would be constructed out of natural and more traditional materials. As the plans demonstrate the materials would consist of smooth red engineering bricks for the lower walls, timber cladding above and concrete tiles for the roof. It is seen that this would be an improvement visually from the existing green pebble dash rendering.
- 6.16 In addition to more traditional materials, the replacement dwelling would include a porch to the principal elevation. The property has also been designed to ensure that internally the rooms receive adequate natural light and two new openings have been added to the rear elevations, to allow access to and from the amenity area.
- 6.17 Internally, the replacement dwelling would be set over one level and contain 2 bedrooms, a bathroom, and an open plan living kitchen area. This would largely correspond with the facilities provided within the existing residential unit on the site, which consist of open plan living, a kitchen, bathroom, conservatory and one large bedroom that was previously two rooms. Therefore, in this respect there would be no intensification of the existing use on the site.
- 6.18 The proposed property would utilise the existing residential curtilage as shown as outlined in red within the submitted plans. This is the existing residential curtilage, and this has been the case for over 10 years, and this is apparent on aerial imagery and through the existing outbuildings on the site. The curtilage area would exceed the minimum requirement of 70m² as set out within the High-Quality Design Guide. The site would also have ample space for parking, manoeuvring, and turning to comply with the Worcestershire Streetscape Design Guide.
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- 6.19 It is considered that in overall terms the replacement dwelling would be of a high-quality design and would be a betterment to the existing residence on the site.

Landscape And Visual Impact

- 6.20 To support the application a visual appraisal has been carried out by the Infrastructure and Environmental Consultancy 'Rappor'. This report considers the visual impacts of the proposed development within the landscape and on the perceived openness of the Green Belt.
- 6.21 The visual appraisal identifies that the site lies within the South Worcestershire Green Belt and comes under land parcel EC9 within the South Worcestershire Green Belt Assessment. This land parcel is described as follows: *"The land acts in concert with the wider Green Belt in this location to help maintain the openness of the countryside, which is high physically and visually, in what is an accessible location between Bromsgrove, Droitwich Spa and Redditch."*
- 6.22 As part of the visual appraisal that the site was considered from 4 public vantage points. Out of the four viewpoints, the site is only partially visible when viewed from one part of Holmes Lane, however the views are obscured by the existing vegetation forming the boundary with the road. The site is not visible from any of the other viewpoints taken from Holmes Lane or from the public footpath 562(c) located north west of the site.
- 6.23 It is concluded within the landscape visual appraisal that the site is not visible from the majority of the surrounding landscape. This is due to the site having a strong sense of enclosure due to the surrounding topography and mature boundary along the site boundaries. As a result of this, it is concluded that the proposed development would not have a material effect upon the perceived openness of the Green Belt.

Ecology

- 6.24 As part of the application a baseline ecological survey was carried out by Elizabeth McKay a suitably qualified Ecologist.
- 6.25 The Baseline ecological survey reviewed the existing buildings and vegetation on the site to establish whether there was potential for any protected species on the site. the findings were that none of the existing buildings on site were suitable for roosting bats and the vegetation was found to be of an insufficient age for bats. No evidence was found for any nesting birds, Great Crested Newts, badgers, or any other protected species. Despite this the report makes several recommendations to achieve biodiversity enhancement within the site, to avoid any potential impacts to nesting
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birds and foraging bats and minimise the impact of the new access which would involve some pruning and the removal of some ornamental garden trees. The recommendations include avoiding the removal of outbuildings, trees and shrubs in nesting bird season, the planting of new native hedgerow and fruit trees and limits on any external lighting.

6.26 It is envisioned that these measures could be secured via a planning condition.

Trees

6.27 Whilst many of the trees within the site are young which have been planted by the occupier of Storeys Lodge as tree survey has been carried out to inform the proposal. A Tree Survey was undertaken by Worcestershire Wildlife Consultancy, which maps out and categorized these into suitability for retention.

6.28 The proposal largely would retain the existing trees within the site. The only tree to be affected by the works would be a flamingo tree (*Salix integra*) marked within tree survey as T06. This tree would be impacted upon by the new access from the existing field gate. Whilst this tree has regarded as category A, further clarification from the Arboriculturist has confirmed that due to the young age of the tree it could be dug up and relocated. The access provision may also require some pruning of the hedgerow but as outlined within the Ecology survey by Liz McKay compensatory planting could be provided within the site as well as further planting to achieve some biodiversity enhancement on the site.

6.29 Given the above it is considered that that the proposal would not cause any undue harm to any of the trees within the site.

Water Management and Drainage

6.30 The site lies within Flood Zone 1, so it is at low fluvial risk of flooding. The site is however, at a low to high risk of pluvial flooding and as a result of this, a Flood Risk Assessment has been carried out by Rappor.

6.31 In order to ensure that future users will not be at risk of flooding during the lifetime of the development and ensure that flood risk will not be increased elsewhere the report makes several recommendations to how the proposal could incorporate flood mitigation measures. Measures include setting finished floor levels to 150-300mm above the existing ground levels, reprofiling any hollows or depressions within the site topography and monitoring ground water levels during construction and if necessary, dewatering. It is also noted that the site benefits from a safe pedestrian access and egress to Holmes Lane and thereby beyond.

- 6.32 It is proposed that surface water would be managed via a below-ground geocellular online attenuation crate system. This would operate by having new surface water sewers which would direct surface water into a below ground geocellular online attenuation crate system. Surface water would then at a controlled rate through the use of a hydro brake chamber discharge into the watercourse to the west, subject to obtaining land drainage consent.
- 6.33 Whilst this would not be the top method for disposing of surface water in accordance with the SUDs hierarchy, it would be the next best method on the hierarchy. Infiltration as a method of managing surface water was ruled out in this instance due to the site's geology.
- 6.34 Foul drainage from the development proposal would be managed via a traditional gravity drainage system and directed to a new package treatment plant in the west of the site. This method has been adopted as there are no mains sewers within vicinity of the site in which the development could connect to.
- 6.35 The Flood Risk Assessment demonstrates that the proposed development would not be at a significant risk of flooding subject to the flood mitigation measures being implemented.
- 6.36 The above drainage measures are seen to be in accordance with policy BDP23 of the Bromsgrove District Council Local Plan.

Highway Matters

- 6.37 At present the residence is served by a shared access with the farm. It is proposed to utilise and improve an existing field gate access so that it is suitable to serve the replacement dwelling. In support of the application a Transport Technical note has been produced by the Consultancy Rappor.
- 6.38 The Transport Technical note considers the following matters:
- Review of local highway and accident data to understand if there are any existing highway safety within vicinity to the site.
 - The site accessibility.
 - The proposal in terms of the new access arrangement.
- 6.39 The conclusions made from the Highway technical note were that there are no inherent problems on the current operation or safety of the local highway network. The report also notes that whilst the site is within a rural location a range of facilities are available within cycle distance. The Technical note also acknowledges that the proposed access arrangements would be suitable to serve the vehicles egressing and
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accessing the site. The visibility splays serving the access have been calculated on the basis of speed surveys.

- 6.40 In addition to the above it is important to note that the proposal would not be adding or intensifying any of the existing uses on the site. The site is already used for residential purposes and the replacement dwelling would just improve the living standards on the site for the occupier. It should also be acknowledged that the use and improvement of the existing field gate access would firstly avoid conflicts between farm vehicles and vehicles accessing and egressing from Storeys Lodge. Secondly the use of the existing field gate access would minimise the need for removal of hedgerow as the access is already there.
- 6.41 Overall it is concluded that the proposal would not present an unacceptable or severe impact upon the operation of the surrounding highway network and as such would comply with paragraph 115 of the NPPF.

07 Conclusion

- 7.1 In overall terms, it is considered that the proposal would improve the current living standards for the occupier and would result in a betterment in terms of the design quality, which would enable the proposal to better integrate into and with its surroundings.
- 7.2 Whilst the proposal would be located outside of any settlement boundary and within the Green Belt, it is seen that there is a legitimate fallback position in this case. The proposal would involve replacing the existing twin mobile unit and conservatory with a more comprehensive development of a similar scale and proportions to the existing.
- 7.3 In addition to the above, the technical reports including a landscape visual appraisal have demonstrated that the proposal would not have any undue visual impact upon the Green Belt in terms of perceived openness. The proposal would also be subject to following the recommendations within the specialist reports would not have any adverse impact in respect to drainage, ecology or to the trees.
- 7.4 On the basis of the above, it is respectively requested that the Local Planning Authority approve the application.
-