



PLANNING, DESIGN & ACCESS STATEMENT

On behalf of: D. Simpson

Site: Fir Tree Farm, Pamber Road, Charter Alley, Hampshire, RG26 5PZ

Proposal: Removal of former agricultural buildings and erection of detached dwelling; with associated garaging, turning, landscaping, private amenity space and creation of new access point.

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1. Introduction

1.1 This Planning, Design and Access Statement has been prepared by Mark Pettitt BA(Hons) MRTPI of Fowler Architecture and Planning Ltd (FAAP), on behalf of D. Simpson, in support of a planning application seeking for planning permission for a detached dwelling and garage on land at Fir Tree Farm in Charter Alley. It follows the approval of Permission in Principle Application No. 22/01598/PIP in July 2022.

1.2 This Statement meets the requirements of Article 9 of the Town and Country Planning (Development Management Procedure) (Order) (England) 2015 (DMPO). The purpose of this combined Planning, Design & Access Statement is to detail how the proposed development sits against current planning policy, and explain the principles and concepts that have been applied to the development, and how issues relating to access to the development have been dealt with, through:

- Explaining the design principles and concepts that have been applied to the development;
- Demonstrating the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- Explaining the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account; and,
- Stating what, if any consultation has been undertaken on issues relating to the development and what account has been taken of the outcome of any such consultation.

1.3 This Statement should be read in conjunction with the accompanying:

- Drawing No. 210944-03: Design Scheme at 1:100 (A1);
- Drawing No. 210944-10: Location Plan at 1:2500 (A4);
- Drawing No. 210944-11: Block Plan at 1:500 (A1);
- Drawing No. 210944-12: Site Plan at 1:200 (A1);
- Drawing Ref. MFfirtreeTOPO: Topographical Survey at 1:200 (A1);
- Arboricultural Report; and,
- Ecological Report.

Vision

1.4 The Applicant’s vision has drawn on the following principles set out in the National Planning Policy Framework (NPPF):

- ***Ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations– NPPF Para. 8***
- ***Making effective use of land – NPPF Para. 8***
- ***Boosting significantly the supply of homes – NPPF Para. 60***
- ***Small and medium sized sites can make an important contribution to meeting the housing requirement of an area – NPPF Para. 69***
- ***Enhancing the vitality of rural communities - NPPF Para.79***
- ***Create high quality, beautiful and sustainable buildings and places – NPPF Para. 126***
- ***Ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping – NPPF Para. 130***

1.5 The proposal will deliver:

- A form of development that will be visually attractive as result of good architecture and appropriate landscaping; and,
- A new dwelling, which will make a positive contribution to local character and distinctiveness, at a time when the Council do not have a sufficient supply of housing land.

1.6 The Applicant looks forward to Basingstoke & Deane Borough Council facilitating the delivery of this vision.

2. Site and Surroundings

Site location and description

- 2.1 The Application Site ('the site') comprises an irregular shaped plot of agricultural land of some 0.086ha within Charter Alley. It forms part of the wider Fir Tree Farm holding, which includes the main farmhouse, Fir Tree Clinic, a large agricultural barn and additional land to the north and east.
- 2.2 The site has a frontage onto Pamber Road (see image below) to the south, and is positioned immediately to the east of a residential property known as Malmsmead. Beyond the site to the north, is additional agricultural land that forms part of the wider holding. Fir Tree Farm House is positioned some 33.0m to the east of the site, between which is agricultural land.



View westwards along Pamber Road with the roadside hedgerow seen along the front of the site seen to the right with Malsmead and other houses along Pamber Road seen beyond.

Existing services and facilities

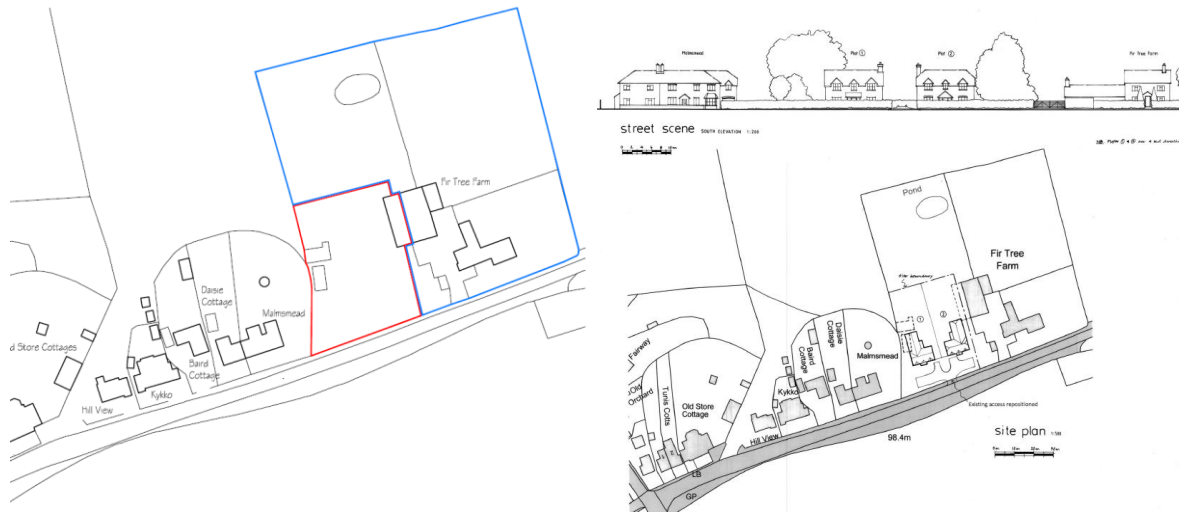
- 2.3 The built form of Charter Alley and Ramsdell merges along Monk Sherborne Road (the road sign for Ramsdell situated within Charter Alley) and the two settlements form a combined local area. Consequently, although falling within Charter Alley, the application site is within reasonable walking distance – some 900m – to the centre of Ramsdell. Within this local area there is a range of facilities including at Charter Alley: business units (at The Old Brick Kiln, Ramsdell); a garage and The White Hart Inn public house; and Ramsdell Church at Ramsdell.
- 2.4 Charter Alley benefits from a village convenience store and café, and Ramsdell Recreation Ground and tennis court are within 1.5km of the site. Also, The Priory School (Primary) is less than 1.0km to the north east of the Application Site.

Site constraints

- 2.5 The site is not within any designated Conservation Area. Charter Alley does not fall within the North Wessex Downs AONB.
- 2.6 There are no statutory heritage assets within Charter Alley, the nearest assets being the Ramsdell Conservation Area – some 0.7km south west of the site, and listed buildings located within that designated area.
- 2.7 The site falls within Flood Zone 1 according to the GOV.uk flood maps, meaning a low probability of flooding.
- 2.8 There are no Public Rights of Way crossing the site or within close proximity of the site and there are no other known constraints on the site.
- 2.9 Mains sewage runs (with a connection point) through the Applicant's land, behind the development plot.

3. Planning History

3.1 The most relevant planning application on the site, is the one that was submitted most recently in June 2022 (Ref: 22/01598/PIP). This sought permission in principle for between one and two dwellings on a parcel of agricultural land that occupies the space between Fir Tree Farm and Malmesmead. Below are extracts from the submitted Location Plan and Indicative Site Plan that were submitted as part of the application.



Location Plan and Indicative Site Plan submitted under Application No. 22/01598/PIP

3.2 This application was approved by the Council on the 26th July 2022, and established the principle of residential development in this location.

3.3 This current application relates to the western half of the site that was considered under Application No. 22/01598/PIP.

4. Development Proposals

4.1 Full Planning Permission is sought for the:

“Removal of former agricultural buildings and erection of detached dwelling; with associated garaging, turning, landscaping, private amenity space and creation of new access point”.

4.2 There are two former dilapidated agricultural barns that stand on the western boundary of the site, which are proposed to be removed as part of this application. They aren't of any particular architectural value, and their removal of the site is considered to be a landscape benefit.

4.3 Following the removal of these existing buildings, the Applicant is proposing to erect a two storey detached dwelling and a single storey detached garage. The main house will have 4 bedrooms and be constructed from render and slate. The main two storey element to the front will take the appearance of a traditional farmhouse with a single storey element to the side. A lower wing will project out from the rear - resulting in a T-shaped form of development. It will be orientated on a south-north axis, and will follow a similar front building line to Fir Tree Farm House.

4.4 The garage building will have two bays and be positioned a short distance to the south west of the main house. It will be constructed from a warm coloured brick and covered with slate.

4.5 The main garden area will be to the north of the house.

4.6 The dwelling will benefit from an appropriate level of car parking, and turning, whilst details of cycle and refuse storage can be secured by way of an appropriately worded condition – likewise electric vehicle charging provision.

4.7 A new vehicular access point is to be created out onto Pamber Road to the south.

4.8 Further details of both hard and soft landscaping can be secured by way of an appropriately worded condition.

5. Planning Policy Context

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.2 For the purposes of this enquiry, the Development Plan comprises the **Basingstoke and Deane Local Plan (2011 to 2029) (LP)** adopted May 2016. No Neighbourhood Plan currently exists for the Parish of Monk Sherborne.
- 5.3 The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published December 2023 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.
- 5.4 A range of planning guidance and documents are relevant to the proposed development:
- Design and Sustainability SPD (2018)
 - Housing SPD (2018)
 - Landscape, Biodiversity and Trees SPD (2018)
 - Parking Standards SPD (2018)
 - Planning Obligations for Infrastructure SPD (2018)

Basingstoke and Deane Local Plan (2011 to 2029)

- 5.5 The BDLP Proposals Map confirms that the Application Sites falls outside a defined Settlement Policy Boundary and is therefore within 'open countryside' in planning policy terms. The following policies are considered to be relevant:
- 5.6 **Policy SD1 'Presumption in Favour of Sustainable Development'** confirms the Council will take a positive approach that reflects the presumption in favour of sustainable development. In doing so the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 5.7 **Policy SS6 'New housing in the Countryside'** sets out the circumstances where new housing in the countryside will be supported by the Council. It states the following:

Policy SS6 – New Housing in the Countryside

Development proposals for new housing outside of Settlement Policy Boundaries will only be permitted where they are:

- a) On 'previously developed land', provided that:
 - i) They do not result in an isolated form of development; and
 - ii) The site is not of high environmental value; and
 - iii) The proposed use and scale of development is appropriate to the site's context; or
- b) For a rural exception site for affordable housing; or
- c) For the re-use of a redundant or disused permanent building provided that the proposal:
 - iv) Does not require substantial rebuilding, extension or alteration; and
 - v) Does not result in the requirement for another building to fulfil the function of the building being converted; and
 - vi) Leads to an enhancement to the immediate setting; or
- d) For a replacement dwelling that is not temporary in nature, or an extension to an existing dwelling provided that:
 - vii) The size of the proposal would be appropriate to the plot; and
 - viii) It would not be significantly visually intrusive in the landscape; or
- e) Small scale⁸ residential proposals of a scale and type that meet a locally agreed need provided that:
 - ix) It is well related to the existing settlement and would not result in an isolated form of development; and
 - x) The development will respect the qualities of the local landscape and be sympathetic to its character and visual quality; and
 - xi) The development will respect and relate to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties; or
- f) For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business, where it can be shown that:
 - xii) There is an essential need for the occupant to be on site at any time during any 24 hour period; and
 - xiii) No alternative suitable accommodation is available in the locality; and

(Source: <https://www.basingstoke.gov.uk/content/doclib/1592.pdf>)

- 5.8 **Policy CN9 'Transport'** seeks to provide a safe, convenient and efficient transport network in the Borough is key to supporting residents, employees and visitors to the borough. Policy CN9 also seeks to minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to service and support the transition to a low carbon future.
- 5.9 **Policy EM1 'Landscape'** aims to ensure that developments respect, enhance and are not detrimental to the character or visual amenity of the landscape paying particular regard to criteria (a) to (h).
- 5.10 **Policy EM4 'Biodiversity, Geodiversity and Nature Conservation'** seeks to ensure that developments do not result in significant harm to biodiversity or geodiversity unless adequately mitigated or it can be demonstrated that the need for the proposal outweighs the harm.
- 5.11 **Policy EM6 'Water Quality'** requires new developments to incorporate sustainable drainage systems in the interests of improving the water quality network, and for potentially contaminating development in Source Protection Zones to demonstrate that groundwater and surface water is adequately protected.

- 5.12 **Policy EM9 ‘Sustainable Water Use’** requires that residential developments meet a water efficiency standard of 110 litres or less per person per day unless it would not be feasible on technical or viability grounds.
- 5.13 **Policy EM10 ‘Delivering High Quality Development’** requires that all development proposals are of a high quality and based upon a design-led approach. The policy offers support for schemes that respect the character and setting of their surroundings, the amenity of neighbouring residents and are otherwise safe, accessible and make adequate provision for parking.
- 5.14 **Policy EM12 ‘Pollution’** aims to ensure that developments do not result in pollution (whether with or without mitigation) that is detrimental to quality of life or that pose a risk to health or the natural environment (including noise, dust, light, etc). The site is not located in close proximity to a source of noise or disturbance that would restrict a residential use.

National Planning Policy Framework (the Framework) (2023)

- 5.15 The National Planning Policy Framework (NPPF) was published in July 2018 and subsequently updated in 2019, 2021 and most recently in 2023. This outlines the purpose and role of the planning system in delivering sustainable development which meets three independent roles – economic, social and environmental. The NPPF is a very important material planning consideration and replaces a raft of former Planning Policy Guidance Notes, Planning Policy Statements and other documents into a consolidated national planning policy framework. The Planning Practice Guidance (‘NPPG’) was published in March 2014 and is also a material consideration.
- 5.16 A ‘presumption in favour of sustainable development’ is at the heart of the Framework, to deliver the economic, social and environmental objectives underpinning the document, outlined in paragraph 8. The policies of the NPPF, taken as a whole, constitute the Government’s view of what sustainable development means in practice for the planning system.
- 5.17 Paragraph 11 of the NPPF confirms local planning authorities (LPAs) should positively consider *“approving development proposals that accord with an up-to-date development plan without delay”* unless material considerations indicate otherwise. In other cases, where there are no Development Plan policies, or the policies which are most important for determining the application are out-of-date, LPAs should grant permission unless:
- “ i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. Any adverse impacts of doing so would significant and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

- 5.18 Paragraph 38 requires that local planning authorities *“approach decisions... in a positive and creative way”*, and should *“work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”*.
- 5.19 Paragraph 47 confirms planning decisions must be taken in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.20 In support of this application, paragraph 60 of the NPPF sets out the need for Local Planning Authorities to significantly boost the supply of housing. It goes on to note that affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas.
- 5.21 Paragraph 70 of the Framework recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area.
- 5.22 Paragraphs 77 to 80 confirms the obligations on LPAs to ensure a supply of specific deliverable sites, against their housing requirement set out in adopted strategic policies. In addition, LPAs should maintain the supply of housing through the Housing Delivery Test.
- 5.23 Paragraph 83 of the NPPF states that *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services”*.
- 5.24 Paragraph 109 seeks to focus significant development on locations which are or can be made sustainable, however it recognises opportunities to maximise sustainable transport solutions will vary between urban and rural areas.
- 5.25 Paragraph 123 of the Framework notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, and make as much use as possible of previously-developed land. The same document goes on to note that planning policies and decisions should encourage multiple benefits from both urban and rural land, through taking opportunities to achieve net environmental gains.
- 5.26 Paragraph 131 calls the *“creation of high quality, beautiful and sustainable buildings... fundamental to what the planning and development process should achieve”*.
- 5.27 Paragraph 135 updates national policy guiding principles of design. Decisions should ensure that developments, inter alia, *“will function well and add to the overall quality of the area”, “are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”, “are sympathetic to local character and history... while not preventing or discouraging appropriate innovation or change (such as increased densities)”, and “optimise*

the potential of the site to accommodate and sustain an appropriate amount and mix of development...”.

Other Material Considerations

5.28 The **Planning Practice Guidance** (PPG)¹ which supports the Framework is an important material consideration.

Summary

5.29 The principle of residential development in this location has already been established under Application No. 22/01598/PIP. The Design and Access Statement below, along with the submitted technical reports, demonstrate how the proposed development responds successfully to the constraints of the site and will sit comfortably in this location, at a time when the Council still don't have a 5 years supply of housing land.

¹ Published 06/03/2014; most recently updated (on date of issue of this Statement: 07/04/2020).

6. Design Statement

Achieving High Quality Design

6.1 NPPF Paragraph 135 establishes the framework for delivering high quality design. The assessment undertaken provides the basis for meeting these principles, while balancing the needs of the community as a whole, neighbouring residents, a developer delivering a viable scheme, policy requirements and local contextual factors.

- ***will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development***
- ***are visually attractive as a result of good architecture, layout and appropriate and effective landscaping***
- ***are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)***
- ***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***
- ***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***
- ***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.***

6.2 Relevant policies in the BDLP; guidance in Section 12 of the NPPF (Re: Achieving well-designed places) are also relevant to securing high quality design. A set of fundamental design principles were arrived at and used to inform the development design:

Development Principles

- Introduce a sympathetically designed dwelling that respect the character of the area;
- Give careful consideration to the positioning of the dwelling, so that it sits comfortably in this location;
- Be no taller than two storeys in height;
- Minimise the landscape and visual impact of the development, ensuring that it is not visually intrusive;
- Be in keeping with other properties in this part of the Borough, in terms of scale and massing;
- Be a well-articulated and interesting design that makes a positive contribution to the streetscene;
- Use an appropriate palette of materials, reflective of the local vernacular;
- Ensure no material loss of amenity to immediate neighbours;
- Reinforce existing soft landscaping framework; and,
- Restrict the level of additional hardstanding, to minimise urbanising impact on the countryside.

Access Principles

- Create new access point out onto Pamber Road to the south;
- Provide appropriate visibility splays in both directions;
- Provide adequate on-site turning arrangements for private cars; and
- Car and cycle parking to accord with the Council's standards.

Proposed Development

6.3 Full Planning Permission is sought for the:

“Removal of former agricultural buildings and erection of detached dwelling; with associated garaging, turning, landscaping, private amenity space and creation of new access point”.

Use

6.4 The principle of residential development in this location was established under previous Application No. 22/01598/PIP.

6.5 This is a logical location for a modest residential scheme, in the built-up, sustainable, residential area of Charter Alley.

Amount

- 6.6 The Application Site extends to approximately 0.08Ha, which is generously sized plot for just a single dwelling.
- 6.7 The proposed dwelling will have 4 bedrooms and occupy a relatively modest footprint when compared to other properties in this part of the Parish and the overall size of the site. It won't feel cramped or contrived, moreover it will successfully respond to the existing grain of development in this part of the village.
- 6.8 The house will benefit from a north-facing rear gardens, which will exceed the Council's standards, both in terms of depth and overall size.
- 6.9 In short, the Application Site is more than capable of accommodating development of this size. It represents a more effective use of the site, without resulting in an overdevelopment.

Scale

- 6.10 As with other properties along this side of Pamber Road, the new dwelling will have accommodation over two floors.
- 6.11 The scale and massing of the properties is not considered excessive having regard to the size of other properties along in this part of the village. It will sit comfortably in the streetscene and make a positive contribution to the character of the area.

Layout

- 6.12 The proposed dwelling has been positioned in a similar location to 'Plot 1' as shown indicatively on the Site Plan that was submitted as part of the original PiP application. It has been orientated with its principal elevation facing southwards, following what is seen elsewhere along Pamber Road.
- 6.13 The positioning of the house is considered the most appropriate for the site, having regard to the proximity of trees and neighbouring residents. It also allows garaging and a parking/turning area to the front of the site and a generously sized garden to the rear.
- 6.14 The Council will note that there is a generous gap between the proposed house and Malmesmead, and no first floor window on the western elevation. This will ensure that there is no direct overlooking or an overbearing relationship between existing and proposed dwellings.

6.15 Overall, it is considered that the layout responds successfully to the constraints of the site. It is an open and spacious layout that respects the pattern and grain of development in this part of the Parish.

Appearance

6.16 The proposed dwelling will be of a high standard design and attractive appearance, adding interest to the area, and complementing local building styles.

6.17 It will be of an interesting form and sensible proportions, and will make a positive contribution to the local area.

6.18 The walls of the house will be constructed from render, whilst the roof will be covered with slate. This is considered to be an appropriate palette of materials that will allow the dwelling to respond successfully to the fabric of other properties seen elsewhere in the local area.

6.19 Further details of materials can be agreed by way of an appropriately worded condition.

6.20 Overall, we feel that the proposed development is an appropriate design response in this location, and will settle comfortably in this location.

Landscaping

6.21 The site benefits from a good degree of soft landscaping, particularly along its western and southern boundaries.

6.22 As mentioned previously, the scheme has been designed to ensure that wherever possible existing soft landscaping is being retained. It is the case, however, that a few trees will need to be removed in order to facilitate the proposed development along with a short section of hedgerow. An Arboricultural Impact Assessment has been submitted as part of this application.

6.23 Going forward the Applicant is committed to introducing new tree and hedgerow planting into the site, which will compensate for the loss of any existing trees whilst allowing the dwelling to nestle successfully into this landscape setting.

6.24 With this in mind, the Applicant is prepared to accept an appropriately worded hard and soft landscaping condition, to ensure that a landscape scheme can be agreed with the Council prior to development commencing.

7. Access Statement

Existing Arrangements

- 7.1 Access onto the site is currently via the main vehicular access serving Fir Tree Farmhouse off Pamber Road.

Proposed Arrangements

- 7.2 Going forward the Applicants are proposing to create a new vehicular access point out onto Pamber Road to the south, which will require the removal of a small section of the existing roadside hedgerow.
- 7.3 The modest level of additional traffic is not going to have an adverse impact on the capacity of Pamber Road and is likely to get lost amongst the day-to-day fluctuations in traffic movements that you may expect along a road such as this.

Car Parking and Turning

- 7.4 The scheme incorporates sufficient on-site parking and turning, in accordance with the Council's standards.

Cycle Parking

- 7.5 Details of cycle parking can be secured by way of an appropriately worded condition.

Refuse Collection

- 7.6 Refuse collection will be as per the existing arrangement for Fir Tree Farm House – i.e. bin/boxes taken down to Pamber Road where they will be collected from the side of the highway.
- 7.7 Further details of refuse collection can be secured by way of an appropriately worded planning condition.

Sustainability

- 7.8 The built form of Charter Alley and Ramsdell merges along Monk Sherborne Road (the road sign for Ramsdell situated within Charter Alley) and the two settlements form a combined local area. Consequently, although falling within Charter Alley, the Application Site is within reasonable walking distance – some 900m – to the centre of Ramsdell. Within this local area

there is a range of facilities including at Charter Alley: business units (at The Old Brick Kiln, Ramsdell); a garage and The White Hart Inn public house; and Ramsdell Church at Ramsdell.

- 7.9 Charter Alley benefits from a village convenience store and café, and Ramsdell Recreation Ground and tennis court are within 1.5km of the site. Also, The Priory School (Primary) is less than 1.0km to the north east of the Application Site.
- 7.10 The site is in a sustainable location, where there are realistic alternatives to using the private car. The Council agreed under the previous PiP application on the site that this is not an isolated location.

8. Other Matters

Flood Risk

8.1 The GOV.uk website confirms that the site falls within a Flood Zone 1.

Ecology

8.2 This application is supported by an Ecological Report prepared by ABR Ecology Ltd.

Sustainability

8.3 In accordance with Part L1B of the Building regulations the proposal will be constructed to attain the relevant standard of energy efficiency.

Noise Assessment

8.4 This application is not considered to give rise to any unexpected noise levels over and above that normally associated with residential usage. Neither is the proposed development located near to a source of noise, e.g. motorway or industrial noise.

Archaeology

8.5 The site is not known to fall within an area of any particular archaeological potential or significance.

Lighting Assessment

8.6 There will be no significant external lighting proposed, i.e. floodlighting, lit areas of car parking ensuring the site's rural surroundings are preserved.

Land Contamination

8.7 Given the existing and previous uses of the site, it is not considered necessary to submit a land contamination report in this instance.

8.8 If required, then further details could be agreed by way of an appropriately worded planning condition.

9. Conclusions

- 9.1 This Planning, Design and Access Statement outlines the reasons why the proposed development is acceptable in planning terms.
- 9.2 The design of the proposed dwelling has been carefully considered, with the layout, form, scale and massing respecting the site and surrounding area. The proposed development responds successfully to the design components of other dwellings that exist along Pamber Road, and can be achieved without having an adverse impact on residential amenity or the streetscene.
- 9.3 There are no technical reasons why this application should not proceed to a positive recommendation.
- 9.4 The Applicants consider the site to provide a great opportunity to provide an attractive family home in a sustainable residential area, at a time when the Council cannot currently demonstrate a 5 years supply of housing land.