

ET Planning

Design and Access/ Planning Statement

Client:

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Burlington

Bramshill, Heckfield, Hook, RG27 0LA

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1. Introduction

1.1 This statement is produced to support a planning resubmission for Burlington, Bramshill Road, Heckfield, Hook, Hampshire, RG27 0LA.

1.2 This planning statement will cover the background to the application and provide the necessary information to enable its validation and determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.

1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by David Archer Architects, PMG Architecture, GeoSmart, Draffin Associates and John Wenman Ecological Consultancy:

- Existing Barn 1 Plans Drawing 02
- Existing Barn 1 Elevation Drawing 03
- Existing Barn 2 Plans Drawing 04
- Existing Barn 2 Elevations Drawing 05
- Existing Barn 3 Plans and Elevations Drawing 06
- Existing Barn 4 Plans and Elevations
- Existing Barn 5 Plans and Elevations
- Existing bungalow/converted dwelling Plans and Elevations Drawing 09
- Existing Site Plan drawing no. 01

- Proposed Site Plan drawing no. 07 rev A
- Proposed First Floor & Roof Plan – P.03
- Proposed Elevations – P.04
- Proposed Garage Floor Plan & Elevations – P.05
- Flood Risk Assessment by GeoSmart dated 29.11.2023
- Landscape Statement by Draffin Associates dated 15th January 2024 (and accompanying photos)
- Landscape Strategy Plan drawing no. 808/01
- Preliminary Ecological Appraisal by John Wenman Ecological Consultancy (December 2023)
- Biodiversity Net Gain Report by John Wenman Ecological Consultancy (January 2024)
- Preliminary Arboricultural Method Statement (Addendum) by Draffin Associates and Treeline Arboriculturalists.

1.4 The relevant application fee has been paid by the applicant separately.

2. Site Location and Description

2.1 Burlington is a single storey dwellinghouse which was formed by way of conversion. It forms part of a site that is composed of several single storey buildings used for equestrian purposes. It is sited within the countryside taking access onto Bramshill Road. To the immediate east is the River Whitewater, to the south rolling fields and the northern and western periphery is dense woodland.

3. Planning History

- 3.1 19/01566/LDC – Use of a building as a dwelling house (Granted 06/09/19)
- 3.2 19/00930/FUL – Change of Use of land to residential garden (retrospective) (Granted – 13/06/19)
- 3.3 81/08639/HD – Extension to form living room, bedroom and bathroom (Granted, 23/10/81)
- 3.4 21/02818/FUL – Erection of a replacement dwelling and detached triple garage, following the demolition of six buildings, including the existing dwelling, two barns and three stables. (Refused,
- 3.5 22/02593/PREAPP – Erection of a replacement dwelling following the demolition of the existing dwelling and two barns (Opinion issued, 13/12/2022)
- 3.6 23/01913/LDC – Certificate of Lawful Development for the existing use of the land as equestrian (Granted – 8/11/23)

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).

4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:

4.3 The redevelopment of the application site includes

- The erection of a 5-bed replacement dwelling and detached garage (3no. spaces).
- The demolition of six existing buildings, consisting of the existing dwelling, two barns and three stables.
- Associated garden, to the south-west of the site.

4.4 **Use and Amount:** The proposed use is for residential purposes and proposes no net increase in dwellings, as it is a replacement for an existing dwelling. Notably, the key difference from the refused application is the overall reduction in size of the replacement dwelling and the garage structure that was proposed in the original scheme.

4.5 **Layout and Scale:** The proposed layout is illustrated in full detail in the enclosed site plan and floor plans. The proposal has been sensitively designed with respect to achieving an appropriate functional layout and scale that integrates with the site and surroundings. It has been sited across the main areas of built form in the site so that the surrounding land remains open and to minimise landscape impacts.

4.6 **Scale Height & Mass:** The scale, height and massing of the replacement dwelling will be larger than the existing single storey dwelling on site. However, the up-scaling is considered appropriate due to the self-contained nature of the plot and the siting and configuration of the surrounding buildings. Weight must also be attributed to the cumulative presence of existing buildings on site and the impact of their demolition on the visual landscape.

- 4.7 **Landscaping:** The boundary treatments will correspond with the advice provided in the Preliminary Ecological Appraisal. This will be explored in the 'Trees and Landscaping' section.
- 4.8 **Appearance:** The appearance and overall design aesthetic will maintain the character of the land being within the Countryside.
- 4.9 **Access & Parking:** In terms of parking arrangements, will remain as existing, which is sufficient for the number of bedrooms on site. There is adequate space for other parking and turning to serve the dwelling and the access from the highway remains unchanged.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that "Local planning authorities should approach decision on proposed development in a positive and creative way" and "at every level should seek to approve applications for sustainable development where possible". Paragraph 119 of the NPPF comments that planning should "make effective use of land" in "meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions".
- 5.3 Paragraph 60 confirms the Government's objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.

- 5.4 Paragraph 126 identifies that “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 134 states that significant weight should be given to “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.”
- 5.5 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 111).
- 5.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.7 The Hart Local Plan 2032 was formally adopted on 30th April 2020 and is consistent with recent iterations of the NPPF (National Planning Policy Framework) and therefore it will hold considerable weight in the determination of applications. It currently consists of the following chapters:
- Hart Local Plan (Strategy and Sites) 2032
- 5.8 **Policy NBE1** (Development in the Countryside) outlines that proposals within the countryside will be supported in cases where they:

*“g) provide either a **replacement dwelling**, an extension to an existing dwelling or the subdivision of an existing replacement dwelling; or*

j) located on suitable previously developed land appropriate for the proposed use”

5.9 These criteria are considered relevant to this set of proposals as the dwelling is a replacement dwelling which indicates that the proposals comply with **Policy NBE1**.

5.10 For background context, the Council previously stated that *“If the Council were to accept through an LDC, that other parts of the site comprise PDL, then the principle of a larger replacement dwelling may be acceptable”*. In the time elapsed since the refused application, an existing lawful development certificate was approved under **23/01913/LDC**, that corroborates the mixed/equestrian use on site and thus, consolidates the land’s status as PDL. Thus, strengthening the attached scheme for the larger replacement dwelling and its acceptability in principle.

5.11 Further to this, it was reiterated by the Council that *“without a lawful development certificate in place for the other barns on site, no weight can be attributed to their removal”*. As mentioned, application **23/01913/LDC** was recently granted, with the decision notice clearly stating that *“On the balance of probabilities, the land and buildings within the red application site boundary are in **lawful equestrian use** and a certificate of lawful development under S191 of the Town and Country Planning Act (as amended) 1990 is granted.”*

5.12 Therefore, the matter of the ‘lawfulness’ of the barns themselves has been adequately regularised and thus, due weight can be attributed

to the removal of the barns, as they form part and parcel of the mixed-use on site.

5.13 Overall, due to the above factors, the proposed 'larger' replacement dwelling, is acceptable in principle and in accordance with **Policy NBE1**.

5.14 **Character and Appearance of the Area:** The proposed replacement dwelling is appropriate to the character of the countryside location. The appearance and overall design aesthetic will represent a typical countryside dwelling with modest outbuildings which will serve to maintain the character of the land being within the Countryside.

5.15 Pre-application advice received by the Council in their letter (dated 13th December 2022) advised that the site could accommodate a new high-quality piece of modern architecture which would also serve to improve the character and appearance of the existing area. It was elaborated, that the materials utilised will be sensitive to the character of the countryside and setting, to ensure satisfactory integration with the surroundings and can be controlled via a suitably worded condition.

5.16 In terms of the size of the dwelling, it is materially larger than the existing converted dwelling, however the demolition of the redundant stable buildings and barns serves to improve the visual amenity of the site overall and will ensure there is no spread or 'overdevelopment' on the plot. The amalgamation of footprint to be demolished that covers the existing structures, is 806sqm in total.

5.17 For reference, the area measurements for the previous, refused scheme are as follows:

- Ground Floor = 281sqm

- First Floor = 247sqm
- Second Floor = 80sqm
- Total GIA = 608sqm

5.18 To provide a direct comparison, the area measurements for the revised scheme are included below:

- Ground Floor = 197sqm
- First Floor = 176sqm
- Total GIA = 373sqm

5.19 Firstly, the footprint of the revised dwelling totals 197sqm, which has been significantly reduced from 281sqm. The overall GIA has decreased by a substantial 235sqm, and the scale, bulk and massing of the building has visibly down-sized. Overall, the new design is only 61% of the original GIA, which represents a complete overhaul.

5.20 The outbuildings included in the former application totalled 122sqm and these are removed entirely, which reduces the overall 'spread' of development and centralises the built form, concentrating it within the plot and thus, significantly reducing its visual impact on the surrounding landscape. As such, the proposal represents a significant reduction in spread of development across the site. In addition, the demolition of the low-quality buildings and replacement with a high quality designed dwelling, represents an improvement in terms of visual amenity and landscape character impacts.

5.21 The downscaling from the refused scheme, will maintain the sense of openness around the dwelling and is again, considered appropriate due to the self-contained nature of the plot. This is explicitly recognised within the submitted Landscape Assessment, which will be discussed. The site is not located within any special landscape

designation and where there are views into the site, these are largely obscured.

- 5.22 As identified within the Landscape Assessment, the development will have a positive impact on some views into the site. A degree of weight must also be given to the presence of existing buildings on site and their demolition. This is in accordance with **Policy NBE9** of the Hart District Local Plan, Saved Policy GEN1 and maintains the intrinsic character of the countryside in accordance with the NPPF.
- 5.23 It is highlighted in the Inspector's decision, that the applications cited in the appeal submission, including Rycroft Stables, Willow Meadow and Darwins Farm, related to the "*construction of a dwelling*" with no additional built form. With regards to the revised scheme, which has downsized both the replacement dwelling and detached garage, these approved applications are even more comparable to the enclosed scheme.
- 5.24 The proposed height of the dwelling within the refusal, totalled 2.5 storeys. The revised scheme has taken stock of the pre-application advice, and the ridge height has subsequently been reduced to **6.9m**, which is a reduction from that of the existing dwelling which currently stands at **7.3m**. Therefore, this represents a positive alteration from the existing situation and marked decrease from the refused scheme.
- 5.25 Further to this, the detached garage has had a design overhaul, with a more rustic palette of materials to assimilate effectively with the countryside (oak posts, oak boarding and clay roof tiles). The proposed height of the detached garage has been reduced to **5.6m** from **6.07m**. The proposed garage is now exclusively to facilitate parking spaces, with the additional floor and integrated bedroom/en-suite included as part of the original scheme, removed. Therefore,

this represents a significant downscale, with a more appealing, rural aesthetic used for the new structure.

- 5.26 Cumulatively, the changes made indicate how the proposed replacement dwelling will remain sensitive to the character of the area and be visually attuned to the surrounding landscape.
- 5.27 **Residential Amenity:** Due to the orientation and placement of the proposals, there will be no detrimental harm to neighbouring amenity. As the application site is a considerable distance from other dwellings, there will be no threat of overlooking, overbearing or loss of light.
- 5.28 **Trees and Landscaping:** The landscaping and replacement planting scheme provided shall aim to enhance the landscape and ecological integrity of the site, by employing the native plant species and replacing trees.
- 5.29 The Landscape Assessment & Landscape Strategy Plan produced by Draffin Associates (January 2024) provides a detailed overview of the scheme and mitigation methods employed to ensure that the existing landscaping and habitats are enhanced. This will be referenced in tandem with the Ecological Appraisal.
- 5.30 It is acknowledged that the site has rural character with "*natural features generally dominating built form*" and "*strong green enclosure to Bramshill Road*". With this considered there are limited inward views from the entrance driveway and filtered views from pedestrian vantage points.
- 5.31 In addition to this, the planting to the north-western and south-eastern boundaries effectively screen the site from public view. It is acknowledged that during works there will a level of disturbance from engineering works, but once completed "*the proposal will be visually*

contained by outer enhanced landscape features". Therefore, any impact will be minor and strictly temporary.

- 5.32 The enhancements cited include the strengthening of boundary enclosure and infill planting on the existing landscaping along Bramshill Road. This boundary enhancement will consequently, improve the habitats present on site and biodiversity. Further details on specific mitigation methods are provided within the assessment.
- 5.33 It is concluded that the replacement dwelling has been sensitively designed to complement the landscape and ecological character of the site. It is set far back into this spacious plot, to ensure it is less visually prominent and suitably screened from public vantage points.
- 5.34 Overall, the proposal will secure long-term landscape management, boundary enhancement and improved biodiversity on the site.
- 5.35 The accompanying ecological appraisal makes further suggestions for landscape design that is conscious of the surrounding wildlife and biodiversity, which are addressed within the Landscape Assessment.
- 5.36 Further to this, a Preliminary Arboricultural Method Statement has been prepared by Draffin Associates, in conjunction with Treeline Arboriculturalists. An updated tree report for the revised scheme has been provided, with a tree protection plan that focuses on the immediate construction zone only.
- 5.37 The attached document provides the phased delivery of the process, to ensure that mitigation is implemented appropriately. The accompanying plans serve as a visual accompaniment to this, illustrating the trees. Further to this the method statement clarifies that the proposed replacement dwelling and detached garage are located outside the root protection area of both protected trees. Thus, standard tree protection fencing is proposed. The proposal will

therefore accord with Hart District Council Local Plan **Policy NBE2** in this respect.

- 5.38 **Refuse Provision:** The dwelling will contain appropriate provision for refuse storage and the collection will be as per the existing arrangement for the existing dwelling.
- 5.39 **Drainage and SuDS:** The application site is in fair proximity to a main river and a portion of the site lies within Flood Zone 2. Therefore, due to the scale of the proposal, in accordance with Policy NBE5 (Flood Risk) and the NPPF a flood-risk assessment has been submitted with this application.
- 5.40 The updated Flood Risk Assessment (dated 29th November 2023) prepared by Geosmart, concludes that the overall risk is considered '**very low to moderate**'. Despite the Flood Zone 2 designation, the site is enclosed by natural flood defences that would act as a suitable buffer. The fluvial risk is low, the pluvial risk is very low and there is only a moderate risk of groundwater flooding. However, the moderate risk is classed as '**low to negligible**' after mitigation measure are implemented.
- 5.41 Specific measures have been suggested, such as interceptor drains, automatic sump and pump to extract flood water, waterproof tanking of the ground floor and non-return flap valves on the proposed foul and surface water lines. The integration of these measures on site during building works, will ensure there is low risk from all potential sources of flooding. Technical details and further information are provided in the accompanying report.
- 5.42 **Sustainability and Energy:** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished, however it is proposed that the development would conform to Part L of the

Building Regulations which as of 2010 requires a 25% reduction in carbon emissions over the 2006 standards. This is equivalent to Code level 3 of the Code for Sustainable Homes. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;

- A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;
- B. Use of locally sourced, recycled materials and labour where practicable;
- C. Maximizing the use of natural light through floor-ceiling windows;
- D. Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins;
- E. Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service;
- F. 'A' rated electrical appliances and energy saving light fittings;
- G. 'A' rated double glazed windows with natural cross ventilation provision;
- H. Water butts fitted to the rainwater down pipes for watering the garden;
- I. Recycling of waste construction materials where practicable;

J. Permeable driveway/parking spaces to avoid increase in surface water runoff;

- 5.43 For any full-scale development, these tenets are crucial to maintain sustainability and minimise further contributions to climate change.
- 5.44 **Policy NBE9** outlines that, proposals should seek to reduce energy consumption through utilising renewable and alternative technologies and apply thoughtful, innovative design choices. The proposal is therefore considered to comply with sustainability objectives in this respect.
- 5.45 **Ecology:** Due to the implications of demolition and the location of the site, an updated Preliminary Ecological Appraisal and Biodiversity Net Gain report has been provided by John Wenman Ecological Consultancy (December 2023/January 2024). These supplement the application to demonstrate that there will be minimal impact on habitats, protected species, and the ecological integrity of the environment. Any harm will be shown to be mitigated and enhanced.
- 5.46 The report includes a bat survey and details surrounding the nesting of native birds. It is suggested that demolition should either avoid peak bird nesting season or only commence once a thorough check has been carried out.
- 5.47 It was concluded that the preliminary roost assessment covering the residential dwelling and equestrian buildings determined that there was negligible suitability for roosting bats.
- 5.48 Section 10 of the report, accounts for the upcoming legislative changes regarding Biodiversity Net Gain. As stated within the report, it should be indicated how the proposed scheme can achieve at **least 10% net gain for biodiversity**. In circumstances where the

proposed scheme cannot demonstrate this, a mechanism will be identified for providing the remainder off-site.

- 5.49 The Biodiversity Net Gain result identifies that through using the adjacent land within the ownership boundary, a biodiversity net gain can be readily achieved off-site, the accompanying report details this, with a 37.34% gain in habitat units and 26.37% gain in hedgerow units, using this methodology. Therefore, the Biodiversity Net gain can be obtained at over 10%.
- 5.50 **Foul and Surface water and Utilities Assessment:** The proposal is for a replacement dwellinghouse. Advice has been sought from the relevant utility companies and septic tank providers and it has been established that existing connections are suitable to serve the development. Adaptions to the system are identified within the Flood Risk Assessment.
- 5.51 **Agricultural Statement:** The proposal is to replace the existing dwelling on the site and the replacement dwelling is not required as part of any farm diversification scheme or in connection with agriculture. The site contains stable buildings and barns that were not last used for agricultural purposes, but for **equestrian** uses which have been taking place in excess of 40 years. This lawful use is substantiated by approved Certificate (ref: **23/01913/LDC**).

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed

development would be without adverse effect on the character of the area or the amenity of neighbouring residents. The revised scheme has addressed flood risk, trees/landscaping and ecology in substantial detail to ensure there is no adverse harm and the scheme only enhances the surrounding environment.

- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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