

Planning Statement

Land adjacent to 4 London Road, Ampney Crucis,
Gloucestershire, GL7 5RS

Prepared by Black Box Planning
on behalf of *Mr. H. Calvert*



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1. Introduction

1.1. This Planning Statement has been prepared by Black Box Planning Ltd on behalf of Mr H. Calvert ('the Applicant'), to support a full planning application at land adjacent to 4 London Road, Ampney Crucis ('the Site'). The planning application seeks permission for:

"the erection of a new dwelling and detached garage" (the 'Proposed Development').

1.2. The new dwelling is proposed in the residential curtilage of the existing dwelling of 4 London Road and will take advantage of the large garden to the side of the property. The new dwelling will sit alongside the existing and front the road creating a strong design synergy in the context of the adjacent Ampney Crucis Conservation Area (ACCA).

1.3. The design follows extensive pre-application dialogue with Cotswold District Council in relation to a separate proposal for two new dwellings in the centre of the site. The Planning and Conservation Officer however considered that this approach would constitute over-development and that an alternative proposal for a single new dwelling, built as a mirror image to the existing dwelling, would be more suitable in design terms. The Proposed Development thus seeks adopt this design approach.

1.4. The Site itself comprises 1,310 m² and its western half, including the existing workshop/outbuilding, is located within the ACCA. The existing property however it not a listed building.

1.5. This Planning Statement accompanies a range of plans and supporting documents for the application including:

- Site Location Plan (ref: 2113-2 Rev A);
- Proposed Plans (ref: 2113-1 Rev D);
- Design & Access / Heritage Statement (Corinium Architectural Services);

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- Flood Risk Assessment (Cotswold Transport Planning); and,
- Preliminary Ecological Appraisal (Cotswold Ecology).

2. Site and Surrounding Area

- 2.1. The Site is located on the edge of the village of Ampney Crucis. The village sits north of London Road (A417) which, lies approximately 3 miles east of Cirencester.
- 2.2. The Site comprises the residential curtilage of the existing dwelling of no.4 London Road. It however excludes the existing property itself.
- 2.3. The existing dwelling is characteristic of development within the Ampney Crucis Conservation Area. Its garden encloses the property to the north and east and contains a large single storey timber garage at its centre. The house directly fronts London Road to the south and the Crown of Crucis hotel, restaurant and pub to the west. The hotel also runs parallel to almost the entirety of the western boundary of the site extending back into the garden. The site's northern boundary runs parallel to Ampney Brook whilst its eastern boundary represents the informal development edge to the village and is bound by a low stone wall with vegetation further north.
- 2.4. Ampney Crucis sits outside of the Cotswold Area of Outstanding Natural Beauty (AONB). However, much of the village is set within the Ampney Crucis Conservation Area, which is disaggregated into three separate areas. The Site is partially located within the largest of these areas. The western half of the site, including the workshop/outbuilding, sit within the Conservation Area whereas the eastern portion of the garden falls outside of it.

3. Planning History

3.1 The site itself has no planning history with the exception of a planning application submitted in February 2021 for: *“demolition of existing rear extensions and erection of two storey and single storey extensions to rear and addition of porch to front”* (ref: 21/00836/FUL). At the time of writing this Planning Statement the planning application is pending consideration. The Proposed Development of the new dwelling has been designed to be consistent with this proposed extension and can be delivered regardless of whether or not the extension is permitted. Both planning applications are independent and are not reliant on one other for their implementation.

Pre-application discussions

3.2 The evolution of the scheme follows extensive pre-application discussion with Cotswold District Council regarding proposals for the site. Originally, a scheme was proposed for the erection of two new dwellings further back into the site in the vicinity of the existing workshop/outbuilding. The pre-application response from both the Case Officer and Conservation Officer (dated 18th November 2020), raised a number of points with these proposals including:

- there are no objections to the loss of the single storey garage structures as these are not of historic or architectural interest;
- the settlement pattern of the village consists of large residential plots with generous gardens and dwellings which are of linear form and sit close to the pavement edge fronting onto the road. This aspect is a key contributor to the character and appearance of the Ampney Crucis conservation area;
- materials should follow a traditional vernacular form and details of the design and materiality would need to be informed through the character appraisal of the village and assessment of the site context;

- the location and form of the village dwellings, together with the large garden of No 4 London Road are key contributors to the village settlement pattern. Such characteristics contribute to the significance of the Ampney Crucis Conservation Area being part of the village character and its appearance. This settlement pattern provides a sense of rhythm, harmony and balance to the village and therefore the previous proposals were considered over development of the site;
- the scheme could be enhanced through the alternative provision of a single plot with parking and garden space to the rear of the dwellings. Thus, retaining the linear form and character of the conservation area. This would also ensure that any sub-division of the garden for two dwellings with low scale traditional dry-stone walls would ensure that the scheme follows the settlement pattern and character of the village, street scene and conservation area; and,
- a single dwelling would offer opportunity for enhancement to the site including the filtering of views to the eastern elevation of the Crown of Crucis when entering the village from the east.

3.3 In concluding, the November 2020 pre-application comments stated that:

“for a successful submission it is recommended that a single dwelling be developed on the site back of pavement following the character and linear form of No 4 London Road. The central subservient access can be maintained, and parking and garaging can be accommodated to the rear of the property with a large garden for each dwelling. This would allow a scheme to be developed which contributes to the form, density and settlement pattern of the conservation area, thus preserving and enhancing the character and appearance of the conservation area.”

3.4 Further, the advice requested that if the modelling shows the site to be within Flood Zone 2 or 3 a sequential test must be included in any application to establish the need for the site to be developed.

3.5 The pre-application advice also provided more specific details in relation to the requirements of a bio-diversity assessment accompanying any planning application for the site, these included:

- preliminary bat roost assessment of the existing outbuilding (and potentially also the existing property at no 4 London Road) to ascertain the potential for roosting bats to be present and commuting/foraging within the garden;
- a sensitive lighting strategy should be submitted given that foraging/commuting bats are known to use the watercourse in close proximity to the site's location;
- otter and water vole are also likely to occur on the watercourse, so these protected species should also be taken into account;
- biodiversity enhancements should be incorporated into the scheme such as bat and bird boxes incorporated into suitable elevations, native species-rich hedgerow planting, native tree planting, fruit tree planting, wildflower meadow creation, hedgehog highways through fencing and walls and the provision of other boxes such as hedgehog, insect and amphibian refuges;
- nesting birds – the preliminary bat roost assessment of the outbuilding will also need to check for evidence of nesting birds;
- the removal of existing vegetation along the northern boundary must be minimised to protect the watercourse and associated protected/priority species, including bats and otters; and,
- the enhancements for biodiversity could include habitat restoration/enhancement along the watercourse to enhance the buffer to the gardens.

- 3.6 The planning application is supported by a Preliminary Ecological Assessment covering all relevant ecological issues.

4. The Proposed Development

4.1. The Proposed Development seeks full planning approval for:

“the erection of a new dwelling and detached garage.”

4.2. A series of plans have been prepared to clarify the extent and form of development for which planning permission is sought and further information is included within the Design and Access Statement. This section will look at the relevant elements of the Proposed Development including:

- Scale and massing;
- Layout; and,
- Materials.

4.3. The proposals comprise construction of a 4 bedroom, two storey dwelling and demolition and replacement of the existing workshop/outbuilding with a new single storey garage and domestic workshop. The south east corner of the garden is the only area that lies outside the flood zone associated with Ampney Brook so the siting of the new dwelling is very much influenced by this. This in turn influences the plan form and it's relationship with number 4. The relationship with the street scene also becomes much more important as the building has to sit on the southern boundary.

Scale and Massing

4.4. The new dwelling mirrors the existing cottage in terms of proportions with an overall footprint of 94m² which is almost identical to the existing dwelling (96m²). In order to avoid a sudden step up in roof height from the adjacent buildings, a great deal of effort has gone into “compressing” the elevations. In order to achieve this, internal headroom at ground floor level is limited to 2.1m and the internal eaves line at first floor level is approximately 1.2m.

- 4.5. The proposed garage/workshop occupies the same footprint of 37m² as that of the existing. It has been reoriented to face south with the workshop/shed at 90 degrees to the main body of the garage. The eaves height of the garage is below 1.8m to bring the scale of the building down to reflect the existing/proposed houses.
- 4.6. The new dwelling will comprise 4-bedrooms which will all be dual-aspect with the exception of bedroom 4 thus maximising solar gain.

Layout

- 4.7. The layout of the proposed development is detailed on the Proposed Site Plan (ref: 2113/1 Rev D). The siting of the new dwelling at the front of the plot has been informed by guidance received at pre-application stage (summarised in Section 3, above) in order to create a sympathetic relationship to the existing dwelling and the setting of the Conservation Area. The location of the dwelling also ensures that all habitable built form is located within flood zone 1 whereas, the other parts of the site are within flood zones 2 and 3.
- 4.8. The siting of the garage ensures that it accommodates the same footprint of the existing workshop/outbuilding on site (37m²).
- 4.9. The garden of the new property, and that of the existing, have been designed to be evenly portioned and, are long and linear in form thus reflecting a key feature of the Conservation Area as identified by Officers in pre-application discussions.
- 4.10. The access to the site to London Road remains as existing although has been slightly widened to rationalise the joint plots. Parking for the existing property will remain as existing which accommodates parking on the gravel area adjacent to the workshop/outbuilding.

Materials

- 4.11. Details of materials are included within the Design and Access Statement but have been chosen given the context of the surrounding area.

- 4.12. Externally, all of the walling will be in natural stone with cast stone cills and facing lintels where appropriate.
- 4.13. All windows and external doors will be Residence 7 coloured UPVC. This is a type that has gained approval inside conservation areas as it emulates traditional external joinery.
- 4.14. The roof to both the house and garage will be covered with reconstructed stone slate laid in diminishing courses. The porch will be covered in natural stone slate.
- 4.15. Dry stone walling will form the boundaries to the rear garden continuing the current treatment.

5. Planning Policy Context

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan unless there are material considerations which indicate otherwise.
- 5.2. The Development Plan in this instance comprises the adopted Cotswold Local Plan (2018).
- 5.3. Relevant material considerations comprise:
- National Planning Policy Framework (2019);
 - Planning Practice Guidance; and,
 - Cotswold Design Code (as appended to the Local Plan).
- 5.4. The Parish of Ampney Crucis does not comprise a neighbourhood plan area.
- 5.5. The below lists those policies within the Development Plan of most relevance to the consideration of the planning application. The details of these policies are referred to in Section 6 '*Assessment of Proposed Development*'.

Cotswold Local Plan (2018)

- Policy DS3 '*Small-Scale Residential Development in Non-Principal Settlements*'
- Policy EN1 '*Built, Natural and Historic Environment*'
- Policy EN2 '*Design of The Built and Natural Environment*'
- Policy EN8 '*Biodiversity and Geodiversity: Features, Habitats and Species*'
- Policy EN10 '*Historic Environment: Designated Heritage Assets*'

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- Policy EN11 '*Historic Environment: Designated Heritage Assets - Conservation Areas*'
- Policy EN14 '*Managing Flood Risk*' and,
- Policy INF4 '*Highway Safety.*'

6. Assessment of the Proposed Development

6.1. Reflecting on the evidence set out in this report the key points pertinent to the future development prospects for the Site are explored below, and include:

- Principle of Development;
- Flood Risk Sequential Test;
- Design, Layout and Heritage;
- Residential Amenity;
- Access; and,
- Ecology.

Principle of Development

6.2. Policy DS3 of the Local Plan supports small-scale residential development in non-principal settlements in certain circumstances. Pre-application advice has confirmed that Ampney Crucis is a non-principal settlement and given that the Proposed Development is within the residential curtilage of the existing dwelling, it evidently falls within the settlement. Policy DS3 has four criteria where such development can be supported which are addressed below.

a. demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally

6.3. The provision of one additional dwelling in the village arguably increases the range of housing available for existing the future residents and bringing more residents to the area can support local businesses such as the adjacent Crown of Crucis.

b. is of a proportionate scale and maintains and enhances sustainable patterns of development

- 6.4. The single dwelling is of modest scale given the size of the village and given it sits within the existing residential curtilage of 4 London Road it maintains the same pattern of development for the village. Further, the siting of the dwelling at the front of the property has been informed by pre-application discussions with Council Officers and ensures that the character and form of development remains consistent with the existing settlement pattern.
- 6.5. Further, the proposed garage retains the same overall footprint and broad location as the existing workshop/outbuilding on the site. This ensures that no greater extent of built form will be proposed compared to the existing situation.

c. complements the form and character of the settlement

- 6.6. In addition to reinforcing the existing settlement pattern, the proposed dwelling has been designed to follow the same scale, design and proportions of the existing dwelling on site thus creating a symmetrical relationship.

d. does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period

- 6.7. The immediately adjacent area has had little to no development proposed in recent years thus there is no evidence to indicate that a cumulative impact on the area will occur as a result of the Proposed Development.
- 6.8. In considering the key strands of Policy DS3 identified above, and the support from pre-application engagement with the Council, it is evident that the principal of development is supported.

Flood Risk Sequential Test

- 6.9. Policy EN14 '*Managing Flood Risk*' states that development proposals must avoid areas at risk of flooding, in accordance with a risk-based sequential approach that takes account of all potential sources of flooding. It also requires design and layout of development proposals will take account of flood risk management.
- 6.10. The site comprises areas of Flood Zones 1, 2 and 3. The proposed new dwelling however is located in Flood Zone 1. This planning application is supported by a Flood Risk Assessment (Cotswold Transport Planning).
- 6.11. Paragraph 163(a) of the NPPF requires that development should only be allowed in areas at risk of flooding where in light of a flood risk assessment (and the sequential and exception tests, as applicable) it can be demonstrated that within the site, the most vulnerable development is located in areas of lowest flood risk.
- 6.12. With regard to flood risk, the principal policy consideration relates to those set out at paragraphs 155 to 165 of the NPPF, Planning and Flood Risk. This should be read in context of the accompanying Flood Risk Assessment prepared by Cotswold Transport Planning but also in conjunction with the completion of a sequential assessment to site selection. This is set out below.
- 6.13. Paragraph 158 of the NPPF states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding and that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
- 6.14. Planning Practice Guidance (PPG) relating to individual planning applications states that it should not normally be necessary to apply the Sequential Test (ST) to development proposals in Flood Zone 1. It also explains that the aim of the sequential test is to "*keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible.*"

- 6.15. Recognising this guidance there is some question as to whether the Sequential Test needs to be applied to the Proposed Development as although the application site is partly within flood zones 2 and 3, the proposed new residential dwelling is within Flood Zone 1.
- 6.16. If however the Local Planning Authority consider that a Sequential Test is necessary then there are various important considerations to note. In particular the catchment area for the test noting guidance in the PPG which states that catchment areas may be identified from Local Plan policies and that when applying the Sequential Test a pragmatic approach should be taken to the availability of alternative sites (Paragraph: 033 Reference ID: 7-033-20140306).
- 6.17. In this circumstance the Proposed Development sits within the built up area boundary of Ampney Crucis, a non-principal settlement, and thus the proposals benefit from compliance with Policy DS3 of the Local Plan. The policy supports small scale residential development at non-principle settlements in certain circumstances. As set out in the above section the Proposed Development's compliance with these circumstances has been clearly demonstrated. It would thus be reasonable to define the catchment area for the Sequential Test to other sites within the built up area boundary of the village that might otherwise comply with Policy DS3.
- 6.18. The requirement to apply the Sequential Test is set out at Paragraph 158 of the NPPF, which requires that:
- '...Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding...'*
- 6.19. This sets out two core tests:
- i) to be reasonably available; and
 - ii) to be appropriate for the proposed development.

- 6.20. Accordingly, a reasonable alternative site must be both reasonably available and appropriate for the development proposed. In assessing potential alternative sites, if it is neither reasonably available or appropriate, the Sequential Test will be passed.
- 6.21. In applying the Sequential Test, the concept of being 'reasonably available' has been considered. Availability in planning terms, is considered in the NPPF Annex 2 where the deliverability of a site is defined as being 'available now'. However, it has also been considered in case law as being available within 'a reasonable period of time'. In this case, the concept of availability has been taken to be over a comparable timeframe to the delivery of the proposal. In this case, that is within 1 year (i.e. the development will be constructed over a period of approximately 1 year).
- 6.22. Notwithstanding the above, if no sites which are considered appropriate for the proposed development are identified, availability is an irrelevant construct.
- 6.23. To be appropriate for the proposed development, it is considered that the alternative site should be capable of accommodating a 'broadly similar' proposal. In this case, that is the construction of a single, two-storey, 4-bedroom dwelling.
- 6.24. The development plan does not include any allocations for single dwellings. Nor does it include any housing allocations at Ampney Crucis.
- 6.25. Listed below are a range of planning applications for new residential units which have been determined within the last three years (since 29th April 2018) within Ampney Crucis Parish. A three year period has been chosen as this reflects the typical timeframe for implementation applied to planning permissions thus implies that previously consented schemes are still deliverable. We assess each scheme against the tests of 'reasonably available' and 'appropriate'.

20/02591/FUL | Demolition of agricultural buildings and the construction of three new dwellings | Grain Store And Grain Dryer Back Lane Ampney Crucis Gloucestershire

- 6.26. The application was refused on 15th October 2020 so the site is **not available**.

20/02285/FUL | Demolition of existing Class B1 building and erection of 3 no. dwellings together with associated ancillary development | Land South Of Back Lane Ampney Crucis Gloucestershire

- 6.27. The application was approved on 12th November 2020 although the scheme is for 3x three-bedroom dwellings and is not broadly similar to the Proposed Development. Therefore, the site is **not appropriate** for the proposed development.

20/00655/FUL | Re-submission of 19/03698/FUL (Conversion of modern agricultural barn into a single residential dwelling and associated infrastructure) to include revised roof profile and aluminium frame windows | Glebe Farm Barnsley Road Ampney Crucis CIRENCESTER Gloucestershire GL7 5DY

- 6.28. Application refused on 7th April 2020 so the site is **not available**.

19/04189/OUT | New residential dwelling with garage with all matters reserved | 53 Hilcot End Ampney Crucis Cirencester Gloucestershire GL7 5HG

- 6.29. Application withdrawn on 12 March 2020 so the site is **not available**.

19/03698/FUL | Conversion of modern agricultural barn into a single residential dwelling and associated infrastructure | Glebe Farm Barn Barnsley Road Ampney Crucis CIRENCESTER Gloucestershire GL7 5DY

- 6.30. The application was permitted on 21 January 2020 although, it falls outside of the built up area of the village and in a remote area to the north of the Parish within an existing farmstead. Therefore, the site is **not appropriate** for the proposed development.

19/02050/FUL | Demolition of existing buildings and erection of a new outbuilding for garaging, stabling, storage, office use and ancillary self-contained accommodation | Waterton House Waterton Lane Ampney Crucis Cirencester Gloucestershire GL7 5RR

- 6.31. Application permitted on 10 October 2019 however, condition 3 of the permission requires that use of the development is only intended to be ancillary to an existing residential unit. As such it does not form a new independent dwelling and the site is **not appropriate** for the proposed development.

19/01419/FUL | Conversion of barn to single storey two bedroom dwelling | Land At Pound Lane London Road Ampney Crucis Gloucestershire

- 6.32. Application permitted on 16th July 2019 however, the site falls outside of the existing built up area of the village. This is noted in the Officer's Delegate Report which considered the principle of development against Policy DS4 (development outside of non-principal settlements). Therefore, the site is **not appropriate** for the proposed development.

18/04770/FUL | Demolition of agricultural buildings and the construction of two new dwellings | Grain Store And Storage Barns Back Lane Ampney Crucis Gloucestershire GL7 5TE

- 6.33. The scheme was allowed on appeal in April 2019 although was superseded by application 20/02591/FUL (referenced above).

18/02502/FUL | Conversion of existing stables building to form a three bedroom dwelling house | Land At Back Lane Ampney Crucis Gloucestershire

- 6.34. The scheme approved in August 2018 proposed a 3-bedroom (single storey) dwelling created through a barn conversion. This scheme is not broadly similar to the Proposed Development of a new build 2-storey, 4-bedroom dwelling which, will have a significantly different architectural approach. Given the limits of the barn conversion the site is not available to accommodate a two storey dwelling. Thus the site is **not appropriate** for the proposed development.

Conclusions on sequential test

- 6.35. With reference to the above the Sequential Test is passed. This means that reference should be had to paragraph 163(a) of the NPPF which requires that a flood risk assessment should support planning applications in areas of flood risk and that development should only be allowed in areas of flood risk where it can be demonstrated that within the site, the most vulnerable development is located in areas of lowest flood risk.
- 6.36. This is clearly the case with the Proposed Development as the proposed new dwelling is located in the area of the site covered by Flood Zone 1.
- 6.37. As such the Proposed Development fully complies with Policy EN14 of the Local Plan, the National Planning Policy Framework and, Planning Practice Guidance.

Design, Layout and Heritage

- 6.38. Policy EN1 '*Built, Natural And Historic Environment*' seeks to ensure design standards complement the character of the area, encourages the sustainable use of development and, seeks to ensure the protection and enhancement of existing natural and historic environmental assets.
- 6.39. The scheme seeks to do this by providing a new dwelling adjacent to the existing no.4 London Road which is sympathetic in scale, proportionality and style. It has been designed as a complementary dwelling to the existing and thus protects the character and appearance of the Conservation Area within which the existing dwelling sits.
- 6.40. Detailed discussions on design were had as part of pre-application dialogue with Cotswold District Council. The proposed design takes heed of this both in terms of style and layout but also the proposed use of the low dry-stone wall which runs through the centre of the site creating a modest dividing feature between the existing and proposed properties.
- 6.41. The use of materials has also had regard to the context of the Conservation Area as is detailed in further information in the supporting Design & Access / Heritage Statement.

6.42. The Proposed Development thus accords with Local Plan policies EN1, EN2, EN10, EN11 and the Cotswold Design Code.

Amenity

6.43. The proposed development has been designed to protect the existing residential amenity of no.4 London Road and that of residents of the new dwelling. Careful consideration has been given to the location of first floor bedroom windows in the new dwelling to ensure these do not cause overlooking of habitable windows of the existing dwelling. This approach thus accords with Policy EN2 and the Cotswold Design Code.

Access

6.44. The Proposed Development will utilise, and slightly widen, the existing access onto London Road. The modest amount of development through provision of one additional dwelling on site is not considered to constitute detrimental intensification of use. Therefore the Proposed Development is considered to comply with Policy INS4 of the Local Plan.

Ecology

6.45. Policy EN8 of the Local Plan requires development proposals to have regard to potential impacts on biodiversity features, habitats and species.

6.46. The planning application is supported by a Preliminary Ecological Appraisal (Cotswold Ecology) which reports of the results of a field survey undertaken on 15th January 2021 and included a Phase 1 Habitat Survey and an assessment of the site's potential to support protected species. A detailed daytime bat survey was also carried out.

6.47. The Preliminary Ecological Appraisal considers that only habitats of negligible nature conservation interest will be affected by the proposals.

6.48. It recommends that any proposed lighting should be restricted in order to protect potential roosting bats.

It also recommends that the scheme incorporate a package of ecological enhancements such as bat and bird boxes.

6.49. It is considered that such provision can be secured by way of planning condition.

6.50. Noting this and the conclusions of the report, the Proposed Development is considered to comply with Policy EN8 of the Local Plan.

7. Conclusions and Planning Balance

- 7.1 The Proposed Development seeks to create a new dwelling with an ancillary garage building and is based on the principles established through pre-application dialogue with Cotswold District Council.
- 7.2 The proposed dwelling is of traditional design thus creating a sympathetic relationship with the existing dwelling of no.4 London Road. Further, the existing workshop/outbuilding to be demolished by the proposals is recognised by Officers as making no contribution to the value of the Conservation Area.
- 7.3 Although parts of the site are within flood zones 2 and 3, the proposed new dwelling is located within flood zone 1. Whether or not the Local Planning Authority consider the sequential test to be applicable in this case it is evident that the Proposed Development represents appropriate development in the context of Policy EN14. The application is also supported by a Flood Risk Assessment.
- 7.4 Other supporting material sets out that the scheme will be policy compliant in terms of ecology and its general design approach.
- 7.5 Against this background, and in accordance with the presumption in favour of sustainable development and relevant policies of the Development Plan, this planning application should be granted.