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PLANNING STATEMENT AND DESIGN AND ACCESS STATEMENT IN SUPPORT OF:

APPLICATION FOR THE ERECTION OF 1NO. DWELLING at

CHURCH END,  
STOCKING PELHAM,  
BUNTINGFORD,  
HERTFORDSHIRE,  
SG9 0HT



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## INTRODUCTION

This report is undertaken in support of an application for the erection of one number new build dwelling at Church End, Stocking Pelham, Hertfordshire.

Church End is an existing residential property with associated outbuildings. The owners of Church End are looking to utilise an underused area of their garden to create a home that is sympathetic to the local vernacular yet will be more energy efficient and cost effective. The owners are in a unique position in that their existing property is located on a site that would facilitate the construction of a new dwelling.

The application looks to seek approval for a new build residential unit in a traditional style in the curtilage of an existing building and in an enclave of properties that forms a hub in the village with residential, commercial and agricultural buildings in the vicinity.



Fig. 1 Sketch of Proposed Site

## EXECUTIVE SUMMARY

This Statement addresses the relevant planning considerations and concludes that planning permission should be granted for the following reasons:

- a) All the objectives of sustainability and all the other relevant policies in the Government's National Planning Policy Framework (NPPF 2023) and their National Planning Practice Guide (2014) would be met.
- b) There would be no significant harm to the character of this area, highway safety, biodiversity, future residents and neighbours' amenities, or to any other interests of acknowledged importance.

- c) The setting of the existing properties would be enhanced by the considered and professional design and siting of the dwelling, a traditional design that looks to utilise modern technology and systems to provide the best dwelling, as well as making the best use of under-used land.
- d) In this case the *Planning Balance* lies in favour of this proposal by affording due weight to the benefits of the scheme, in particular the help that would result from the reduction in the Council's shortfall in meeting their target of providing at least 5-years' supply of dwellings and Windfall Sites.

## LOCATION OF THE SITE IN TERMS OF SUSTAINABILITY

- The site is located in the village of Stocking Pelham, Hertfordshire.



Fig. 2 Site Location Map

- The application site itself is proposed within underused garden space adjacent to Church End,
- The site benefits from close proximity to major transport networks such as the M11 and A120 along with major rail networks which connect the district to neighbouring large settlements of Uttlesford and Cambridgeshire. The site also benefits being located in close proximity to Stansted Airport.
- Therefore, the site considered to be sustainably located.
- Numerous approvals have been granted within close proximity to the site's location in recent years, details of which are provided later in this report.

## Main Line Rail Network

- The main-line rail service between London and Cambridge runs north – south through the eastern part of the District. Stations near the site are located at Great Chesterford, Audley End, Elsenham, Stansted Harlow, Sawbridgeworth, Bishop's Stortford and Stansted Airport.

## Highways Network:

- The M11 also runs north – south through the western part of the District between London and Cambridge. Access is available close to the site at Junction 8 for south-bound traffic towards Harlow and London, and north-bound traffic towards Cambridge.

## Alternative Travel Network: Air

- Stansted - London's third Airport is located close to the site.
  - Largest employer in the area with over 12,000 people employed locally.
  - The airport currently accommodates over 35 million passengers annually.

## Location, Facilities and Services

- The site is located in the north-west of the village of Stocking Pelham.
- The application site is located in an underused garden space in the curtilage of Church End.
- The village supports a village hall, church, a pre-school and commercial/employment hub.
- Stocking Pelham has a close community with recreational activities for residents including the well-established Cricket Club and events in the Village Hall such as a pop-up pub and the Stocking Pelham Parish Council is looking to utilise the community hub for more local events.
- Larger settlements providing further services/facilities are available along expanded communication routes such as Bishop's Stortford/Harlow/Ware/Hertford including the Hertslynx bus service (closest stops in green).



Fig. 3 Hertslynx bus service stop (green)

- The site is located 4.5 miles from the large settlement of Bishops Stortford.



- The site is located 4.9 miles from the main Tesco's Supermarket for Bishops Stortford.
- The site is located within a cluster of existing residential properties and barns that are commercial units.
- The site is positioned within 100m of St Mary the Virgin Church.
- The site is positioned within 1.3 miles of Furneux Pelham Church of England Primary School.
- The site is positioned just over 1.2 miles of the Brewery Tap Public House and local store.
- The site is in close proximity to the local footpath network, in particular, path 16 & 03, which would enable access to the local school, church and central amenities without walking along the roadside.

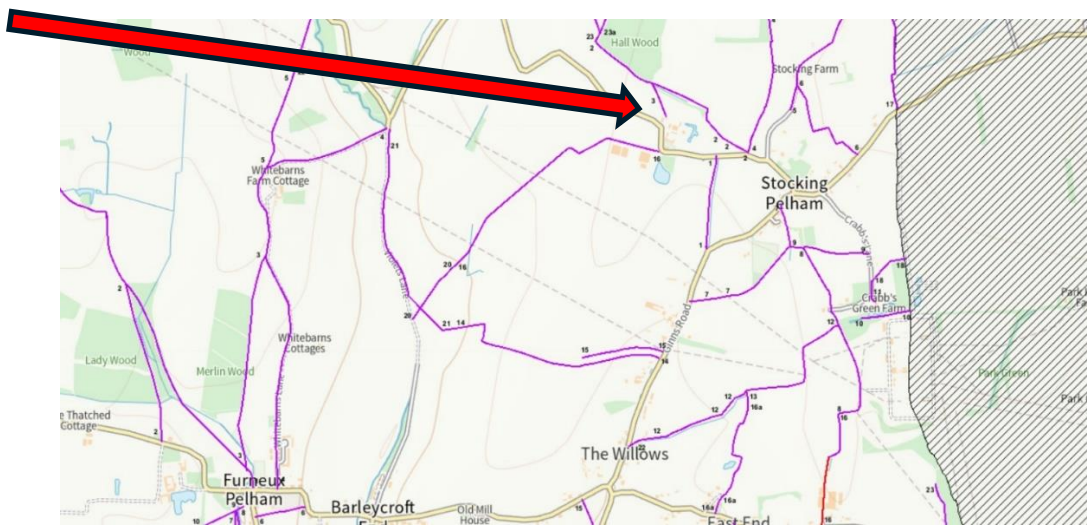


Fig. 4 Public Rights of Way Map

- The site is covered for delivery from major grocery retailers such as Ocado, Sainsburys and Waitrose.
- The site receives Super-Fast Broadband supplied by Openreach.
- The site is along the Hertfordshire County Council suggested 'Bishops Stortford Circular Ride' cycling route.



Fig. 5 Bishops Stortford Circular Ride Map

- The residents enjoy good accessibility by regular and frequent public transport links to Saffron Walden, Newport, Elsenham Stansted, Bishop's Stortford, Great Dunmow, Stansted Airport, Harlow, Sawbridgeworth and the M11.
- There are bus stops in the village that connect the residents with the larger settlements of Bishop's Stortford, Saffron Walden, Newport, Royston and Barkway. With school services to the local primary school in Furneux Pelham and secondary schools in the larger settlements.

## CONCLUSION REGARDING SUSTAINABILITY

- The above factors clearly demonstrate that the application site is sustainably located.

## SETTING OF THE SITE

The site is north-west of the village of Stocking Pelham. The site is in the grounds of Church End, a Victorian property shown to be on the site since at least 1877.



Fig. 6 Map of the area (1877)

There are noted to be five neighbouring residential dwellings to the site:

- Church Barns with residential and agricultural outbuildings (located to the East);
- St Mary's church (located to the South-East).
- Ponds Corner Cottage is located to the East of the site.
- Farmyard and business units at Stocking Pelham Hall located to the South.
- The plot is rectangular in shape with an average width of approximately 53m and a depth of 27m, totalling approx. 0.18 ha.

## THE PROPOSED DEVELOPMENT

- This is an outline application for 1 no. dwelling and garage sited across the plot.
- The plot is currently an underused garden space for the property Church End.

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- The property of Church End currently enjoys land to the front and side of the property and the loss of this land for this development would not adversely affect the amenity space available to the property.
  - The plot is intended to provide a new dwelling to utilise an underused space.
  - The design is traditional and in-keeping with the local vernacular.
  - The modest visual mass will allow the property to sit comfortably on the site whilst also protecting the outlook of the closest property – Church End.
  - The site is located adjacent to an active part of the village. There is a mix of residential and commercial properties nearby and despite being on the edge of the village envelope, the agricultural and commercial buildings at Stocking Pelham Hall to the South mean that the proposed property would not be a detrimental addition to the village.



Fig. 7 Sketch of Proposed Site

- A new accessway is proposed as illustrated on the attached site plan.
- The new accessway has been positioned to the same location as was approved in application 3/21/2776/FUL.
- Some hedge may be lost to the new accessway, however biodiversity enhancements are proposed as shown in the attached bio enhancement plan.

## MATERIAL CONSIDERATIONS

- The material considerations are based on whether the proposed development would be appropriate and acceptable in the context of the relevant planning policies.
- The Development Plan comprises the documents listed in paragraphs below.

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## PLANNING STATEMENT

### NPPF AND THE PRINCIPLE OF DEVELOPMENT

The NPPF (National Planning Policy Framework 2023) contains the principle that sustainable development should be looked upon favourably; the document advises that such development should be approved without delay. Furthermore, it goes on to state that the three objectives to sustainable development are: economic, social and environmental.

#### Economic:

- The proposed unit will not only create employment during the construction process but will continue to provide revenue to the local vicinity with the upkeep and maintenance of the property with such things as Gardeners/Heating Maintenance/Window Cleaning etc.
- The occupiers of the property will add to the prosperity of the village by supporting local facilities and service.

#### Social:

- The construction of the unit will go toward the provision of the council's housing requirement.
- Local facilities will be available to the residents supporting the local economy.

#### Environmental:

- The attached Biodiversity enhancement plan indicates the proposed implementation of Ponds, Bat boxes, Birdboxes, Bumblebee Boxes, improved terrestrial habitat and enhanced planting.
- The site will also look to implement enhanced insulation values and renewable technologies such as Ground Source Heat Pumps and Solar PV panels along with the full provision of electric car charging facilities. All of which are detailed within the supporting document provided.
- With the current energy crisis taking hold it is the objective of this proposal to produce a property that is the most energy efficient within a traditional built form (within the realms of financial viability).

### SUSTAINABLE DEVELOPMENT LOCATION

When considering this application, and whether its location could be deemed sustainable it is worth drawing the council's attention to recent planning and appeal decisions for new build dwellings close to and outside of the village development envelopes.

The first being: -

*Appeal Ref: APP/J1915/W/20/3258799 Land adjoining Spring Paddocks, East End, Furneux Pelham, Hertfordshire SG9 0JT - 04/01/ 2021* (see Appendix A) concluded that the approved appeal site was in a sustainable location as it was about 0.8 miles from a village hall and the Brewery Tap Public House and that the core of the nearest village (Furneux Pelham) was about a mile away from the appeal site (and included various facilities including a primary school and church).



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The appeal concluded that the facilities were “*not so far away as to preclude regular walking as a travel option and would also encourage cycling as a possible option, whilst walking to the nearby bus stop, where a bus service to Royston and Bishops Stortford can be accessed was also an option*”.

Furthermore: -

*“The proposed takes similar thus, future occupants of the appeal property need not be entirely car reliant as there are realistic and convenient options to travel by other modes. In this respect and bearing in mind that opportunities to maximise sustainable transport will be more inherently limited in rural areas, the proposal would enable future occupants to capture health benefits from sustainable travel and it would have lower carbon emissions derived from transport than a more remote dwelling. Overall, the proposal would be in a sustainable location and would adequately balance rural growth and sustainable transport.”*

It could therefore be argued that the proposed application site presents an almost identical scenario to the approved appeal in that it is: -

- The village supports a village hall, church, a pre-school and commercial/employment hub.
- Stocking Pelham has a close community with recreational activities for residents including the well-established Cricket Club and events in the Village Hall such as a pop-up pub and the Stocking Pelham Parish Council is looking to utilise the community hub for more local events.
- Larger settlements providing further services/facilities are available along expanded communication routes such as Bishop’s Stortford/Harlow/Ware/Hertford including the Hertslynx bus service (closest stops in green).
- The site is located 4.5 miles from the large settlement of Bishops Stortford.
- The site is located 4.9 miles from the main Tesco’s Supermarket for Bishops Stortford.
- The site is located within a cluster of existing residential properties and barns that are residential, agricultural and commercial units.
- The site is positioned within 100m of St Mary the Virgin Church.
- The site is positioned within 1.3 miles of Furneux Pelham Church of England Primary School.
- The site is positioned just over 1.2 miles of the Brewery Tap Public House and local store.
- The site is in close proximity to the local footpath network, in particular, path 16 & 03, which would enable access to the local school, church and central amenities without walking along the roadside.
- The site is covered for delivery from major grocery retailers such as Ocado, Sainsburys and Waitrose.
- The site receives Super-Fast Broadband supplied by Openreach.
- The site is along the Hertfordshire County Council suggested ‘Bishops Stortford Circular Ride’ cycling route.

The second example is detailed below: -

*Appeal Ref: APP/J1915/W/16/3147738 - Albury Lime Kiln, Little Hadham (see Appendix B) concluded that the approved appeal site was in a suitable location even though its*

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*location provided very little in the way of services and was about 1.6 kilometres from some of those available.*

- The inspector went on to state that the location was suitable as access to the facilities were available via Cycles and existing bus routes to larger settlements. Both of which is applicable to this application site.

The third example is detailed below: -

*Appeal Ref: APP/J1915/W/18/3205669 – Acremore, Acreman Street, Little Hadham (see Appendix C). The application site was positioned outside of the village in the countryside and accessed via a very narrow lane. The inspector concluded that the site would be largely reliant on motor vehicles but would be acceptable as it would be of a scale that it would not result in significant harm.*

- It is argued the key factors accepted above are applicable to this application site.
- The site is closely connected to services such as a Public House, primary school, Church, village hall, and a local shop.
- The site is also covered by the Hertslynx door to door bus service recently launched in the area which provides a call up service for locals to travel to connecting villages and larger settlements.
- Superfast broadband is noted as being available to the site promoting and supporting the potential for home working from the site.
- Ocado and numerous home delivery services are available to the site further removing the reliance on private motor vehicles.
- On a mental health note the location of the site provides ample opportunity for outside exercise.
- It is therefore considered that the scheme is within a suitable location.

Other examples are detailed below: -

*3/23/0158/FUL - Change of use of land and erection of 4-bedroom detached dwelling - Land Adjacent To North View Violets Lane Furneux Pelham Buntingford Hertfordshire SG9 0LF (see Appendix D); The application was adjacent the settlement envelope and concluded the harm to the open countryside was outweighed by the benefits to the 5-year housing supply.*

*3/17/2955/FUL – Erection of 1no. three storey detached dwelling | Land adj. to 3 Maple Side Ginns Road Stocking Pelham Buntingford Hertfordshire SG9 0HX.*

*3/22/1995/FUL – Erection of 1no. semi-detached dwelling (to replace previously approved extension 3/16/2678/HH) and addition of new first floor rear dormer window to existing dwelling.*

It is therefore considered that the scheme would be in a suitable location.

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## LOCAL PLANNING POLICY

### East Herts District Plan 2018:

- East Herts District Plan 2018 (DP) Policy DPS2 sets out a broad development strategy in the form of a development hierarchy as per below: -
  - Sustainable brownfield sites followed by sites in urban areas,
  - Urban extensions
  - Infilling in villages.
- East Herts Policies VILL 1-3 categorise district villages into three groups depending on their size and the facilities and services available.
- The application site is situated within Stocking Pelham which is a Group 3 village.
- Policy GBR2 is relevant as the site is located in the Rural Area Beyond the Green Belt.
- Policy GBR2 lists several types of development that will be permitted in the Rural Area in addition to that set out in the VILL policies, provided they are compatible with the character and appearance of the area.
- The proposal would not harm the character and appearance of the area due its modest design.
- The form and proposed material would be in keeping with the local vernacular.
- The proposed site would utilise the existing hedging as well as adding further screening with hedges and trees.

### Policy DES4 Design of Development

- The above policy states that:
  - 1. All development proposals, must be of a high standard of design and layout to reflect and promote local distinctiveness. Proposals will be expected to:*
    - (a) Make the best possible use of the available land by respecting or improving upon the character of the site and the surrounding area,*
  - (b) Incorporate homes, buildings and neighbourhoods that are flexible to future adaptation, including the changing needs of occupants and users, and changes in wider employment and social trends; -*
  - (c) Avoid significant detrimental impacts on the amenity of occupiers of neighbouring properties and land, and ensure that their environments are not harmed by noise and disturbance or by inadequate daylight, privacy or overshadowing; -*
  - (d) Incorporate high quality innovative design, new technologies and construction techniques, including zero or low carbon energy and water efficient, design and sustainable construction methods.; -*
- With the current energy crisis looking to be on going for many years it is becoming

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even more important to re-evaluate the way people currently live. We have been working closely with ATspace Ltd, specialists in energy performance, and have shaped the proposed unit to create a dwelling that is not only energy efficient for the end user but will be energy efficient in its manufacture and installation. Full details are provided within the accompanying statement.

*(e) Make provision for the storage of bins and ancillary household equipment. Garages and driveways should be capable of accommodating family sized vehicles.*

- Facilities will be provided by the proposed works.

#### Policy GBR2 - Rural Area Beyond the Green Belt

*(e) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings) in sustainable locations, where appropriate to the character, appearance and setting of the site and/or surrounding area;*

- The proposed works are within an underused garden space and will promote best use of existing land.

#### Policy TRA3 - Vehicle Parking Provision –

- The above policy states that:

*III. Car parking should be integrated as a key element of design in development layouts to ensure good quality, safe, secure and attractive environments.*

- The proposed parking has been kept to the minimum parking requirements to meet the councils parking standards to ensure the impact to the surrounding area is kept to a minimum. Proposed material for the surface will be suitable to enhance and compliment the surroundings.

#### Policy NE2 Sites or Features of Nature Conservation Interest (Non-Designated)

*I. All proposals should achieve a net gain in biodiversity where it is feasible and proportionate to do so, as measured by using and taking into account a locally approved Biodiversity Metric, and avoid harm to, or the loss of features that contribute to the local and wider ecological network. II. Proposals will be expected to apply the mitigation hierarchy of avoidance, mitigation and compensation, as set out in the NPPF, and integrate ecologically beneficial planting and landscaping into the overall design.*

- The proposed dwelling looks to implement new planting and bio enhancements and will dramatically increase the area of soft landscaping to the site (Please refer to attached Landscape/Bio Enhancement Plan).

#### Policy - Section 17 of Design and Landscape

*1. Respect, improve and enhance the existing surrounding environment; 2. Respond to existing patterns of development and the local context; 3. Be attractive in appearance but receptive to original design and innovation in construction techniques, design and technologies; 4. Be usable, in terms of accessibility, legibility and be well-connected; 5. Be adaptable and flexible to the needs of the occupiers now and in the future; 6. Be socially inclusive, catering for the current and changing needs of the district's population; 7. Discourage crime and anti-social behaviour; 8. Encourage good health and well-being;*

- The proposed property has been designed and positioned in accordance with the above.

#### Policy CC1 Climate Change Adaptation

*All new development should: (a) Demonstrate how the design, materials, construction and operation of the development would minimise overheating in summer and reduce the need for heating in winter.*

- Eco-Tech / Renewable Energy Systems to be implemented – (please read in

accordance with the attached report): -

- Solar panels, which take advantage of the renewable source of the sun's energy to power photovoltaic electricity cells and solar water heated panels, etc.
- Ground source heat pumps, which can take heat from the ground and use this to heat the dwelling.
- Low voltage lamps; using less electricity than more traditional tungsten lamps.
- Insulation; higher levels of insulation with building envelope.
- SAP/EPC; "A" Rated levels to be achieved in accordance with the sustainable nature of the development.

## THE DESIGN PROPOSAL:

### AMOUNT:

- The proposed development is situated on a site of approximately 0.18 hectares and would comprise the construction of 1no. residential dwelling with suitable garden area set well above the standard minimum requirements.
- Parking for the unit and visitors will be provided onsite who will continue to enter and exit in forward gear.



Fig. 8 Proposed Floor Plans



## LAYOUT:

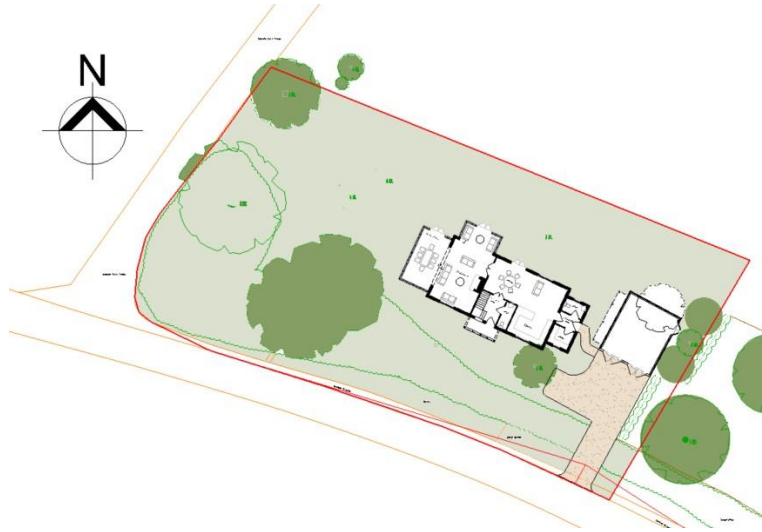


Fig. 9 Proposed Site Plan

- The proposed residential dwelling will be fully compatible with the site and surrounding properties.
- The proposed site is in the curtilage of Church End which is part of an enclave of properties in this corner of Stocking Pelham. There are residential, commercial and agricultural properties in the vicinity.
- The driveway will be laid out within the site to provide entry and exit for all vehicles from a single-entry point.
- A fully screened private garden will be provided around to the perimeter of the proposed dwelling separating the building from other properties or from the boundary of the site.

## LANDSCAPING, ECOLOGY & BIODIVERSITY:

- The site is a well contained grassed area which cannot be seen from the public highway and wider landscape being well set back and obscured via existing established hedges.
- Existing planting and screening will be reinforced to all boundaries to secure and improve levels of privacy and enhance the ecology.
- Hard landscaping would be kept to a minimum, with all driveways being constructed from permeable material.
- Additional opportunities will be provided for further Bio Enhancements to the rear of the new dwelling along with the opportunity provided by the installation of the green roof.
- One tree is proposed to be removed, however, as demonstrated in the Bio Enhancement Plan, additional trees and planting will enhance the site.



Fig. 10 Landscaping plan

SCALE:

- The detailed floor plans and visuals demonstrate how the development can be accommodated in a compatible form within its setting.



Fig. 11 Sketch of Proposed Site

- The proposed dwelling would create a detached unit sympathetic to its surroundings.
- Due to the topography of the site, the distance from the road and the mature landscaping the development will be sympathetic to the local surroundings.

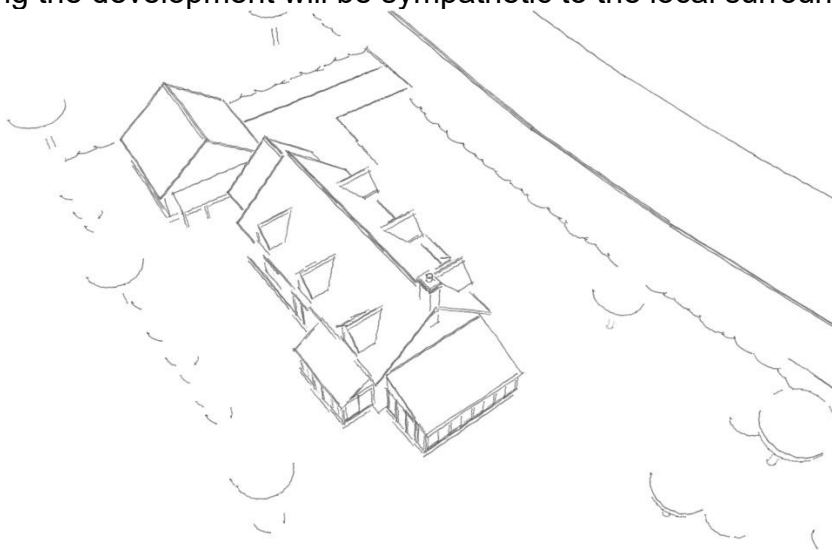


Fig. 12 Sketch of proposed site

#### APPEARANCE:

- The proposed unit will be undertaken using traditional building methods and materials.
- The use of handmade brickwork, timber windows and doors along with Clay/slate tiles will ensure the structure is comparable to that currently in the immediate location whilst also respecting the character and appearance of the village.



Fig. 13 Sketch of Proposed Site

- The dwelling's design would be wholly compatible with the setting.
- The proposal would respect the substantial individual dwellings within the locality.
- A key feature of the development is the retention of the mature landscaped buffer along the boundary and the inclusion of new trees, hedges and shrub planting. This will all considerably enhance the ecology value of the site.
- A fully screened private garden will be provided around the new dwelling, separating the building from other properties or from the boundary of the site.

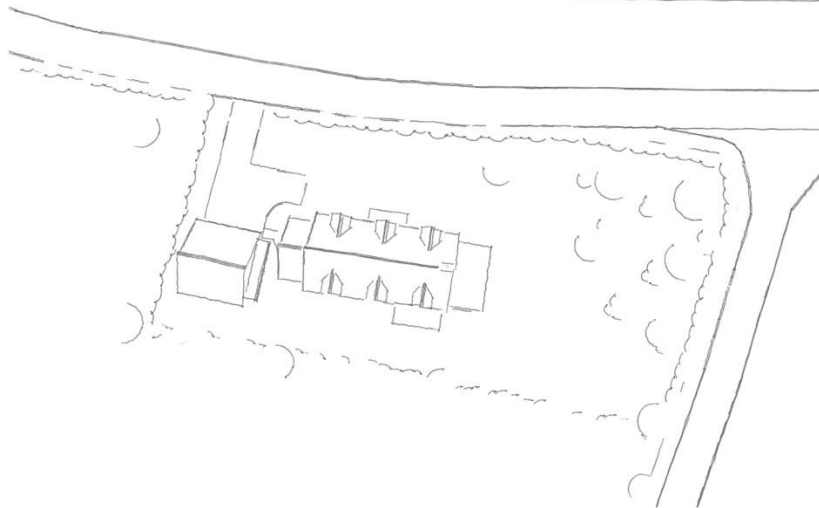


Fig. 14 Sketch of Proposed Site

#### ACCESS:

- The site is within close proximity to the settlements of Newport, Saffron Walden, Buntingford and Bishop's Stortford.
- These settlements have Schools, shops and post office, and other facilities including employment hubs, village halls, public house/restaurants, Churches, and general stores.

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- The villages are well served by public transport, with a regular bus service which links the short distance to railway stations at Audley End, Elsenham and Stansted.
  - The settlements also have ready access to Stansted Airport.

#### Vehicular Access:

- A new accessway is proposed as illustrated on the attached site plan.
- The new accessway has been positioned to the same location as was approved in application 3/21/2776/FUL.
- Some hedge may be lost to the new accessway, however biodiversity enhancements are proposed as shown in the attached bio enhancement plan.

#### Pedestrian Access:

- The external access routes around the building would be level where possible for ease of use for people with restricted mobility.
- The land is reasonably level and access to the proposed dwelling would meet the needs of all sectors of the community.
- The dwelling would be capable of accommodating the needs of residents of limited ambulant ability and would be adaptable in the long term to accommodate their changing physical circumstances.

## MAIN ISSUES AND MATERIAL CONSIDERATIONS

There are three main issues:

- i) Sustainability.
- ii) Design.
- iii) Ecology

### *ISSUE 1 SUSTAINABILITY*

#### *a) National Planning Policy Framework (2023) & East Herts Local Plan (2018)*

- The December 2023 revised NPPFs 3&4, highlighted the need for LPAs to be positive in pursuing sustainable development.
- Paragraph 8 within the document sets out three overarching objectives to be followed so that opportunities can be taken to secure net gains across each of the different objectives.

These three objectives are: Economic, Social and Environmental.



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a) *Economic*

*“To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.”*

- The original publication of the NPPF and its recent revisions demonstrate that the Government now attaches greater emphasis to the economic benefits from development than it did before 2012. This is directly relevant in this case because the proposal would encourage economic investment in the rural community in the short-term during construction and would help to support local services. Such benefits would continue in some form long after the dwellings are occupied.
- In its more recent reviews of the NPPF, the Government amended this economic objective in NPPFs 2 & 3 by including the additional words “to support improved productivity”. This further encouragement primarily relates to businesses, commercial and industrial activities, which include housebuilders. This change is now an additional emphasis which should be added to the weight to be afforded to comply with this economic objective.
- This site is not considered to be remote and its more effective and efficient use as proposed would be consistent with the Government’s policy. It is important for local communities that the development of smaller sites such as these are encouraged, in order to provide a range of construction and dwelling sizes. Moreover, local builders and services are more likely to be employed on these smaller sites than, for example, on the larger estates currently under construction nearby in Great Dunmow, Takeley, Thaxted, Saffron Walden, Bishop’s Stortford, Stansted Mountfitchet, Braintree and Chelmsford, where developers usually bring in their own workforces.
- As a result, there would be a greater diversity of employment for local workers. In the short term, this would help to support local services. In the longer term, an additional family home would assist in sustaining the rural economy by increasing the viability and vitality of local facilities, thereby enhancing their ability to continue trading.

***It is considered that this proposal satisfies the economic objective.***

b) *Social*

*“To supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”*

- The key change introduced in NPPFs 2 & 3 regarding this social objective is the addition of the word requiring LPAs to “ensure”, not just “provide”, that a sufficient number and range of homes can be provided to meet the needs of present and future generations.

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- Paragraph 83 encourages the provision of housing where it would enhance or maintain the vitality of rural communities. The provision of a new dwelling on this site would help to build a strong, responsive and competitive economy in the area.
  - It is important to take the opportunity of approving Windfall Sites, such as this one, when they appear. In such cases, where the local community benefits would outweigh any perceived harm to the environment, permission should be granted.

## THE 5-YEAR HOUSING SUPPLY ISSUE

- It is essential that the existing local services and facilities are fully utilised by encouraging suitable modest new developments, such as this one, into the community.
- The Government recognizes that rural sites are often less well served by public transport than those in urban areas and that therefore the level of sustainability would be lower as a result.
- However, in paragraph 84, the NPPF advises that LPAs should guard against new development on “isolated” sites. This site is not isolated because it forms an integral part of this enclave of properties close to several main villages.
- Moreover, the social issue is also particularly relevant on this site because, in its draft DRLP, no new small-scale housing land has been allocated by the LPA abutting the village to meet the future needs of the community, or to help attain the Government’s 5-year supply target or the LPA’s Windfall supply.

***It is considered that this proposal would satisfy the social objective.***

### c) *Environmental*

*“To protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low-carbon economy.”*

- The revised wording in NPPFs 3&4 regarding this environmental objective now includes the requirement on LPAs to make effective use of land. Paragraph 9 states that local circumstances should be taken into account to reflect the character, needs and opportunities of each area. In this case it will be demonstrated that the semi-rural character of the setting would not be materially harmed, the local need for more housing would be addressed, and the opportunities for economic and social benefits would be enriched.
- Paragraph 10 emphasises that sustainable development should be pursued in a positive way and states that, at the heart of the Framework, there is a presumption in favour of sustainable development.

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- In paragraphs 82 – 84, the Government deals with rural housing. In particular, there is encouragement for sustainable housing where it would enhance or maintain the vitality of rural communities and provide opportunities for villages to grow and thrive, especially where there are groups of smaller settlements and development in one village may support services in a village nearby. Such examples apply in this case where the provision of an additional dwelling would help to support services and facilities in the area.

***It is considered that this proposal would also satisfy the environmental objective.***

***Conclusion regarding the sustainability of the site: All three objectives would be met in a variety of ways to broadly satisfy the Government's aims for sustainable development.***

## **ISSUE 2: DESIGN**

- The above details and examples indicate that the design would be sympathetic to both the environment and the character of the area.

***It is considered that this proposal would also satisfy the Design criteria to the site.***

## **ISSUE 3: ECOLOGY**

- A separate report has been undertaken and attached. It concludes that the site will have no detrimental impact on any existing habitats and will provide the opportunity to enhance the biodiversity of the location.

***It is considered that this proposal would also satisfy the Ecological criteria to the site.***

## **CONCLUSION**

The above demonstrates that this development would have the following positive benefits:

- a) The site is sustainably located.
- b) Its development for one modest dwelling would constitute limited infilling.
- c) Local housing supply over the last 10 years has not dramatically improved.
- d) It would make more efficient use of the site.
- e) The surrounding countryside would be protected.
- f) No precedent for similar development locally would be created.
- g) All NPPF and EHLP policies would be satisfied.

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The cumulative benefits of this proposal would clearly outweigh the normal restrictions on new development and therefore the *Planning Balance* lies in favour of the proposal.



Fig. 15 3D Rendered Visual of Proposal