



9 Tees Farm Road
Colden Common
Winchester, Hampshire, SO21 1UQ



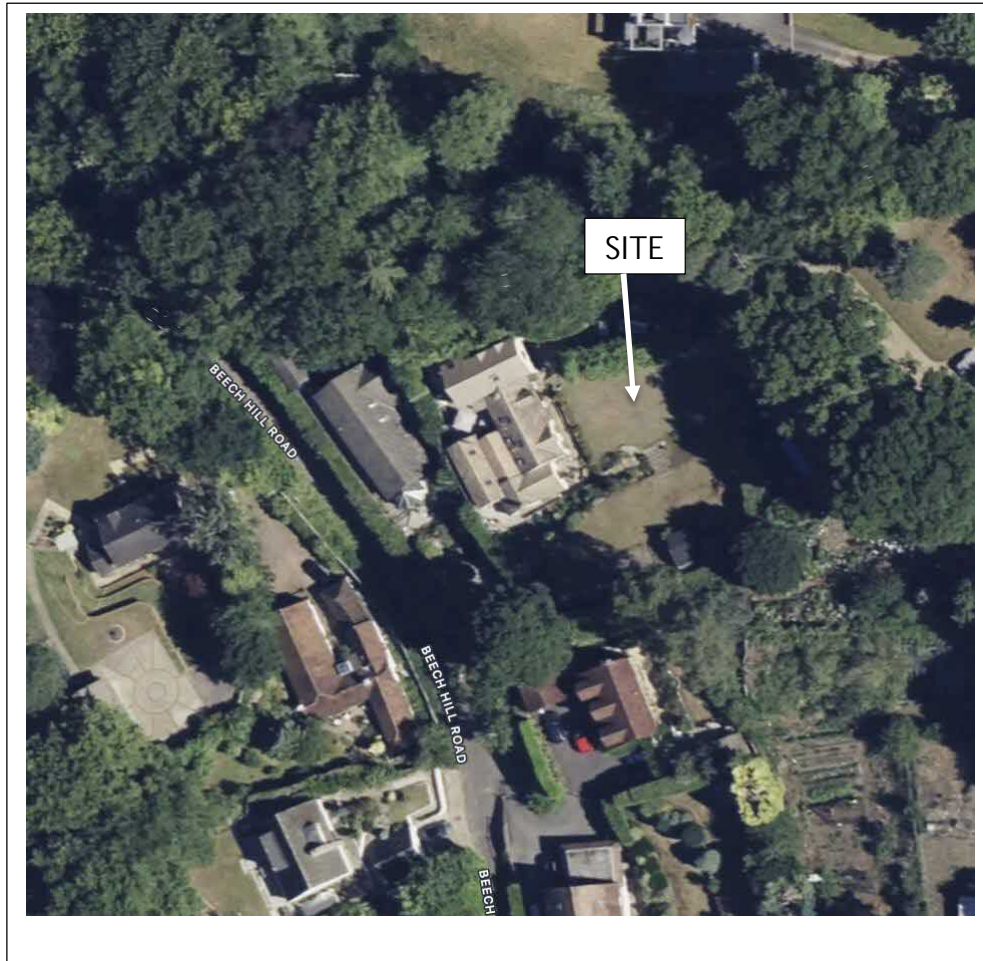
Planning - Design & Access Statement

Anvil Cottage, Arford Common, Headley, Hampshire, GU35 8AD

New, Detached, Two Storey Dwelling

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1. The Site



- 1.1 Arford is a small settlement in the northeast of Hampshire. It is closely linked and set in a vale between the settlements of Headley and Headley Down and has a compact and verdant character.
- 1.2 Arford Common runs east and uphill from Arford Road at the northeast extremity of the settlement. The application site is located on the south side of Arford Common just east of the junction with Beech Hill Road which bends to the south at this point.
- 1.3 Anvil cottage is the second property along this part of the Road and is a somewhat 'rambling dwelling with single, one and a half and two storey elements. It enjoys a large plot to the south and east, with the area to the east, where the new dwelling

is proposed appearing as if separated from the existing dwelling due to the changes in levels.



2. Relevant Planning History

2.1 There is no on-line planning history relating to this property.

3. The Proposal

3.1 The proposed development is for a detached 4 bedroomed, 2 storey dwelling with integral garage, located to the east of Anvil Cottage, and taking access from Arford Common. The land has multiple levels, and the design takes full account of this.

5. National Planning Policy & Guidance

National Planning Policy Framework (December 2023)

5.1 Paragraph 8 sets out the aims of achieving sustainable development:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – 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;*

*b) **a social objective** – to support 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 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; and*

*c) **an environmental objective** – 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.”*

5.3 Paragraph 11 continues:

*“For **decision-taking** this means:*

c) approving development proposals that accord with an up-to-date development plan without delay”

5.4 Paragraph 70 refers to the importance of small sites:

Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

d) support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes; and

e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.”

6. Planning Policy

6.1 Local Planning Policy is set out within:

Joint Core Strategy (Part 1 Local Plan)

Key Policies:

6.2 CP2 - Spatial Strategy

“New development growth in the period up to 2028 will be directed to the most sustainable and accessible locations in the District in accordance with the Spatial Strategy shown on the Key Diagram”



Extract from Key Diagram - Arford shown Settlement with a Policy Boundary

Paragraph 4.25 of the subtext to this Policy states:

“The Level 4 villages provide a limited range of local services and may be appropriate for limited local development. These villages have been defined previously through Local Plans as ‘built-up areas’ primarily because of the nature and extent of built development suggests potential for some further small scale development within them provided it is consistent with maintaining and enhancing their character. Most have access to local facilities and workplaces. Additional housing infill within Settlement Policy Boundaries can be beneficial where it should support local services, such as schools or shops. New business development can also help to maintain sustainability in these villages.”. (Arford is a Level 4 village)

6.3 CP21 - Biodiversity

6.4 CP29 - Design

Local Plan Second Review (Saved Policies)

6.5 H3 - Residential Development Within Settlement Policy Boundaries

H3

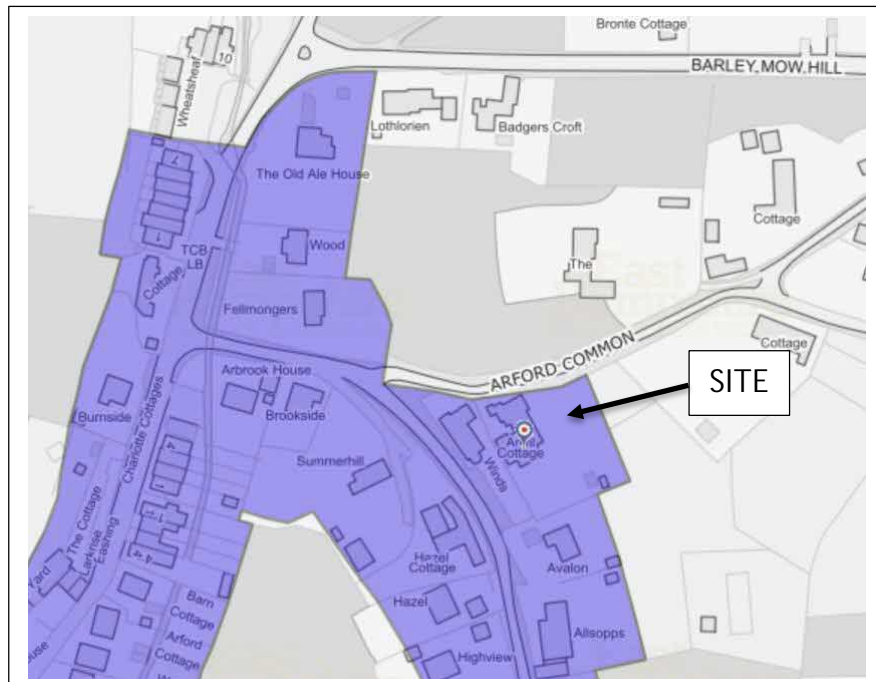
Within settlement policy boundaries, planning permission will be granted for residential development provided that it would comprise:

- a. the re-use or redevelopment of previously-developed land or buildings;
- b. the re-use of vacant or under-used land or buildings;
- c. the conversion, sub-division or change of use of buildings; or
- d. infilling.

7. Planning Statement

The Principle of Development

7.1 The application site is located within the settlement boundary of Arford:

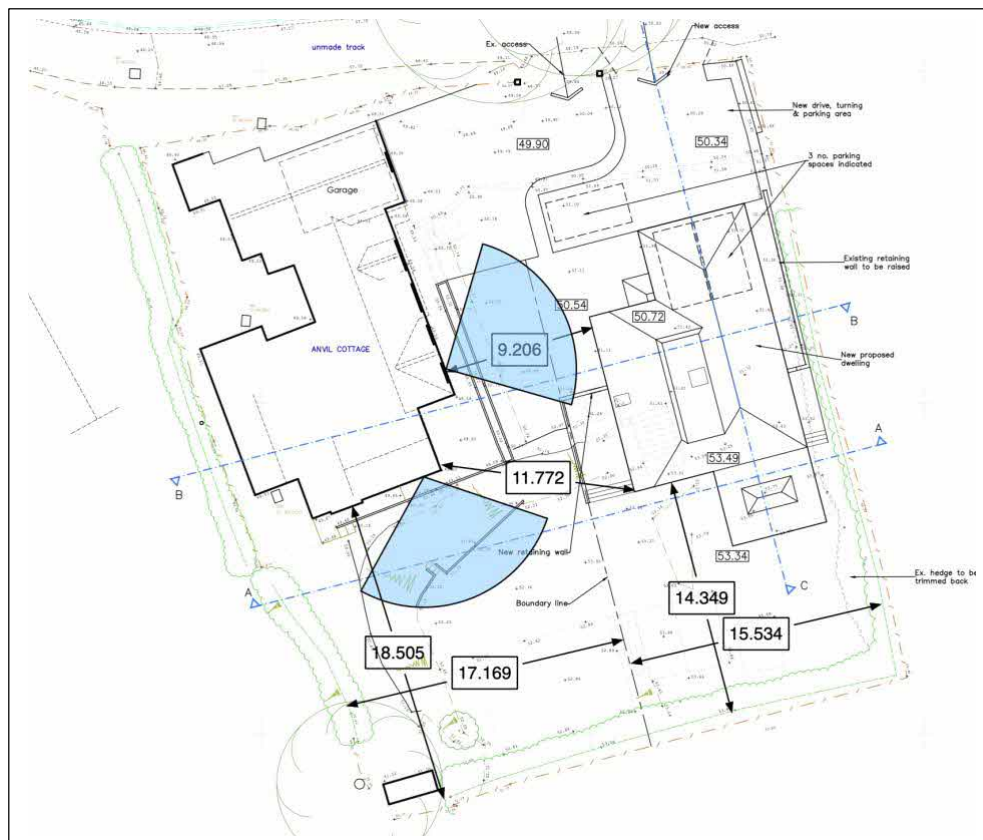


Extract from EHDC mapping (Settlement Boundary in Blue)

- 7.2 Local Plan Second Review saved Policy H3 therefore is in support of the proposed development in principle backed by Joint Core Strategy Policy CP29.
- 7.3 Policy H3 refers to both underused land and 'infill' within the settlement boundaries. The photograph at paragraph 1.3 clearly identifies that the site is underused. Although the adjoining land to the east is not part of a residential curtilage and is part of the gap to Headley Down, the boundary is strongly delineated creating a strong definition to the settlement boundary. 'Infill' is normally expressed as a gap between two existing buildings in this case the proposal represents a conclusion to this part of the settlement and will not be harmful to adjoining land visually, nor will it encroach upon the gap between the settlement areas.
- 7.4 The boundary of the settlement as identified in the Local Plan could have been drawn closer to the existing dwelling on its east side but was, in fact drawn to encompass the side garden to suggest that this area is viewed as being an integral part of the settlement and not the adjacent countryside gap.

Layout

- 7.4 The layout has been carefully formed in order to take full account of the position and form of the existing dwelling and the nature of the topography.





View from front of site (access point) showing double terrace form

- 7.5 The siting of the proposed dwelling has been determined by the need to retain an acceptable outlook from the existing dwelling and to provide functional car parking and manoeuvring to the front. The building is therefore set back on the site compared to the existing (which is in fact located close to the road frontage).

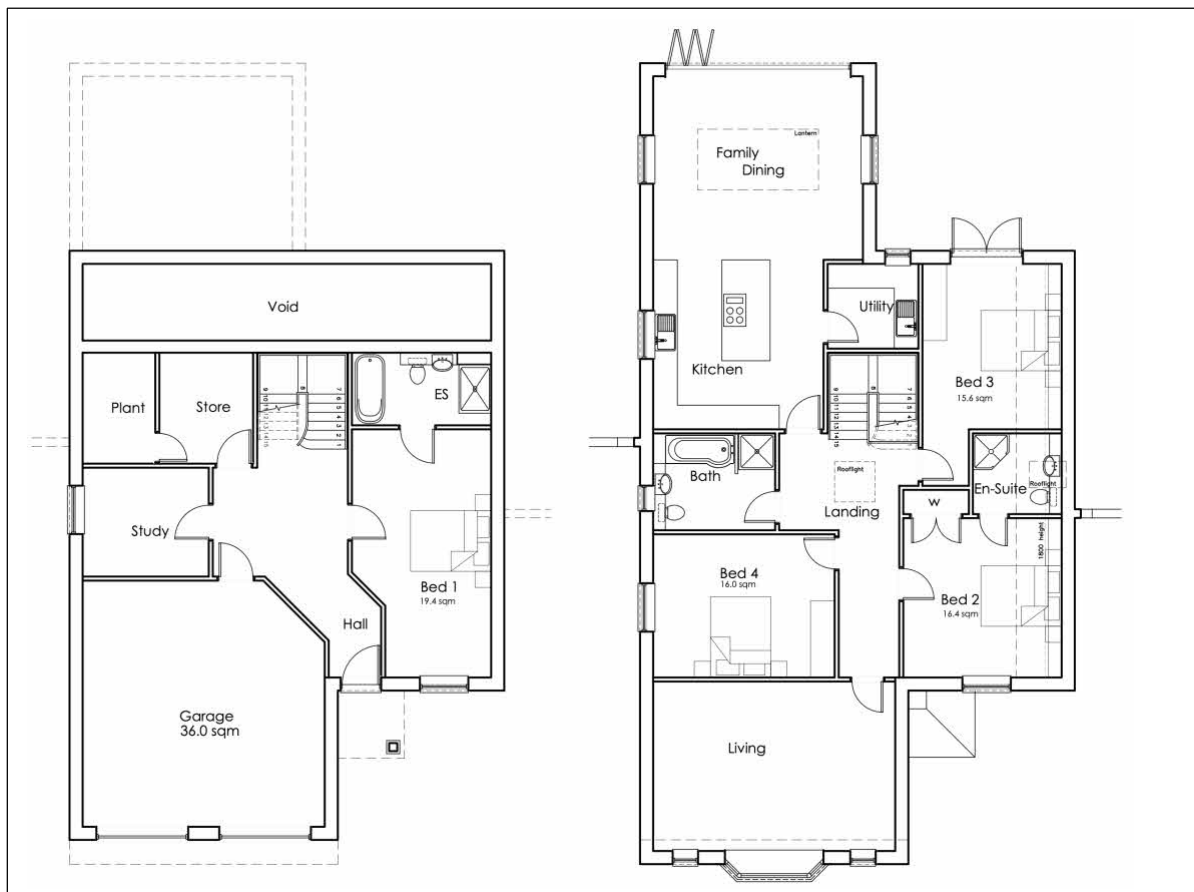


Existing Dwelling adjacent to road

- 7.6 The front of the proposed dwelling commences at about half the depth of the existing building from which it is set a minimum of 9 metres. Only one side window of the existing dwelling looks immediately towards the side of the new dwelling and at a sufficient distance to avoid harm to outlook - other windows outlook across the front. The set back of the dwelling will reduce the impact of the new development from the street, which will not be apparent on the approach due to the proximity of the existing to the road frontage.

Design

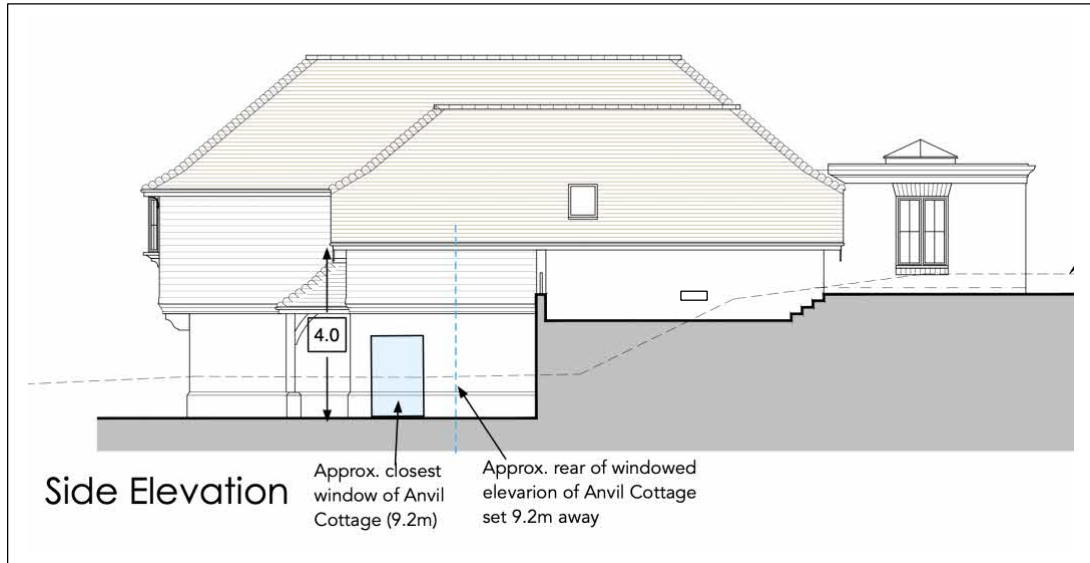
- 7.7 The topography of the site requires a bespoke design with its countryside edge position also demanding high quality detail and materials.
- 7.8 The front elevation is afforded a relatively traditional form by cutting the existing terrace to bring the bulk of the building down to the lower level of the existing. Whilst the building layout appears conventional from the front, the accommodation is inverted with only garage, study, guest suite and plant at ground floor and all other living accommodation at first floor with the kitchen and dining area leading directly at ground floor level to the rear.





7.9 The proposed materials of brick under plain clay tiled roof with first floor tile hanging are appropriate for this location and are more traditional than the existing building which is primarily render. The proposed front, first floor, overhang, projecting bow window, window detailing and timber storm porch add design interest; the partial catslide to the west adds to the ‘cottage’ character and contributes to the minimisation of the impact of the bulk of the new build upon the existing.





7.10 The above photo/drawing comparison demonstrates how the dwelling has been designed to have minimum impact upon the land beyond the settlement boundary to the east where the existing retaining wall will be raised but the hedging retained.

Access/Parking

- 7.11 The existing access on to Arford Common is to be widened to provide a paired access for the existing and proposed dwellings. Arford common is not busy and although unmade provides adequate width to allow vehicles to turn outside of the entrance to the sites. This is a normally accepted situation in quiet thoroughfares. The existing property has an overlarge, integral single garage and space outside for 2 - 3 cars. The proposed dwelling includes a full sized double integral garage together with space for at least 2 cars externally.
- 7.12 In this location this is considered to be adequate space. Additional storage can be made for cycles.

Trees

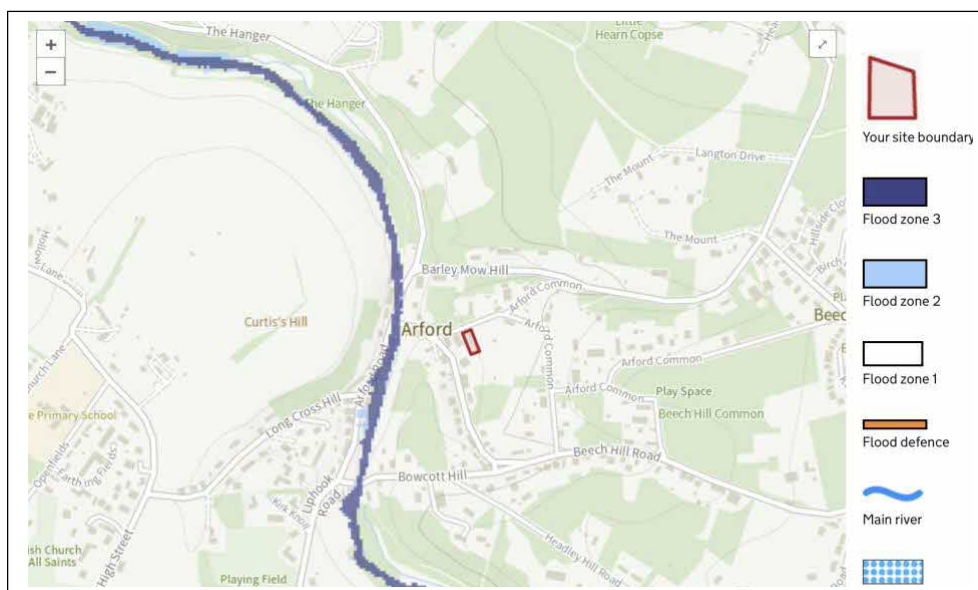
- 7.13 An arboricultural assessment has been carried out and is provided with this application together with the necessary method statement. In short, no trees of any local landscape importance are impacted by the proposed development.

Ecology

- 7.14 A Preliminary Ecological Assessment has been undertaken and attached as part of the Planning Application. This does not conclude that there are any noteworthy impacts, but the report offers recommendations which the applicants will follow during and after development, if permitted.

Flooding

- 7.16 The site is not on land liable to flood.



8. Conclusions

- 8.1 The application site is located within the settlement boundary of Arford and may be potentially considered appropriate for development. The development appears to be in line with Local Policy and National Guidance.
- 8.2 Whilst at the end of a group of dwellings the development of this site in the manner proposed will not result in any adverse impact upon the character of the area or the existing gap between Arford and Headley Down.
- 8.3 The layout of the development is such that it would not be harmful to the quality of the living conditions of the residents of the existing dwelling.
- 8.5 The design of the proposal takes full advantage of the peculiar topography of the site to both reduce its visual impact whilst adding to visual interest.
- 8.6 Parking and access are suitable for this quiet location.
- 8.7 There are no adverse impacts upon natural features or fauna.
- 8.8 The Local Planning Authority is therefore, respectfully requested to give favourable consideration to the proposal.