

Office Address:
5 Roman Terrace,
Orchard View,
Linthorpe,
Middlesbrough
TS5 5QF

Total Planning Solutions (UK) Ltd
Town Planning & Architectural Consultancy

Tel: 01642 945752 Mobile: 07932036065 Email: fahim@tps-uk.co.uk Web:
www.totalplanningsolutions.co.uk

PLANNING SUPPORT STATEMENT

PREPARED BY MR FAHIM FAROOQUI MSC MRTPI
ON BEHALF OF MR GARY PALLISTER
MARCH 2024

CASE: PROPOSED ERECTION OF NEW DETACHED
ECO/PASSIVE HOUSE WITH ASSOCIATED
MEANS OF ACCESS & LANDSCAPING

SITE
ADDRESS: LAND TO REAR OF THE CEDARS
WORSALL ROAD
YARM

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1. INTRODUCTION

Total Planning Solutions (TPS) (the 'Agent') are submitting a revised full planning application on behalf of Mr G Pallister (the 'Applicant') for the erection of new detached eco/passive house standard dwelling with associated means of access and landscaping on land to rear of The Cedars, Worsall Road, Yarm.

The applicant is a local legend of Tees valley with being a former Middlesbrough and Manchester United Football player, whom has resided in Yarm since 1998. The applicant is someone who not only understands the importance of sustainable practices but also actively promotes and implements them by way of this development to show support to climate change and its challenges.

Unfortunately a former planning application was recently refused for a similar proposal albeit of a different house design and lack of sustainable or passive house detail for the same application site under application reference 21/2527/FUL on the following grounds;

1 The proposal is contrary to Policy SD3 of the Stockton on Tees Local Plan which states that dwellings outside the limits to development will only be supported where they are compliant with the identified criteria as detailed in SD3(4) which aims to restrict isolated new dwellings within the countryside without justification. There are no special circumstances relating to the proposal to override the provisions of the Local Plan and Government Policy within the National Planning Policy Framework.

2 The proposed dwelling would be located outside of the limits to development and would introduce additional unjustified built form into the open countryside, representing an undesirable incursion and eroding its character and intrinsic beauty contrary to paragraph 170 of the National Planning Policy Framework and Policy SD5 of the Stockton Borough Local Plan, which aim to protect and enhance the intrinsic character and beauty of the countryside.

With further investigation and planning research in this matter, this current application submission aims to fully address the former reasons for refusal with significant and special circumstances that were not presented to the Council for consideration in the latter application in order to justify residential development in this location which is defined within the Stockton on Tees Local plan (STLP) as being outside limits of development and countryside.

This supporting statement and associated competent reports evidence and provide clear and precise justification against the assessment of the planning policy context and assesses the proposed development on planning balance; by setting out the context of the proposed development; outlining the policy

framework relevant to the consideration of the planning application; and considering those matters relevant to land use planning and material to the consideration and determination of the subject planning application.

This document should be read in conjunction with other validation documents and plans, outlined in the list below;

- PLANNING DESIGN AND ACCESS STATEMENT
- LOCATION PLAN
- EXISTING AND PROPOSED SITE PLAN
- PROPOSED PLANS
- CGI IMAGES OF PROPOSED DWELLING AND SETTINGS
- SAP COMPLIANCE REPORT
- ENERGY STATEMENT REPORT
- NITRATE NEUTRALITY HRA
- ARCHEOLOGY REPORT

2. SITE LOCATION AND DESCRIPTION

The proposed development site relates to a piece of grazing land directly to the rear perimeter edge of the host large detached property known as The Cedars, Worsall Road, Yarm, which itself is situated within a generous garden, screened by timber fencing with Leylandii hedgerow planting.

The application site which forms part of the application submission (outlined in red on submitted plans) is a linear grassed field which gently slopes downhill to the bottom of the shallow river valley. The site is surrounded by agricultural pasture and fields to the north and west, which extend down to the River Tees approximately 650m from the site, with open views to the north across the river valley towards the village of Aislaby.

The site itself is located directly within an open field to the north with a cluster of several dwellings at located to the east and west of the application site.

The application site is outwith the defined development limits by approximately 140m and is in direct relationship with high density housing site known as Morley Carr and is to be positioned within an existing hamlet of housing along this stretch of Worsall Road. There lies an unpaved access track serving the nearby sewage works passes along the eastern boundary and used by Ramblers and fishing groups.

The host dwelling is part of a row of houses which lie north of Worsall Road with private drive access at Field House Farm, Grey Close, The Gables, The Orchard, Field House and The Follies. In addition and significant to this proposed development layout there are several cluster of converted agricultural

and outbuildings which have been granted permission for conversion into dwellings in recent years, which create a staggered built form along the rear outwith the defined limits, which is illustrated on ariel maps below. This characteristic can be described as a ribbon development of housing.

Opposite the Applicant's land to the south is a new housing development for Morley Carr, which has been implemented and is established, which provides sustainable public transport and footpath links to Yarm town centre (approx. 0.8 mile walk).

On planning assessment of the application site, it can be considered being located within a sustainable location, which meets the everyday needs of future occupiers in terms of shopping, education and employment.



Ariel Image of application site (source Google earth)



Ariel Image of proposed site CGI layout (source Google earth)

3. PROPOSED DEVELOPMENT

The proposed development is for the erection of new detached Eco/Passive House dwelling with associated means of access and landscaping on land to rear of the host dwelling known as The Cedars, Worsall Road, Yarm.

Proposed Dwelling

The proposed development will comprise of a dwelling which has been designed to the highest standard to be considered truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance the immediate setting of this edge of settlement location.

Access to the site will be taken off the lane leading from Worsall Road. The proposed access will involve the creation of a new permeable hardstanding access road with relocation of existing gates further down the lane, to provide a more secured point for all users. This private access road will be enclosed with 2.0m high close boarded timber fencing to prevent any impact on the amenity of the host occupants from coming and goings. The dwelling will consist of a 1 ½ storey building measuring 6.5m in height with a flat parapet roof design containing a '***Sedum Grass***' roof with the installation an array of Solar PV panels set beneath the parapet walling.

The design approach of this revised proposal has taken into consideration the scale of the built form in relation to the character and location of its setting, which consists of 1 ½ storey cottages, barn conversions and outbuildings with hedge planting boundaries. The dwelling introduces an unique architectural design to reduce the overall mass and scale of the built form with a cantilever design and materials to match neighbouring properties and the installation of natural timber slats to resemble a typical agricultural building façade.

High quality landscaping is proposed to the northern perimeter with native tree/hedge planting with the additional requirement by Natural England HRA planting of woodland to offset Nitrate Neutrality. This form of landscaping is common to the rural landscape of this location and will help to soften the built form once established, which cannot be considered contrary to the Councils Landscape appraisal.

This consideration can be controlled by way of planning condition to ensure conformity. The proposed window/fenestration detailing and internal layout has been designed to avoid any overlooking into neighbouring and host dwelling.

Eco/Passive House Specification

The proposed dwelling and its associated design incorporate standard energy policy compliance credentials, with the unique requisition of providing '**Passive House**' standards to create a truly outstanding energy efficient residential unit which with supported evidence within this application submission, will reduce the carbon footprint than typical traditional housing would offer, providing special circumstances for this development to be considered acceptable in this outside of development limits location.

The Passive House credentials which are illustrated on submitted plans and associated Energy reports prepared by a qualified and competent energy consultant (see Appendix 1) are provided below for clarity;

- a) Enhanced Insulated cavity wall construction Part L1A to Steel Frame Structure (SFS) which consists of 75% recycled steel and supplied by local Middlesbrough construction company (carbon footprint benefit)
- b) Enhanced breathable membrane to fabric of building to provide a sealed Air tight dwelling to meet Passive House Credentials
- c) The use of solar PV panels (min of 30-40 units) situated on the flat parapet roof of the dwelling, coupled with high-capacity battery storage will result in the dwelling being self-sufficient in energy during day and night creating a carbon negative built form.
- d) Air source heat pumps to be installed with Space and water heating - using Air Source Heat Pump Model - aroTHERM plus 7kW + AI (once again reducing the need for fossil fuel)
- e) The provision of 7KW EV charging points for the applicants Electric vehicles, which will source power from battery storage and installed PV panels
- f) A MVHR Mechanical ventilation heat recovery system to improve energy efficiency, reducing heating costs and enabling excellent air quality
- g) Blue Water Harvesting system will be installed which will take run off water from roof area to connect to low flush toilets, bathrooms, car washing and watering plants and lawns.
- h) Thermal upgraded triple glazed windows and Aluminium frames with U Value of 1.0 W/m²K Windows meeting passive house credentials.
- i) Sedum Grass Roof to proposed flat roof design, which can decrease the demand for energy-intensive cooling and heating systems, as well as the emissions of greenhouse gases and air pollutants.

Drainage

SEWERAGE PACKAGE TREATMENT PLANT

The proposed foul water connection will be provided by Sewerage package treatment plan (Appendix 2) which is a Otto Graf GmbH, Carl-Zeiss-Str. 2-6, Germany, Packaged domestic wastewater treatment plant, for treatment of domestic wastewater for

inhabitants and has been chosen to assist in the mitigation of nitrogen levels as per the submitted Nitrate Neutrality HRA.

Surface Water will be connected to the proposed Blue Water Harvesting Water tank and an excess water will be directed to the existing surface water mains which presently runs to the River Tees.

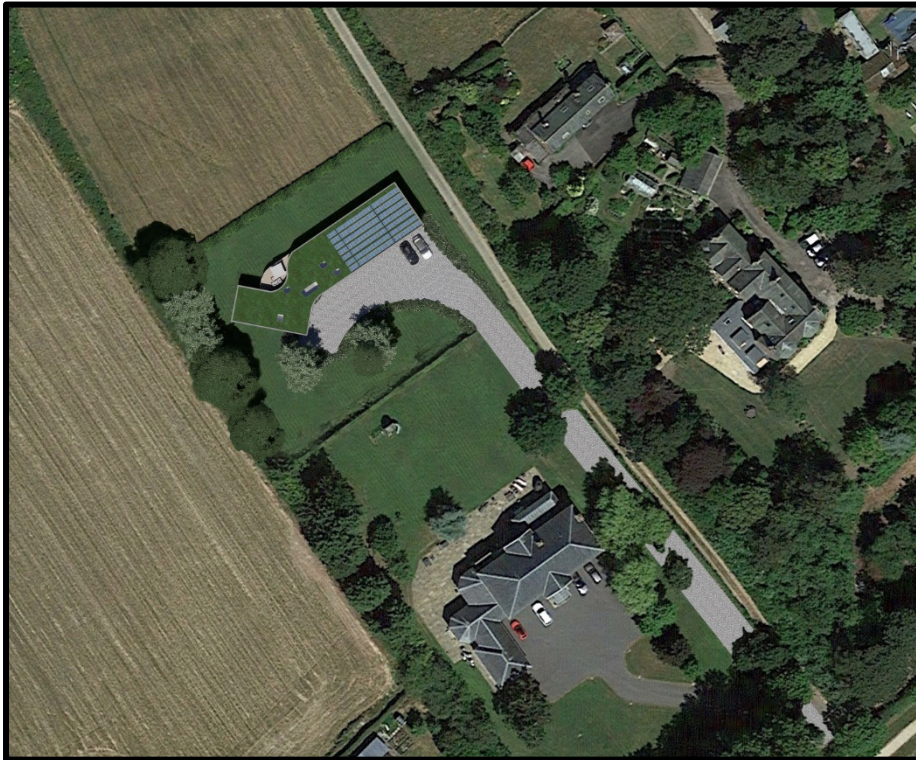
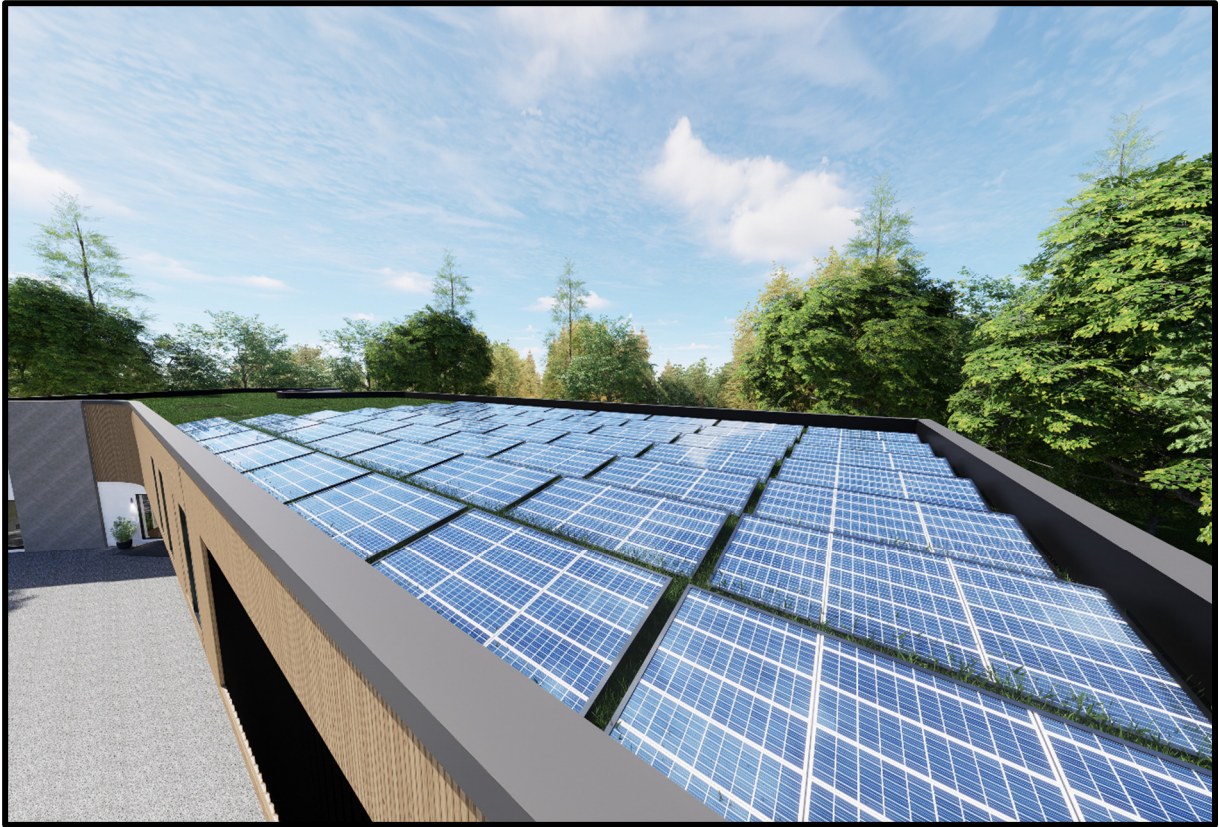
Refuse and cycle storage

The client will implement space within the curtilage, to provide cycle storage and which can be controlled by way of planning condition and the submitted drawings illustrate refuse/recycling collection point to the access point of Worsall Road.

CGI of proposed dwelling



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4. PLANNING HISTORY

Relevant planning history in regard to the development site is listed below for clarity;

- Ref. no: 96/0391/P - Extension between existing dwelling house and detached garage – Approved
- Ref. no: 98/1789/P- Erection of detached dwelling with attached double garage – Approved
- Ref. no: 99/0096/P - Change of use from agricultural land to private garden – Approved
- Ref. no: 21/2527/FUL - Application for the erection of 1no dwelling house with associated external works to include means of access – Refused

5. PLANNING POLICY CONTEXT – THE DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004, is relevant in determining planning applications and states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

The above legal requirement is also reiterated within the National Planning Policy Framework (December 2023). This section therefore examines the policies contained within the “Development Plan” which comprises the following:

The statutory Development Plan for this site comprises policies contained within the Stockton-on-Tees Borough Council Local Plan adopted January 2019. The following policies are considered to be of relevance to the proposed development:

- Policy SD1 – Presumption in favour of Sustainable Development
- Policy SD2 – Strategic Development Needs
- Policy SD3 – Housing Strategy
- Policy SD5 – Natural, Built and Historic Environment
- Policy SD6 – Transport and Infrastructure Strategy
- Policy SD7 – Infrastructure Delivery and Viability
- Policy SD8 – Sustainable Design Principles
- Policy H1 – Housing Commitments and Allocations
- Policy H4 – Meeting Housing Needs
- Policy TI1 – Transport Infrastructure
- Policy TI2 – Community Infrastructure

- Policy TI3 – Communications Infrastructure
- Policy ENV1 – Energy Efficiency
- Policy ENV2 – Renewable and Low Carbon Energy Generation
- Policy ENV3 – Decentralised Energy Generation and Supply
- Policy ENV4 – Reducing and Mitigating Flood Risk
- Policy ENV5 – Preserve, Protect and Enhance Ecological Networks
- Policy ENV6 – Green Infrastructure, Open Space, Green Wedges and Agricultural Land
- Policy ENV7 – Ground, Air, Water, Noise and Light Pollution

Supplementary Planning Documents (SPD's)

Also, of relevance to this development site is the adopted Residential Design SPD (June 2019) which sets out the general design principles to be adhered to for new residential development schemes. In addition, the adopted Planning Obligations SPD and Sustainable Design Guide SPD.

6. NATIONAL PLANNING POLICY FRAMEWORK (2021) (NPPF), NATIONAL PLANNING POLICY GUIDANCE AND OTHER MATERIAL CONSIDERATIONS

The NPPF was recently updated in December 2023 and provides the national planning guidance against which this application will be determined and is a material consideration in the determination of this application. The NPPF is the most significant of material considerations and significant weight is given to this policy document.

The NPPF provides direction for decision making in planning applications stating that the both plans and decisions should apply a presumption in favour of sustainable development, meaning for decision makers (paragraph 11):

- approving development proposals that accord with an up-to-date development plan without delay; or

- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

Section 2. Achieving sustainable development - The Presumption in Favour of Sustainable Development

The NPPF at paragraph 10 reaffirms the presumption in favour of sustainable development, reaffirming the three overarching objectives as follows (paragraph 8):

- 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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

These three objectives are considered to be interdependent and are to be pursued in mutually supportive ways to secure net gains across each of the objectives. We consider that the proposed development represents a sustainable development and accords with paragraph 8 of the NPPF in the following ways:

An Economic Objective

Albeit being a small scale development, the proposed passive house initiatives will bring direct economic benefits by way of highlighting the unique forms of construction and energy saving elements which will highlight new leading businesses in these fields and in turn provide job creation locally with primary and secondary jobs which will inevitably increase expenditure to the local borough.

There will also be additional financial benefits to the Council through the New Homes Bonus payments and increase Council tax receipt.

A Social Objective

The proposed development represents a unique opportunity to assist and highlight the current issue with Climate Change and the construction industry which lacks such Eco/passive house initiative and this proposal will provide a new type of residential development within the local area and diversify upon existing housing offer.

In addition, the proposed development will increase the local population in this area providing increased expenditure to support the retention of existing facilities and services which are in close proximity to the proposed development site.

An Environmental Objective

As aforementioned, the application site is located on the edge of a residential settlement of Yarm and within walking distance of Local services and good Public transport links with well-lit footpaths leading to Yarm High Street District centre.

The nearest bus stop less than 0.7km away providing links to Stockton and further afield. The site is also within walking distance of a number of facilities including Co-op, Lifestyle Express General stores and Health Academy.

The proposed development is for the erection of an Eco/Passive House which will include substantial credentials to reduce the carbon footprint and introduce an environmentally sustainable and truly outstanding design to the highest standard to achieve the aspiration of the NPPF in this respect.

Section 5. Delivering a sufficient supply of homes

Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 70 states that 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:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;

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

Rural housing sub section states the following guidance;

Paragraph 83 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 84 states Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - ***is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and***
 - ***would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.***

Section 9. Promoting sustainable transport

Paragraph 108 states that Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) *the potential impacts of development on transport networks can be addressed;*
- b) *opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;*
- c) *opportunities to promote walking, cycling and public transport use are identified and pursued;*

- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and*
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.*

Paragraph 111 of the NPPF states that If setting local parking standards for residential and non-residential development, policies should take into account:

- a) the accessibility of the development;
- b) the type, mix and use of development;
- c) the availability of and opportunities for public transport;
- d) local car ownership levels; and
- e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

Paragraph 115 states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Section 10 .Supporting high quality communications

Paragraph 118 states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

Section 11. Making effective use of land

Paragraph 124 states that Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁴⁸; and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Section 12. Achieving well-designed places

Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 135 states that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 136 states that Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵⁰, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Section 14. Meeting the challenge of climate change, flooding and coastal change

Paragraph 157 states that The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Paragraph 159 states that New development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

Paragraph 160 states that To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

Paragraph 163 states When determining planning applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions;

Under sub section Planning and flood risk

Paragraph 165 states that Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 173. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁵⁵. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and

e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Section 15. Conserving and enhancing the natural environment

Paragraph 180 states that Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate

Under Sub section Habitats and biodiversity

Paragraph 186 states that when determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶³ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

7. DESIGN AND ACCESS CONSIDERATIONS

This Design and Access section seeks to follow the CABE good practice guide in describing the evolution of the design proposals within the context of the site and its local context. The design component comprises the following sections:

Housing Mix
Siting and Layout
External Appearance
Landscaping

The Access component provides a brief overview of the site's current accessibility and sets out how the proposals will work to ensure that the proposed development can be accessed safely and conveniently in accordance with highway standards.

Design

The design brief was to create an attractive, truly outstanding self-build housing development on the site, taking into consideration the site's local context and vehicular access into the site.

The overall design philosophy of the application has evolved through discussions with the applicant's strong desire to provide a housing development that is not only high in quality, but that is deliverable in the short term.

Housing Mix

The proposed scheme shows a truly outstanding architectural design which is 1 ½ storey dwelling containing five bedrooms for a growing local family. This housing mix accords with the local area's requirements for self-build executive style housing in the Yarm, Eaglescliffe and Kirklevington to help boost the number and range of homes available in the local area.

Siting and Layout

The scheme has been integrally designed around the site constraints and opportunities and the aim create a strong sense of openness at key visual view points, with an attractive mix of enclosed, defensible and landscaped open spaces provided throughout the development.

The proposed development and access proposal is considered to be wholly acceptable in terms of highway safety, capacity and sustainability. The car

parking and servicing provision is also considered acceptable having regard to the nature and scale of the development and the character of the local area.

Scale and Massing

The proposed development comprises detached house that is designed to 1 ½ storey in height, given the decreasing topography of the land and present mix of house and barn conversion dwellings along this stretch being varied in style and scale, the proposed dwelling is now more appropriate to the site's local context and surroundings.

Appearance

The overall appearance, design and materials, along with fenestration and architectural details will take their cues from the local vernacular, whilst providing the development with fresh and contemporary outlook and external appearance, which provides a marketable product which will attract future occupants and deliver the housing within less than a five year timeline.

The overall appearance in terms of layout is considered to reflect the vernacular and character of surrounding buildings and future residential developments recently approved within the ward of Kirklevington and Yarm.

Landscaping

There is now sufficient amount and provision of amenity space to allow landscaping buffers which aim to assimilate the proposed development within this rural setting to evade being incongruous as the former development proposed.

Soft landscaping and boundary treatments are incorporated into the scheme proposal, which will include contrasting surface treatments delineating shared surface areas from footways and main vehicular routes.

All matters within this section can be controlled by planning condition accordingly.

Access

It is the objective of the design that the development creates an inclusive environment that meets the needs of all users of the buildings and spaces connecting various parts of the site. Further to this it is the intention that the proposed dwelling will, through informed design and the careful choice of products, provide unhindered access for disabled residents and visitors.

The access is a private road served by an existing access from the Worsall Road which already serves at least 4 dwellings. As the services are already in place it is considered that the additional dwelling is not to raise any highway safety issues.

In accordance with SPD3: Parking Provision for Developments 2011, a 5-bedroom house should provide 4 in curtilage car parking spaces, which have been illustrated on the submitted plans. Furthermore, the proposed dwellings will provide capacity for 2no.cycles storage for the dwelling.

The completed development will meet the requirements of Approved Document M of the Building Regulations and will seek to implement the requirements of the Equality Act 2010 wherever practicable.

8. KEY ISSUES AND PLANNING BALANCE

Based upon the assessment of planning policy and the supporting documentation this section will consider the key issues identified by this and assess the planning balance. The following issues are considered:

- Principle of Development;
- Impact upon character and appearance of the area
- Impact upon residential amenity
- Highways and Access; and
- Flood Risk and Drainage
- Nitrate Neutrality
- Ecology
- Archaeology
- Sustainable Living and Climate Change

Principle of Development

Policy SD1 states that in accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

As set out in section 6 of this report the proposed development would introduce a range of social, economic and significant environmental benefits.

Paragraph 70 states that 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:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custombuild housing;**
- c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;
- 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.

Furthermore, policy SD2 states that, new developments will be encouraged to meet that need in the most sustainable locations having regard to relevant policies within the Local Plan.

In relation to criterion b of paragraph 70, the proposed dwelling would clearly comprise a new self-build dwelling on a small site. As set out in policy H4 the council only currently have 2 sites secured for custom and self-build housing and therefore alternative options should be explored, such as the site at hand.

In regard to criterion 'd' it is significant to note that the NPPF does not provide a definition for 'settlements' however in recent case law (*In Braintree District Council v SSCLG & Ors [2017] EWHC 2743 (Admin) (2017)*) the judge identifies that in his view a settlement would not necessarily exclude a hamlet or a cluster of dwellings. As set out in the recent decision this site (ref: 21/2527/FUL) the planning officer confirms the site is located directly north of an existing row of houses. Furthermore, there is clearly an existing dwelling to the northeast of the site.

The application site is outwith the defined development limits by approximately 140m and is in direct relationship with high density housing site known as Morley Carr and is to be positioned within an existing hamlet of housing along this stretch of Worsall Road, which will not produce an incongruous feature but a natural built form which will be in keeping with the character along this rural fringe.

As can be seen from the submitted plans (see extract below), the proposed dwelling would follow an existing build line from The Stables to the north east therefore while the site is outside of the development limits, it is still well-related to existing residential development.



For clarification the term 'windfall sites' is used to refer to **those sites which become available for development unexpectedly** and are therefore not included as allocated land in a planning authority's development plan, which the applicant considers this proposed development presents.

Paragraph 84 of the NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) *there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) *the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) *the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) *the development would involve the subdivision of an existing residential building; or*
- e) *the design is of exceptional quality, in that it:*
 - ***is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and***
 - ***would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.***

Policy SD3 sets out the Council housing strategy for the plan period and the requirement to deliver a range and type of housing appropriate to needs and addressing shortfalls in provision. Policy SD3 states that achieving an appropriate housing distribution which will be achieved through supporting residential development on sites within the conurbation as defined by the limits to development which comprises the main settlement of Yarm.

Policy SD3 further clarifies that new dwellings within the countryside will not be supported unless they:

- a. *Are essential for farming, forestry or the operation of a rural based enterprise; or*
- b. *Represent the optimal viable use of a heritage asset; or*
- c. *Would re-use redundant or disused buildings and lead to an enhancement of the immediate setting; or*
- d. *Are of an exceptional quality or innovative nature of design. Such a design should:*
 - i. *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
 - ii. *reflect the highest standards in architecture;*
 - iii. *significantly enhance its immediate setting; and*

iv. be sensitive to the defining characteristics of the local area.

We consider that the proposed development will meet the requirements of criterion d of policy SD3 as it would represent a design of exceptional quality, using innovative design techniques to create a new sustainable dwelling. The proposed dwelling has been designed to ensure it would be truly outstanding, helping to raise standard of design in this rural location by providing solar panels as part of the proposal to provide power to the dwelling. In addition, the proposed dwelling would reflect the highest standard in architecture, taking a new and innovative approach to design and energy creation.

Paragraph 157 of the NPPF states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

The architectural standard of the proposed development would be very high, the applicant has in particular highlighted the proposal to be of an innovative nature through the incorporation of outstanding 'eco-credentials' and the use of a bespoke renewable energy system which would generate significant carbon credit and is evidenced within the supporting Energy Statement report by Ideal Energy.

This report and supporting SAP compliance report indicates that the energy saving systems would result in a Passive House accredited built form.

The proposed development has given due consideration to the rural setting of the development and has sought to ensure that it will be appropriate in terms of scale and design within the locality. However, due to the innovative nature of the design a more modern approach has been taken to the design, appearance and materials of the proposed dwelling to reflect the more modern sustainable design of the dwelling and to resemble a typical agricultural building with vertical timber slats and planting of hedge and tree woodland.

Whilst it has been demonstrated that the proposed dwelling would constitute exceptional quality it is significant to note that paragraph 84 of the NPPF may not be entirely relevant.

Within the aforementioned case law **(In Braintree District Council v SSCLG & Ors [2017] EWHC 2743 (Admin) (2017))** the judge sets out that the word 'isolated' in the phrase 'isolated homes in the countryside' simply connotes a dwelling that is physically separate or remote from a settlement and as aforementioned the NPPF does not provide a definition for settlement. Given the fact the site is located directly north and east of existing residential properties it is not considered that the proposed dwelling would be an isolated

home in the countryside and therefore the specific circumstances of paragraph 84 do not need to be fulfilled.

Overall we consider that the nature of the site being for a self-build dwelling on a windfall site would confirm the principle of development in accordance with policies SD1 and SD2 and paragraph 70 & 157 of the NPPF. It is also deemed that the proposals constitute exceptional quality as set out in paragraph 84 of the NPPF however this wouldn't be a requirement given the site is located by existing development.

Finally, we note policy ENV1 which states that the Council will encourage all development to minimise the effects of climate change through meeting the highest possible environmental standards during construction and occupation. We consider that the proposed dwelling as part of this application represents a unique opportunity to provide a sustainable dwelling which will use the highest environmental standards during construction and occupation. The significant environmental benefits of the sustainable construction should be seen as favourable in the planning balance.

To conclude, we consider by virtue of this truly outstanding design, the proposed development for this new sustainable dwelling will meet the requirements set out within local and national planning policy and will provide important diversification within the housing market at this location through provision of a new eco-sustainable development and the principle of development in this case to be considered acceptable for one dwelling.

Impact on the Character and Appearance of the area

Paragraph 131 of the NPPF The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 135 of the NPPF states that Planning policies and decisions should ensure that developments:

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

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policy SD5 of the Local Plan seeks to retain the intrinsic value of the countryside. It only supports development within open countryside if it is of an appropriate scale and does not harm the area's character and appearance.

Policy SD8 of the Local Plan states that the Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area.

Within the Stockton Borough Council Landscape Character Assessment and Capacity Study the area falls Yarm Rural Fringe Character Area and is described as a 'flat to rolling arable landscape' of large fields intersected by wooded valleys which follow local watercourses. This Landscape Character Area comprises a diverse landscape structure with the northern boundaries strongly influenced by the urban fringe of Yarm and the southern and western reaches characterised by isolated farmland.

General visibility of the application site from the surrounding area will be extremely limited, by way of its topography and being within a backdrop of existing large dwellings along this urban fringe. It will not be visible from the main highway of Worsall Road nor other receptors due to the presence of existing dwellings.

The only residential dwellings with potential visual impact from the development are the row of houses adjacent to the site, which already look onto existing farmsteads. Due to the proximity this would result in a moderately detrimental impact on views.

The application site is located in a landscape whose character has been significantly altered in a detrimental way by previous development such as Morely Carr and other farmstead buildings along this stretch, which is clearly illustrated by way of ariel photographs.

The introduction a single detached dwelling will not alter the current situation and would not result in further harm to the estate landscape character or result in unacceptable visual impact.

This proposed 1 ½ storey dwelling has been designed with obscured PV panels hid beneath the parapet walling and use of sustainable materials such as vertical timber cladding with dense hedge and woodland planting which is approach to the design the proposed dwelling to assimilate well within this open countryside. Given these mitigating factors as submitted, we consider it would not appear out of character which in the local context or existing build line with other properties and stable blocks/buildings extending as far back along Worsall Road as the proposed dwelling and there are existing buildings directly adjacent to the east. It is considered, therefore, that the proposed new dwelling would not appear as a standalone dwelling in the open countryside and would in fact mirror the existing character and location of its setting.

To conclude, we consider that the scale, layout and design of the proposed development is of the highest standard to ensure that the scheme will positively enhance the local area and will provide a new high-quality sustainable home and would therefore accord with local and national planning policy.

Landscape

Policy SD8 states that the Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the landscape character of the area, including the contribution made by existing trees and landscaping.

The site of this application is currently a grassed field with existing timber fence and high hedge planting to the northern boundary of the host site. (photographs below illustrate the rear boundary of host dwelling and each West/East boundaries showing neighbouring dwellings).

Total Planning Solutions (UK) LTD
Planning Support Statement



Total Planning Solutions (UK) LTD
Planning Support Statement



As illustrated, there are mix of boundaries to the east and west which are hedge and tree planting.

In view of this photographic evidence and existing arrangement in terms of landscaping, the proposed development is considered to ensure that the proposed dwelling will be suitably screened and will assimilate well within the rural setting and considered acceptable on landscape and visual grounds.

Impact upon on residential amenity of nearby properties and future occupants

Policy SD8 – Sustainable Design Principles of the Local Plan states that

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:

e. Privacy and amenity of all existing and future occupants of land and buildings;

As clearly shown on the illustrative layout plan, the proposed dwelling is sited over and above the recommended separation distances from habitable room windows of neighbouring properties; it is therefore considered that the proposed dwelling would not result in a significant loss of privacy or amenity.

The suggested siting of the proposed dwelling would ensure an acceptable physical relationship between existing and proposed dwellings. The heights, siting and orientation of the dwelling and the layout of the scheme work together to ensure adequate levels of spacing and amenity levels for future occupiers of the proposed dwelling.

It is therefore considered that the details reasonably demonstrate that the site is of a size capable of accommodating the development proposed whilst achieving adequate amenity for future residents.

In respect to general noise and disturbance issues with construction, it is inevitable short-term noise and disturbance during the course of the build process, will occur due to the scale of this scheme. However, if the application were approved, environmental impacts such as dust, noise and general disturbance could be minimised and also controlled through planning conditions.

Overall it is considered that the proposed scheme would not result in a significant impact on neighbour amenity and in many respects will offer improvements to the quality of life through additional recreational linkages and facilities.

As a result the applicant is satisfied that the proposals will have no significant impact on neighbouring properties and in this respect the proposals conform to Policy SD8 of the Local Plan. It should be noted that this has also been confirmed within the previous decision on the site of which the officers report

confirms there would be no impact upon residential amenity and thus in accordance with policy SD8.

Highways and Access

Paragraph 111 of the NPPF states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

Policy T11 of the Local Plan states to support economic growth and provide realistic alternatives to the private car, the Council will work with partners to deliver an accessible and sustainable transport network.

Access is proposed to be taken off existing access point to The Cedars (existing dwelling to the south of the development site) and via a new access track which runs along the eastern boundary of existing The Cedars property. The proposed access will, therefore, utilise an existing access point to provide safe and adequate access to the new proposed dwelling, in accordance with local and national planning policy.

Moreover, given the small scale nature of the proposed development for one dwelling we consider that there would no impact on the local highway network as a result of development.

Flood Risk and Drainage

Policy ENV4 states that all new development will be directed towards areas of the lowest flood risk to minimise the risk of flooding from all sources, and will mitigate any such risk through design and implementing sustainable drainage (SuDS) principles.

The proposed development is located wholly within flood zone 1, therefore, is not risk from flooding and represents a suitable site for residential development.

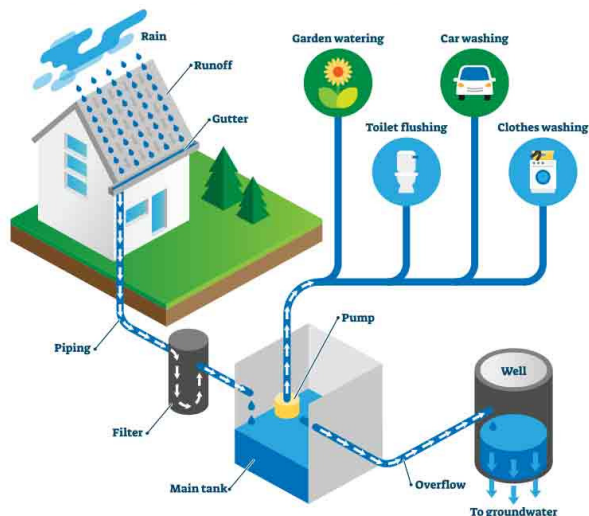
Paragraph 165 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk

The proposed site is largely located in Flood Zone 1 and therefore at low risk from flooding.


In regard to surface water, paragraph 173 of the NPPF states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Surface water will be connected to a blue water harvesting system as illustrated and remaining excess surface water will connect to the existing mains which is present on site and disperses into the River Tees.

RAINWATER HARVESTING



In regard to foul water drainage from the new dwelling this will be addressed in accordance with building regulation legislation Part H and connect to a Small Wastewater Treatment System – One2Clean which has a treatment efficiency of 87% and will produce 7.9mg/l of total nitrogen (certificate for this is provided in the appendices). This STP can accommodate up to 18 persons without impeding on the local drainage network.




Wastewater Treatment

GRAF Advanced Wastewater Treatment System

Benefits of the Graf system

- Extremely strong & robust injection moulded underground tank
- No concrete required, just gravel base and backfill
- Completely ground-water stable up to the centre line
- CE Certified system to EN 12566-3
- Great effluent quality of 12, 20, 12 guaranteed on a 95 percentile basis up to 50 PE using SBR Technology.
- Integrated sampling chamber at no extra cost
- No moving parts inside the tank, easy to install, easy to maintain
- Plug in and play system, no wiring required
- 10 year warranty on the tank, 2 years on compressor and parts, German engineered
- Low energy consumption of just 46 kWh per person, per year
- Quiet operation
- Automatic holiday mode with under load detection and flood alert
- Convenience package -ik control with larger display and keypad
- Underload detection by a pressure sensor in the control
- Multiple upgrades available including remote transmission, phosphate & nitrogen removal and complete disinfection with UV

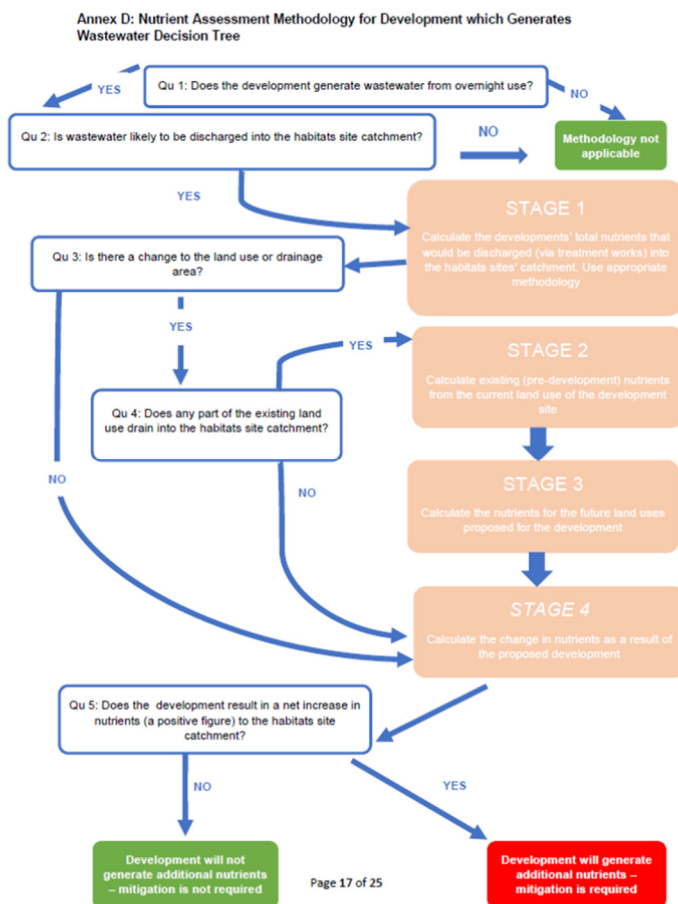


Nutrient Neutrality matter

Due to recent intervention by Natural England, the Council as the Competent Authority (under the Habitats Regulations) must carefully consider the nutrient impacts of any development proposals on the Special Protection Area of the River Tees as a designated habitat site and whether mitigation, including through nutrient neutrality is required.

Nutrient neutrality is an approach which enables decision makers to assess and quantify mitigation requirements of new developments. It allows new developments to be approved with no net increase in nutrient loading within the catchments of the affected habitats site.

Natural England considers that nutrient neutrality is an acceptable means of counterbalancing nutrient impacts from development to demonstrate no adverse effect on the integrity of habitats sites and we have provided guidance and tools to enable you to do this under Annex D: Nutrient Assessment Methodology for Development which Generates Wastewater Decision Tree



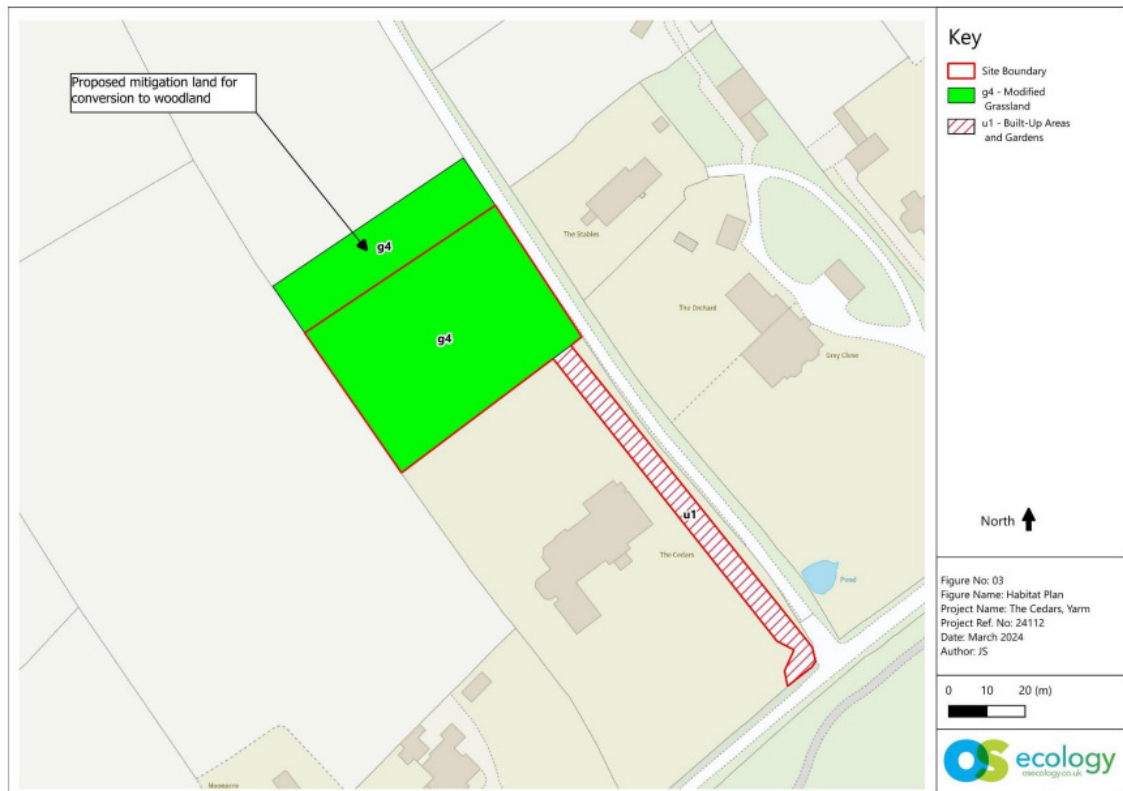
Natural England have confirmed that all types of overnight accommodation including new homes, student accommodation, care homes, tourism attractions and tourist accommodation and permitted development (which gives rise to new overnight accommodation) under the Town and Country Planning (General Permitted Development) (England) Order 2015 require a Nutrient Neutrality Methodology.

This application proposes residential accommodation which is included in the methodology as these land uses attract people into the catchment and generate additional wastewater and consequential nutrient loading on the designated sites.

Based on the guidance provided by Natural England in their guidance document, the baseline extent of nitrogen production from the assumed pre-development land use on site is calculated based on the information detailed within HRA of this application, which has calculated that the proposed development would need to mitigate annual nitrogen load of 0.51kg TN/year.

The applicant intends to mitigate the nitrate impact by way of woodland planting on his own land to the northern edge of the application site as shown in the HRA.

The Habitat Regulations Assessment and Nutrient Neutrality budget calculator has been prepared by OS Ecology as part of this application and provides further details on this matter.



Impact upon Ecology

Paragraph 180 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

Policy ENV5 – Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity encourage protection and enhancement of important assets of biodiversity and natural habitats.

Taking into consideration Natural England consultation guidance, the presence of no historic outbuildings and the nature of the site being an open entity, the site is considered to be of relatively low ecological value and unreasonable to warrant an ecology survey.

Impact upon archaeology

Paragraph 200 of the NPPF requires the applicant to in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Tees Archaeology have considered the application site within the last pre-application submission and stated the following comments;

“Field evaluation would involve geophysical survey or trial trenching initially, probably geophysical survey as that was effective in the area to the south;

An Iron Age/Romano-British settlement was noted during archaeological trial trenching in the field to the immediate south in 2012. These sorts of site can be fairly extensive and at the moment we do not know how far to the north the settlement extends. It is a reasonable assumption given knowledge of similar sites in the area that archaeological features will continued in to the garden of The Cedars and other properties along Worsall Road.

I therefore recommend, in line with the advice given in para 128 of the NPPF that any planning application is accompanied by the results of a field evaluation in order that a reasonable assessment can be made of the impact of the proposal on the significance of heritage assets of archaeological interest. I

would be pleased to provide a brief for a field evaluation along with a list of archaeological contractors who operate in the area if required.”

The applicant has instructed a reputable archaeological practice to provide a field evaluation to address this requisite and to hopefully demonstrate that the site has low archaeological potential and can therefore confirm that the development should not have a significant impact on any known heritage assets.

Sustainable Living and Climate Change

Section 14 of the NPPF Meeting the challenge of climate change, flooding and coastal change, states under paragraph 157. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Paragraph 163 states that When determining planning applications for renewable and low carbon development, local planning authorities should:

a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even **small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and**

Policy ENV2 - Renewable and Low Carbon Energy Generation states that

1. Development proposals will be supported where renewable energy measures are considered from the outset, including incorporating small-scale renewable and low carbon energy generation into the design of new developments where appropriate, feasible and viable, and where there would be no unacceptable adverse effects on landscape, ecology, heritage assets and amenity. The Council encourages and supports:

a. The local production of energy from renewable and low carbon sources to help to reduce carbon emissions and contribute towards the achievement of renewable energy targets;

In this instance, the applicant proposes several elements in creating a sustainable dwelling to be an innovative and exceptional build form, by the following methods;

- a) Enhanced Insulated cavity wall construction Part L1A to Steel Frame Structure (SFS) which consists of 75% recycled steel and supplied by local Middlesbrough construction company (carbon footprint benefit)
- b) Enhanced breathable membrane to fabric of building to provide a sealed Air tight dwelling to meet Passive House Credentials

- c) The use of solar PV panels (min of 30-40 units) situated on the flat parapet roof of the dwelling, coupled with high-capacity battery storage will result in the dwelling being self-sufficient in energy during day and night creating a carbon negative built form.
- d) Air source heat pumps to be installed with Space and water heating - using Air Source Heat Pump Model - aroTHERM plus 7kW + AI (once again reducing the need for fossil fuel)
- e) The provision of 7KW EV charging points for the applicants Electric vehicles, which will source power from battery storage and installed PV panels
- f) A MVHR Mechanical ventilation heat recovery system to improve energy efficiency, reducing heating costs and enabling excellent air quality
- g) Blue Water Harvesting system will be installed which will take run off water from roof area to connect to low flush toilets, bathrooms, car washing and watering plants and lawns.
- h) Thermal upgraded triple glazed windows and Aluminium frames with U Value of 1.0 W/m²K Windows meeting passive house credentials.
- i) Sedum Grass Roof to proposed flat roof design, which can decrease the demand for energy-intensive cooling and heating systems, as well as the emissions of greenhouse gases and air pollutants. (as illustrated below)



All these elements are Passive House Credentials with supporting SAP compliance energy statement as evidence and not a typical policy energy criteria which a typical house build would utilize; this development is unique with eco elements along with a truly outstanding design, which on reasonable grounds to ensure conformity can be controlled by planning condition and would ensure a satisfactory form of development on this edge of settlement and overcome the former reasons for refusals which control residential development outwith the development limits.

9. CONCLUSION

This revised planning application has sought to address the previous reasons for refusal under application reference 21/2527/FUL and statutory consultee comments, for the erection of this truly outstanding eco/passive house dwelling with access and associated landscaping.

The comprehensive submission with supporting forms of evidence from competent consultants in each field for energy and NN HRA, we consider that the principle of development is now acceptable for this proposal on the individual merits of the application and on the grounds of being highly sustainable within this edge of settlement which cannot be described as isolated within the open countryside.

This supporting planning statement has demonstrated that the proposal accords with the Development Plan and the NPPF paragraph 84 in that the proposal is of exceptional design quality, is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

On these grounds we seek the Council to carefully consider the merits of the application submission and approve the application subject to conditions without delay.