

PLANNING AND HERITAGE STATEMENT



March 2024

Land to the rear of 22 Frome Road, Beckington, Somerset

**Full planning application seeking permission for the erection
of a single dwelling at 22 Frome Road, Beckington**

PLANNING STATEMENT

[LAND TO THE REAR OF 22 FROME ROAD, BECKINGTON, SOMERSET]

CONTENTS	PAGE
1. INTRODUCTION	3
2. THE PROPOSED DEVELOPMENT	4
3. PLANNING HISTORY	5
4. PLANNING POLICY	6
5. PLANNING ASSESSMENT	25
6. CONCLUSION AND PLANNING BALANCE	26

1. INTRODUCTION

- 1.1 Context Planning Ltd have been instructed to prepare this planning statement on behalf of Mr. Damian Kelly, who is the landowner of the site, in support of a planning application for the erection of a single dwelling, to the rear of 22 Frome Road, Beckington.
- 1.2 The application site currently comprises part of the domestic garden of 22 Frome Road. This dwelling sits in a very generous plot on the west side of Frome Road within the village of Beckington. The existing dwelling at 22 Frome Road, is set back from, but fronts the road. Its associated residential curtilage extends north west behind the dwelling and south east behind Beckington Chapel and 24-26 Frome Road. The extent of the wider plot can be seen in Figure 1 below. The application site however only forms part of 22 Frome Road curtilage, and this is illustrated at Figure 2 below.



Figure 1 – Existing wider plot

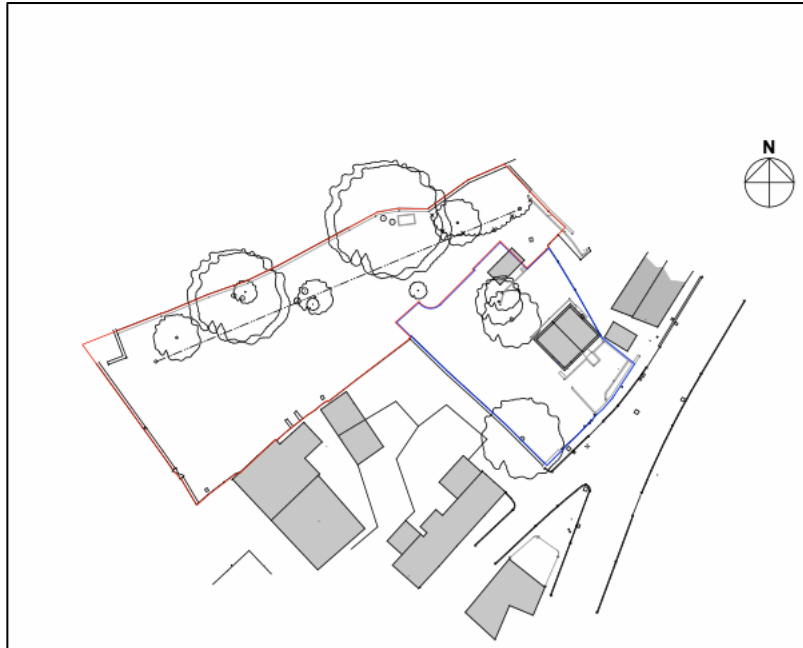


Figure 2 – Site location plan

- 1.3 The application site is located within the designated Development Limits of the Primary Village of Beckington. It sits within the Beckington Conservation Area and is also sited close to several listed buildings. The site is within an area of high archaeological potential.
- 1.4 The site is located in Flood Zone 1. The application site is not subject to any specific landscape designations. A tributary of the River Frome is located at the site's northern boundary behind a stone wall.
- 1.5 An application for the erection of a semi-detached pair of dwellings following the demolition of 22 Frome Road, has been simultaneously submitted alongside this application. Whilst the merits of these applications can be considered together, there will be nothing preventing the Council determining these applications individually.
- 1.6 This Planning Statement assesses the proposed development against the relevant policies of the Mendip Local Plan, the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

2 THE PROPOSED DEVELOPMENT

- 2.1 This application seeks planning permission for the erection of a single dwelling to the rear of the site at 22 Frome Road. The dwelling will be located behind 24-26 Frome Road, but within the lawful domestic curtilage of 22 Frome Road. The proposed dwelling will be set behind a large wall which forms the boundary between these sites.
- 2.2 The dwelling will take advantage of its discrete location within the site and will be of a contemporary design whilst taking cues from neighboring buildings. The proposed dwelling is contained on three sides by the natural stone walls with a contemporary glazed north west elevation that will benefit from solar gain. The first floor will be timber clad with kiln dried ash cladding under a flat sedum roof.
- 2.3 The dwelling will have 4 bedrooms alongside generous living areas. The dwelling will have a garden area which is commensurate to the size of the dwelling and compatible with the village location.
- 2.4 The future occupiers of the site will have the benefit of on-site parking and turning facilities to the rear of the plot. The site will be accessed via an upgraded access to the south of the site. The requisite visibility splays can be provided.

3 PLANNING HISTORY

3.1 The relevant planning history is as follows;

Reference number	Proposal	Decision	Date of decision
2019/2736/FUL	Proposed erection of 4 new dwellinghouses and demolition of existing dwelling	Withdrawn	7/6/2021
2015/0430/FUL	Demolition of existing house & garage and erection of three detached dwellings	Withdrawn	29/4/2015

4 PLANNING POLICY

4.1 The site lies within the administrative area of Somerset Council, which came into existence on April 1st 2023. The new unitary Council was formed from four District Councils (Mendip, Sedgemoor, Somerset West and Taunton, and South Somerset) and the former Somerset County Council.

4.2 The application site sits in the former Mendip Area and as such the Mendip Development Plan remains relevant for this area insofar as it is up to date.

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- 4.3 The Development Plan for Mendip District Council (MDC) comprises Mendip District Local Plan Part I: Strategy and Policies (December 2014), Mendip District Local Plan Part II: Sites and Policies (December 2021) Post JR version, Somerset Waste Core Strategy (2013) and Made Neighbourhood Plans. There are no Neighbourhood Plans which cover the application site.

Local Plan Policies

- 4.4 Policy CP1 outlines the overall Mendip Spatial Strategy. It notes that the Local Plan's emphasis is on maximising the use of land within existing settlement limits. In rural parts of the district, it explains that new development that is tailored to meet local needs will be provided in Primary and Secondary Villages. Beckington is designated as a Primary Village.
- 4.5 Policy CP2 advises that planned provision for housing will be largely accommodated in Primary and Secondary villages. This notwithstanding, paragraph 4.35 of the supporting text makes clear that 620 homes within the rural area allocation of 1,780 will not be provided for within the Primary and Secondary villages.
- 4.6 DP1 advises that all development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness across the district. DP4 relates to Mendip's landscapes and records that outside of designated landscape areas, proposals should demonstrate that their siting and design are compatible with the landscape character area.
- 4.7 DP3 specifically relates to heritage asset and confirms that proposals which preserve and, where appropriate, enhance, the significance and setting of heritage assets will be supported. The policy goes on to note that proposals affecting a heritage asset will be required to: a) Demonstrate an understanding of the significance of the asset and/ or its setting by describing it in sufficient detail to determine its historic, archaeological, architectural or artistic interest to a level

proportionate with its importance. b) Justify any harm to the asset and demonstrate the overriding public benefits which would outweigh the damage.

- 4.8 DP5 of LPP1 explains that developments must ensure the protection, conservation and, where possible, enhancement of internationally, national or locally designated natural habitat areas and species. Development Policy 6 explains that applicants must provide, with their application, all necessary information to enable compliance with the habitats regulations including any necessary survey work, reports and avoidance mitigation measures.
- 4.9 DP7 advises that the Council will support high quality design which results in usable, durable, adaptable, sustainable and attractive places. Proposals should be of a scale, mass, form and layout appropriate to the local context and protect residential amenity.
- 4.10 DP8 is a policy which seeks to protect the environment. Development is required to demonstrate that it does not give rise to unacceptable environmental impacts on ambient noise levels, biodiversity, light pollution, residential amenity and land quality. DP9 is a policy concerned with transport. It guides that development will be supported where it makes safe and satisfactory provision for access by all means of travel and servicing.
- 4.11 DP10 guides that parking should be provided at an appropriate level but that regard will be had to the objective of reducing the growth in private vehicles and the need for on-site provision to prevent problems of highway safety.
- 4.12 DP23 explains that all development will be expected to incorporate appropriate water management measures to reduce surface water run-off and ensure that it does not increase flood risk elsewhere. This should include the use of Sustainable Urban Drainage Systems.
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National Planning policy

- 4.13 The National Planning Policy Framework (the Framework) guides at paragraph 38 that ‘Local Planning Authorities (LPA) should approach decision-making on proposed development in a positive and creative way...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible’.
- 4.14 Paragraph 10 advises ‘so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development’. Paragraph 11 outlines how the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking, is engaged. For decision taking this means ‘approving development proposals which accord with an up-to-date Development plan without delay’.
- 4.15 Paragraph 60 makes clear 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’.
- 4.16 Paragraph 70 emphasises that ‘small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out quickly...Local Planning Authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirements on sites no larger than one hectare’. It explains that LPA’s should support the development of windfall sites, giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 4.17 Paragraph 77 explains that where, a Local Plan is more than 5 years old, LPA’s should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four

years worth of housing if the provisions in paragraph 226 apply.

- 4.18 In respect of transport, paragraph 114 advises that it should be ensured that ‘safe and suitable access to the site can be achieved for all users’. Paragraph 114 advises 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’.
- 4.19 Paragraph 135 guides that planning decisions should ensure that developments will ‘function well and add to the overall quality of the area’; ‘are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’.

5 PLANNING ASSESSMENT

Principle of development

- 5.1 Local Plan policy CP1 seeks to achieve the most sustainable pattern of growth by directing the majority of new development to Frome, Glastonbury, Shepton Mallet, Street and Wells (“Principal Settlements”). In rural areas, new development is to be provided in Primary Villages and Secondary Villages.
- 5.2 The site in question lies within development limits of Beckington (see Figure 3 below) which is identified under policy CP1 and CP2 of the Local Plan as one of the district’s Primary Villages. Primary Villages are those which offer key community facilities (including the best public transport services) and some employment opportunities making them best placed to accommodate most new rural development.

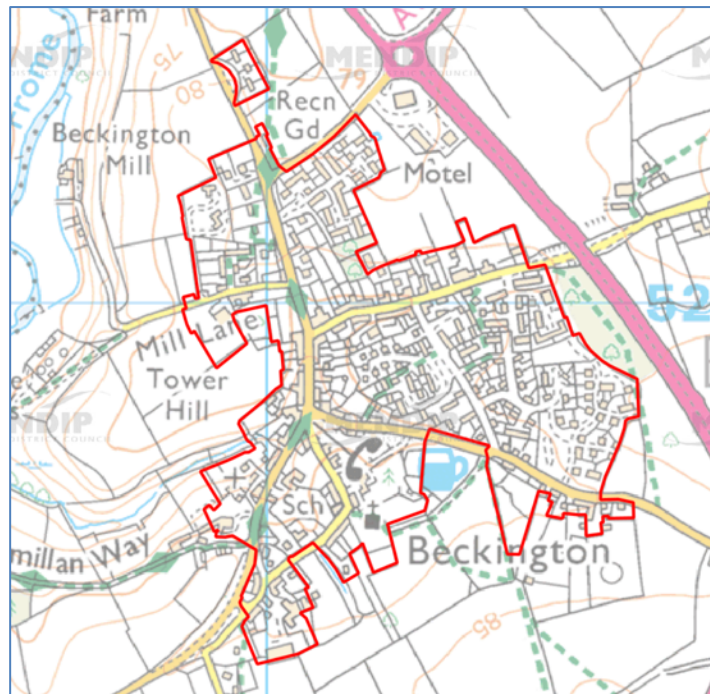


Figure 3 – Beckington Development Limits

- 5.3 CP2 explains that the delivery of housing will be secured from infill, conversions and redevelopments within the Development Limits as defined on the Policies Map, subject to compliance with national planning policy and specific policies within the Local Plan, particularly matters relating to design, local distinctiveness and identity and amenity.
- 5.4 The principle of development is therefore acceptable and in accordance with Policies CP1 and CP2. The Planning Statement will demonstrate compliance with the remaining relevant policies within the Development Plan.

Five Year Land Supply

- 5.5 It is readily accepted by the Council that they are unable to demonstrate a five year housing land supply, with the latest figures indicating that the district has a 3.24 year supply. In such situations, the Framework, indicates that the policies are out-

of-date and so the provisions of paragraph 11 dii) apply. This indicates that permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, taken as a whole.

- 5.6 The above is an important material consideration in the determination of this application.

Heritage

- 5.7 Policy DP3 confirms proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district's heritage assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip.
- 5.8 Policy DP1 of the Local Plan states that development proposal should contribute positively to local identity and distinctiveness; and be formulated with an appreciation of the built and natural context of their locality. Policy DP7 states that proposals should be of a scale, mass, form, and layout appropriate to the local context. Policy DP4 recognises the quality of Mendip's landscapes and suggests that proposal should demonstrate that their siting and design are compatible with the pattern of natural and man-made features.
- 5.9 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a duty on the decision maker to have special regard to the desirability of preserving listed buildings and their settings. Section 72 of the Act places similar duty on the decision maker with respect to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 5.10 In accordance with the requirements of paragraph 200 of the Framework, this statement identifies and assesses the particular significance of the heritage assets that may be affected by this proposal. It is clear however that 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.

5.11 Beckington Character Appraisal offers a helpful starting point in assessing the significance of the effected heritage assets. The site is located within the Beckington Conservation Area and sited close to a number of listed buildings. Figure 4 below, illustrates the extent of the Beckington Conservation Area, as well as other important heritage features, including landmark buildings and unlisted positive buildings. Figure 4 does not identify the listed buildings, but those which are located close to the application site include 20 Frome Road, a Grade II listed early 19th century dwelling, 24 and 26 Frome Road, Grade II listed dwellings with 18th century origins and Beckington Baptist Chapel, a Grade II listed building.

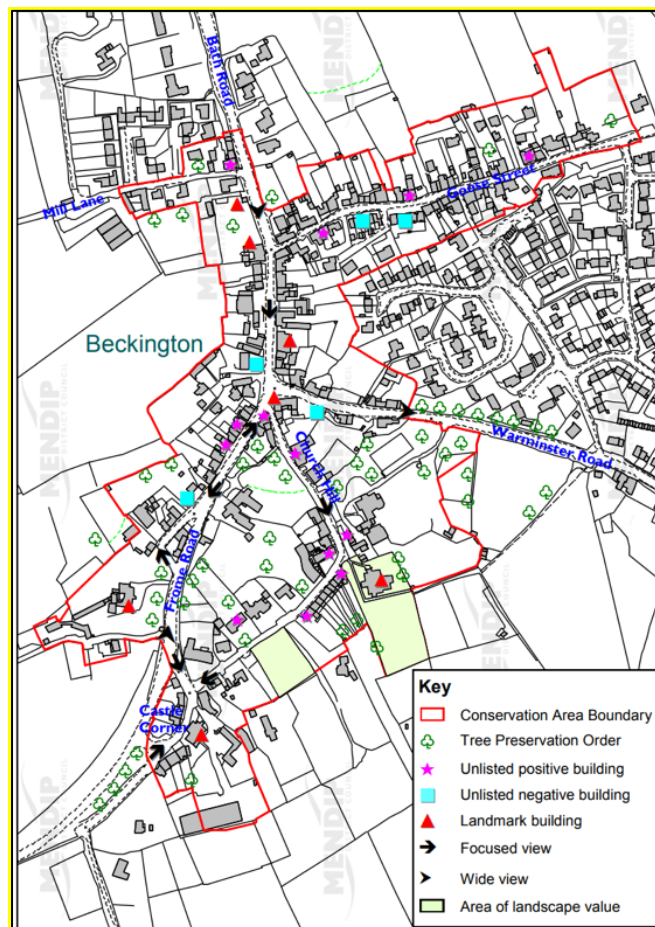


Figure 4 – Extent of Conservation Area

- 5.12 The dwelling proposed to be demolished (under the parallel application) is identified within the Beckington Character Appraisal as a negative unlisted building. It is therefore accepted that this building is of little architectural merit and there is no objection to its removal. It currently appears as an anomaly in the street scene set against high quality buildings of merit. The site is not identified as an area of landscape value. There is therefore significant opportunity to enhance this part of the Beckington Conservation Area through the appropriate redevelopment of the site.
- 5.13 An application for the redevelopment of the site, submitted by a different applicant, previously drew criticism from the Council. The comments received by the Council and third parties at that time have aided in informing the current proposals. The scheme has also been informed by the Beckington Conservation Area Appraisal which was prepared in August 2010 and provides a detailed analysis of the historic development and character of the area.
- 5.14 The historic mapping from 1887 shows the larger site containing a series of buildings located to the site frontage. However, historic mapping demonstrates that these buildings had been removed by 1903. The site appears to have remained undeveloped until the existing dwelling at 22 Frome Road was constructed, with this appearing on the 1970s OS map.



Figure 5 - Extract from the 1886 OS Map



Figure 6- Extract from the 1903 OS Map



Figure 7- Extract from the 1970 OS Map

- 5.15 Although the application site has remained free of buildings, it has been intrinsically part of 22 Frome Road, being an area of its domestic curtilage. As such it forms part of the village. The village boundary at this point is demarked by the tributary at the rear of the site, where the land then rises to the north. Visually this site appears part of the village rather than the open countryside beyond. This is clarified by the site's inclusion within the Housing Development Boundary for Beckington, which is in place, in part, to avoid encroachment into the countryside.

- 5.16 Whilst there is ribbon development along the main roads through Beckington, there is no defined building line to the rear, with several examples of ‘backland development’. The introduction of a dwelling in the site would therefore not conflict with the defined building grain. The building would be read in the context of the surrounding built form, rather than development in open countryside. Due to the space retained surrounding the proposed dwelling, the spacious and low-density character of the Conservation Area at this point would be preserved.
- 5.17 The site is not designated an area of important landscape value, but currently does allow views through the countryside beyond. The placement of the dwelling unobtrusively behind the adjoining dwellings and the siting of the access adjacent the neighbouring access will allow for these views to be retained. The dwelling will be discreetly located in the site, set behind a high boundary wall forming the rear building line of 24-26 Frome Road and Beckington Chapel. As such, the development will not be visible from the public realm.
- 5.18 There is approximately a 5m drop from the street level to the rear of the site which means the application site is not visible from the street. Due to the appropriate siting and scale of the proposal, any view of the development would be limited.
- 5.19 The dwelling would sit to the rear of 24-26 Frome Road, and Beckington Chapel,. The topography of the site allows for the dwelling to nestle down into the site, sitting well below the neighbouring buildings. It will appear subservient to the adjacent listed buildings and will not impact upon their significance. The subservient nature of the proposed building can be clearly seen in Figure 8 below.



Figure 8 – Section through the site

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- 5.20 Although the site is directly behind a number of listed buildings, it is not considered that the application site, plays an important role in the setting of these assets. Setting is described, in the Framework's glossary, as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*. The advice within the Setting of Heritage Assets Historic Environment Good Practice Advice, has been considered as the scheme has evolved.
- 5.21 Due to the topography of the land to the rear of the heritage assets, the visibility of the site alongside the rear of these buildings is limited from wider views. The site therefore plays a limited role in the setting of these assets. As the site is part of the village rather than open countryside, and due to the limited visibility of the rear of the listed buildings from wider views, the listed buildings are not viewed in a rural setting. The proposed building is set behind the tall boundary wall, and due to the appropriate design, recessive materials, and separation between the buildings, the proposal will not visually compete with the listed buildings.
- 5.22 The dwellings in the immediate area are of varying statuses, and there is a lack of uniformity in building style. This contributes towards the character of Beckington. Whilst Beckington is generally characterised by traditional dwellings to the street frontage, the application site offers the opportunity to introduce a contemporary dwelling, in a discrete location within the defined limits of the village.
- 5.23 The overall scale and massing of the development is appropriate for this context. The dwelling will fit comfortably in its plot with ample amenity space and landscape buffers. The development represents the efficient use of land but does not represent the overdevelopment of the site. The building is well articulated which aids in breaking up the visual mass of the dwelling. The use of differing materials at ground floor and first floor reduces the perceived bulk of the building.
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Figure 6 – Elevations

- 5.24 The footprint of the building has been designed to step in and out together with split levels to create points of interest and shadow lines reflecting the topography of the site.
- 5.25 The use of local materials in the construction of the dwelling will help compound the dwelling in its context. The mix of traditional and more modern materials reflects the contemporary approach and is appropriate in this location.
- 5.26 The parking will be discreetly located within the site, with a double garage and two further parking spaces. This follows the general pattern of development in the area and ensures that the scheme is not dominated by the parking/access areas. The garage will be constructed from natural stone, with timber doors.
- 5.27 Whilst the demolition of 22 Frome Road forms part of a separate application, this offers significant heritage benefits, by removing an identified negative building in the Conservation Area. The scheme will aid in ensuring the development of the site overall is viable, thus delivering the identified heritage benefits.

5.28 Overall, the proposed dwelling is of an acceptable siting, scale, and design, that would preserve the character and appearance of this part of the Conservation Area. Further, the development, will not harm the setting of the listed building and as such will not impact upon the significance of the listed buildings. As such the development is considered to comply with Development Plan polices 1, 3, 4 and 7 of the Local Plan.

Residential amenity

5.29 Policy DP7 advises that new development should protect the amenities of neighbouring occupiers and users and provide an adequate standard of amenity for the benefit of the proposal's future occupiers. Policy DP8 states that development should not give rise to unacceptable adverse environmental impacts, including in relation to residential amenity.

5.30 The proposed dwellings will be sited to the rear of 24 to 26 Frome Road and Beckington Chapel. Whilst the rear of Beckington Chapel abuts the application site, due to its lawful use as nursesey, is less sensitive to change than a residential property.

5.31 The rear elevations of 24 to 26 Frome Road are located over 21 metres from the boundary with the application site. This is a recognised acceptable distance between dwellings and minimises any potential harm. The impact of the proposed dwelling is further reduced by the change in levels, with the proposed dwelling set down at a lower level than 24 to 26 Frome Road. This results in most of the proposed building being set below the existing large boundary wall reducing the impact of the development. The design of the dwelling incorporates a flat sedum roof, and no windows on the rear elevation, which again minimises any impact upon the neighbouring occupiers.

5.32 Whilst a small extent of the proposed dwelling may be visible from the neighbouring buildings, this does not result in any material harm to the occupiers

of these dwellings. Due to the appropriate scale, siting and design of the proposed dwelling, the development will not result in an overbearing impact, loss of light or privacy to the adjoining occupiers.

- 5.33 Whilst the development will result in the intensification of the site, the residential use of the site will not change. The development is not considered to result in an increase in noise or disturbance that would result in material harm to the neighbouring occupiers.
- 5.34 Whilst there is a separate scheme to replace 22 Frome Road, consideration should be given to the impact on this dwelling, in case this does not go ahead. Further, consideration should be given to whether the two schemes are compatible. Due to the siting, and subject to suitable boundary treatment, the occupiers of any dwellings at 22 Frome Road would not be harmed by the proposals.
- 5.35 In addition, the scheme has been designed to ensure that rooms sizes, as well as outdoor amenity space of the proposed dwelling, is appropriate for future occupiers, and provides for more than satisfactory living condition for future occupiers of the development.
- 5.36 For the above reasons, the development is compliant with the relevant parts of DP7 and DP9 which seeks to protect residential amenity of neighbouring occupiers and deliver development which provides an adequate level of amenity of the future occupiers of the development.

Ecological Implications

- 5.37 Development Policy 5 of the LPP1 explains that developments must ensure the protection, conservation and, where possible, enhancement of internationally, national or locally designated natural habitat areas and species. Development Policy 6 explains that applicants must provide, with their application, all necessary information to enable compliance with the habitats regulations including any

necessary survey work, reports and avoidance mitigation measures.

- 5.38 The application is accompanied by a Preliminary Ecological Appraisal Report (PEA), and a further Bat and Reptile Survey which were recommendations of the PEA. The reports cover the whole of the site including the existing dwelling and garage building. The reports make a number of recommendations which can be secured via condition on any permission and will ensure that the development is ecologically acceptable.
- 5.39 Following additional surveys, it was concluded that the house to be demolished was not considered suitable for a bat roost. The garage and mature trees were assessed as having negligible bat roost potential. Within the site, the loss of scrub, tall ruderal and un-grazed grassland are unlikely to adversely affect the Mells Valley population. However, the surveys confirmed that greater horseshoe bats were using the site's eastern and western boundaries. To ensure that the important flight lines are retained, they will be protected throughout the development. Further, in line with the recommendations of the report, a buffer zone will be implemented along the eastern and western boundaries and will be managed exclusively for wildlife. A wooden fence would be erected along the inside of the buffer zone, which would block light spill. Subject to the measures suggested in the aforementioned reports being implemented, the scheme will not result in a likely significant effect on the Mells Valley SAC or any features thereof.
- 5.40 The reptile surveys detected a population of slow worms at the site and advised that the development will reduce the availability of suitable habitat at the site. However, sufficient suitable habitat will be retained to enable the small population of slow worms to be kept on site; specifically, an area of habitat will be set aside and managed for wildlife. This will also function as the buffer zone for the bat flight path referenced above. To move the slow worms to the receptor site, a translocation will be undertaken. Figure 9 below illustrates the buffer zone and demonstrates that this can be achieved within the site without compromising any other objectives.

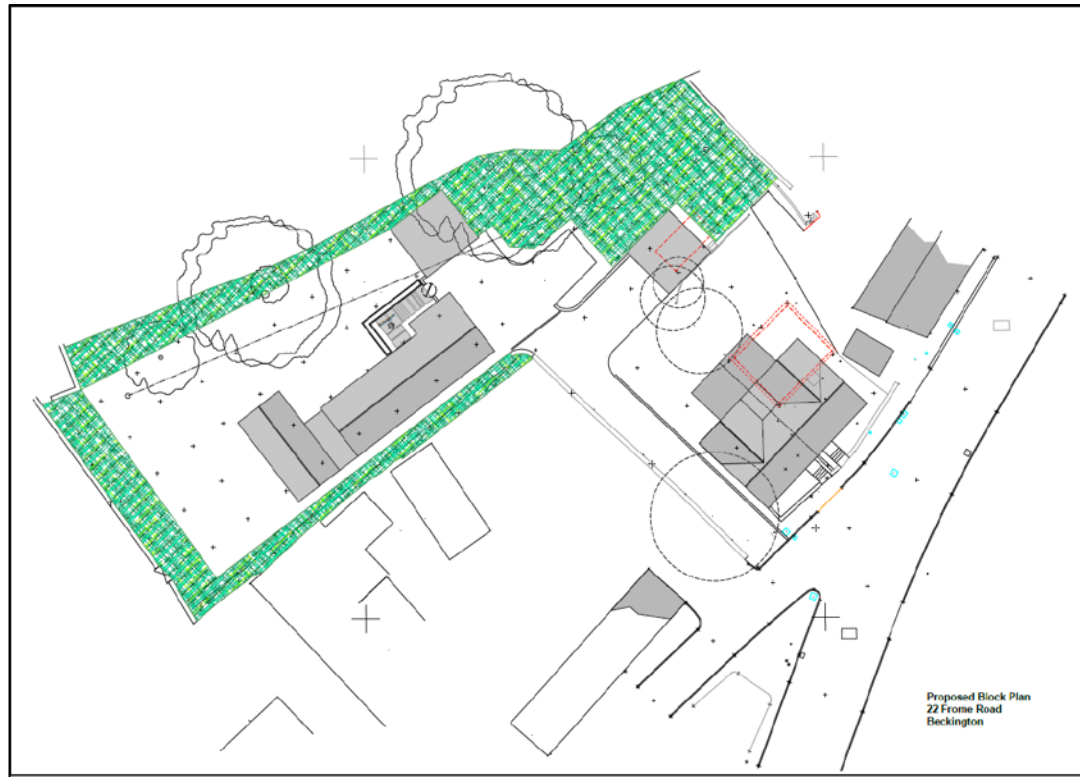


Figure 9 – Ecology buffer zone

5.41 A series of ecological enhancements are also recommended within the report, and these will be incorporated into the development. These can be secured by condition on any planning permission. Overall, therefore, subject to compliance with the mitigation and enhancement measures detailed with the submitted ecological reports, the development is considered to be ecologically acceptable. The development is therefore in full accordance with DP5 and DP6 of LLP1.

Sustainable Construction

5.42 Development Policy 7 comprises a number of criteria to ensure high quality design, and this encompasses requirements to ensure the development includes sustainable construction and renewable energy measures. An Energy Statement is included within the accompanying Design and Access Statement to demonstrate compliance with this policy.

5.43 Construction details will be developed using fabric first principles to minimise heat

loss, reduce thermal bridging, and improve airtightness to reduce external energy input as much as possible. The north west and south west facing glazed elevations will benefit from solar gain. The buildings will be constructed to the latest and highest insulation standards, using recycled insulation where possible.

- 5.44 It is proposed that the heating and hot water to the house is provided by an air source heat pump and solar panels which will be sited on the garage roof. It is proposed for surface water to be disposed of through a sustainable drainage system and soakaway. The dwellings will be fitted with dual flush toilets, spray taps and low capacity showers to reduce the water consumption to below 110 litres per person, per day. Rainwater harvesting for garden purposes will be incorporated.

Archaeological matters

- 5.45 The site is with a designated Area of High Archaeological Potential. A desk based assessment undertaken at the time of 2019/2736/FUL which concluded that there was some potential for the presence of medieval, post medieval and modern settlement activity within the application site area. However, it was accepted that this could be dealt with through condition securing archaeological monitoring of the development and a report on any discoveries. The same conclusion can be reached for this application.

Highway safety

- 5.46 The site will be accessed from Frome Road, which is an unclassified road with a 20mph speed restriction. The development therefore requires visibility splays of 2.4m x 25m which can be achieved and can be secured through a condition on a planning permission. Turning will be provided on site to ensure that vehicles can enter and leave the site in forward gear. Given the unclassified nature of the road, and the provision of the requisite visibility splays, the small intensification of access to the site will not result in any material harm to highway safety.

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- 5.47 Somerset's Parking Strategy classifies Beckington as being within Zone C. Within this zone, 3.5 parking spaces are required to be provided on site for a 4 bedroom dwelling. The proposals meet this objective.
- 5.48 Safe and secure cycle storage will be available for future occupants of the development within the garages of the proposed dwelling. The dwelling will be provided with electric vehicle charging infrastructure in line with Somerset's Parking Strategy.
- 5.49 As the internal roads will be not adopted, a dedicated a bin storage area will be positioned near the access close to the adopted highway.
- 5.50 For the above reasons the development is considered to be acceptable, and the proposal accords with the relevant criterion of policies DP9 and DP10 of the Mendip District Local Plan Part I: Strategy and Policies (December 2014)

Arboricultural Implications

- 5.51 The location of trees within the site has informed the siting of the proposed dwelling and associated development at 22 Frome Road. The application is accompanied by a tree survey which identifies the trees to be retained and removed.
- 5.52 The tree survey identifies 6 trees on the wider site. The majority of these will be retained, but trees identified as T2 and T6 will be removed as part of the proposals. T2 is poor, with signs of decay. Whilst T6 is in good health, it is pushing up against the listed boundary retained wall. Further growth will damage wall and cause collapse of neighbour's driveway.

6 PLANNING BENEFITS

- 6.1 The application proposals will deliver simultaneously, economic, social and environmental benefits.
- 6.2 With regards to economic benefits, the development will aid in supporting local businesses and services. Whilst limited in time, the development will generate economic benefits through the construction period.
- 6.3 Supporting the local facilities so they can continue in the future has significant social benefits for the community. The additional population has the potential to bring new users to the local facilities in Beckington and the surrounding settlements in accordance with paragraph 83 of the Framework.
- 6.4 The provision of an additional dwelling also represents a social benefit which must be given weight in the planning balance. This is emphasised by the lack of 5 year land supply with the district. Significantly boosting the supply of a sufficient number and variety of homes is a key policy objective of the Framework. Further, consideration should be given to paragraph 70 of the Framework which emphasises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out quickly.
- 6.5 In relation to environmental benefits, the proposal has the potential to offer opportunity for environmental improvements, including increased planting and Biodiversity Net Gain. The development would fully accord with the environmental dimension of sustainable development.

7 CONCLUSION AND PLANNING BALANCE

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 outlines that *‘if regard is to be had to the development plan for the purposes 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’*. In this case there are no material considerations which indicate that a decision other than one in accordance with the development plan should be taken and the Council are respectfully encouraged to approve this application.
- 7.2 As a 5-year land supply cannot be established within the Mendip District Local Plan area, paragraph 11d) of the NPPF is engaged. The Development Plan housing policies which are most important for determining the application are out-of-date. The tilted balance is engaged in this case because there are no areas or assets of particular importance which provide a clear reason to dis-apply the tilted balance.
- 7.3 Paragraph 11d) ii. applies and planning permission should be granted unless ‘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’.
- 7.4 In this case, no harms or conflicts with the Development Plan have been identified. To the contrary, clear benefits have been set out above. For the above reasons, it is recommended that planning permission should be granted.

Tessa Hampden BA MA MRTPI (Chartered Town Planner)