



SELFBUILD/CUSTOM BUILD DEVELOPMENT

LAND EAST of PADDOCK GRANGE

HOMESTEAD ROAD

MEDSTEAD

PLANNING STATEMENT

Project No: **743**
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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of an Outline Planning Application submitted to East Hampshire District Council for a proposed custom/ self build residential development on land to the East of Paddock Grange, Holmstead Road, Medstead, Alton GU34 5PW.
- 1.2 The outline application seeks permission a Self Build/ Custom Build Plot, with all matters reserved except for access.

2.0 SITE AND SURROUNDING AREA

- 2.2 The site is located off Holmstead Road to the south west of the village of Medstead and to the North of the larger settlement of Four Marks. It is site a ten minute walk from the existing policy settlement boundary of Medstead.
- 2.3 It is in the East Hampshire District of Hampshire, approximately 4.5 miles from the town of Alton to the North East.
- 2.4 The parcel of land is sited to the south of Holmstead Road, a bridleway, leading to the village.
- 2.5 The land adjacent to Holmstead Road is divided into a number of plots of varying sizes. Some still retain an agricultural use and there are a number of stables and paddocks. Many were created and sold to individuals before the First World War; with the purchasers building their own small dwellings on the land. The dwellings appear to have been modest, though over the decades they have been replaced with larger properties through a process of rebuilding. The plots vary in size and shape; some are square, rectangular or triangular. This creates a rural grain, rather the more regimented urban grain.
- 2.6 An account from a resident on www.medstead.org recalls that the property occupied about two acres in 1906. It was a 'colonial style' property called Elmdon. The owners kept pigs, goats and chickens. It is believed that the dilapidated structures that remain on site were used for their livestock. The garden is described as having large with lawns, flower borders, vegetable patch, a large fruit cage.

- 2.7 Elmdon was demolished around 1980 following Planning permission granted to build Paddock Grange. At this time the land was divided and the eastern parcel was transferred into different ownership, creating the site as it is today.
- 2.8 The site consists of 0.31ha of land, sloping gently down to the North to a frontage onto Holmstead Road. There is vehicular access to the site and a track that runs the full length of the Eastern boundary giving right of way to the field at the Southern end of the site, under separate ownership. This track is to be retained. There are two outbuildings in a poor state of repair that remain from the former Elmdon property. There is a domestic laurel hedge to the front of the site. A post and rail and close boarded fencing separate the site from the Paddock Grange.
- 2.9 Paddock Grange is a dormer bungalow to the west. To the east of the property is a historic hedgerow boundary to the property known as Little Barn; a two storey dwelling on a large plot with a number of outbuildings. Beyond Little Barn is Hill Top; sited on a triangular plot, set back from Holmstead Road. A public footpath runs between these two properties. It is noted that although they occupy large plots, the two properties are located close together, with one close up to the road and the other stepped back from the road. The property at Greendrift is also set back significantly from the road.
- 2.10 The Green Infrastructure Network crosses Homestead Road near to the site.
- 2.11 The nearest bus stop is about a ten minutes walk away in Medstead. The 208 bus takes a circular route to Bentworth and Alton, a 30 minute journey away. It runs twice a week and passes through Medstead three times on those days.
- 2.12 The site is not located within a Conservation Area and contains no heritage assets, nor are there any within the vicinity of the application site.
- 2.13 The site is in flood risk zone 1.
- 2.14 There is some confusion as to the land use, however, if this land were to be considered for agricultural use. It would likely be Grade 5, very poor agricultural land with severe limitations which significantly restrict the range and level of yield of crops; which restrict use to permanent pasture or rough grazing.

3.0 THE DESIGN PROPOSAL

- 3.1 The proposal is to replace the derelict out buildings with a new single storey dwelling. The footprint covers the area of the existing out buildings. The building will be sited in the middle of the site within the footprint of the indicative plan. The location aims to address the issue of the previous proposal's closeness to the other building and the road. There are two dwellings in the immediate area that are set back from the road, Greendrift and Hill Top. There are also other examples in the wider area. Setting the building further back from the build line of the neighbouring property the Padocks would make it difficult to see from the public realm. Any views that could be achieved would be of a building that is sympathetic to its surroundings.
- 3.2 To the South and further away from Holmsead Road the ridge would be 1.4m higher than the derelict brick structure. This would be achieved by reducing the ground level to create a level area for the new property.
- 3.3 Screening from the existing and proposed hedges, the location within the site and single storey design will prevent loss of amenity for the neighbouring properties.
- 3.4 The existing access is to be retained along with access to the land south of the site.
In line with EHDC policy there are to be three parking spaces. Adequate access will be provided for a fire appliance. Parking will include the provision of electric vehicle charging infrastructure.
- 3.5 The indicative floor plans show a three bedroom dwelling with an open plan living area. The orientation of the main living area to the south of property would offer natural light and solar heat gain to the space. However, the final design will be the custom design of the first owners.
- 3.6 As part of this outline application, indicative landscape information has been included. These include the provision of a suitably located reed bed sewage treatment system and pond to prevent nitrates entering the soil.

The existing established hedgerows on the North and East boundaries are to be retained and maintained. The cherry laurel beside the access will be removed. This will be replaced with native hedgerow.

A new hedgerow is to be planted along the length of the Western boundary; with an area of natural grassland to the south of the site. There are opportunities for rainwater harvesting and other Sustainable Urban Drainage system.

- 3.7 Sustainability will be dealt with at Reserved Matters stage to allow flexibility in the design for the custom builder. It is anticipated that the dwelling will be highly insulated and environmentally friendly. To reduce the impact on the natural environment waste water from the property will pass through waste treatment plant to a reed bed sewage system.
- 3.8 The indicative Design Code aims to show how the new home could allow an element of custom design by the future owners, whilst reflecting the local character and add to the sense of place across the development. This Design Code will form the basis of a more developed Design Code, to be submitted with the reserved matters application.

SETTLEMENT PATTERN

The plot will be fully serviced, with access and utilities provided in advance

FRONTAGE CODE

Mixed native hedgerow to boundary to replace cherry laurel hedge with new dwelling set back from the road. Existing access/egress to be retained

PARKING

A minimum of three car parking spaces, with space to access and egress the site in forward gear

BUILDING TYPE

Detached, barn style, similar to ones in the area

BUILDING HEIGHT

Single storey with pitched roof.

MATERIALS PALETTE

Roof: Slate or plain tiles

Externals walls: Timber clad. Coloured black or natural cedar.

Windows : composite, colour to complement other materials

External Doors; Timber front door; composite, colour to complement other materials

BOUNDARY TREATMENTS

Existing mature hedgerow along Eastern boundary

New native hedgerow along the Western and Northern boundaries

LANDSCAPING

Front ecologically enhanced area and lawns; driveway and access track along Eastern boundary; on site car parking spaces; pond and read bed; rear of site set to lawns with ecologically enhanced area.

REFUSE AND WASTE

Enclosed bin stores will be provided to meet requirements.

4.0 RESERVED MATTERS

- 4.1 The Application is in outline form with only access to be considered at this point. The initial owner of the home will have primary input into its final design and layout. However the indicative site plan shows the extent and location of the area of the site that would contain the dwelling and the indicative layout and elevations show a form that the proposed dwelling could take. The final decisions will be taken with the self built client.
- 4.2 APPEARANCE. This is an outline proposal and appearance will be considered as a reserved matter, however the proposals foresee the dwelling to be detached with pitched roofs. The materials palette is discussed under the Indicative Design Code.
- 4.3 LANDSCAPING. This is an outline proposal and landscaping will be considered as a reserved matter however, the indicative site plan illustrates that the site offers the opportunity for the existing trees and hedgerows to be retained and protected, both during the construction phase and beyond; that two areas of habitat can be created to allow for greater foraging provision for reptiles, birds and mammals, enhancing biodiversity; and that the plots will have generous amenity space, in the form of private gardens. New native hedgerows will be planted.

4.4 LAYOUT. This is an outline proposal and layout will be considered as a reserved matter, however the illustrative site plan shows that the site can accommodate a single dwellings, with associated parking and private generous garden, in keeping with the surrounding properties. The amenity of neighbouring properties is respected.

4.5 SCALE. This is an outline proposal and scale will be considered as a reserved matter, however the proposals foresee a detached single storey dwelling.

5.0 RELEVANT PLANNING HISTORY

8.1 The planning history relevant to the site is listed below:

- **24448** (1979 Permission)
Demolition of existing dwelling known as Elmdon and construction of dwelling known as Paddock Grange
- **57295** (2019 Refusal)
Detached dwelling with parking spaces and landscaping on land to east of Paddock Grange
- **APP/M1710/W/20/3247593** (2020 Appeal dismissed)
Detached dwelling with parking spaces and landscaping on land to east of Paddock Grange
- **57295/001** (2021 Refusal)
Storage barn following demolition of a barn and former stables on land to east of Paddock Grange
- **APP/M1710/W/21/3274136** (2021 Appeal dismissed)
Storage barn following demolition of a barn and former stables on land to east of Paddock Grange

6.0 NATIONAL PLANNING POLICY FRAMEWORK

7.1 The following sections of the National Policy Framework last updated December 2023 are considered relevant to the application.

2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial

development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

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

- **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;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9. Goes on to state that Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

5. Delivering a sufficient supply of homes

60. 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.

The overall aim should be to meet as much of an area's identified housing need as

possible, including with an appropriate mix of housing types for the local community.

63. Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes*.

*(Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.)

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

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

Rural housing

83. 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.

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

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

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.

11. Making effective use of land

123. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brown field' land. (Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity.)

124. Planning policies and decisions should:

- 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)

12. Achieving well-designed and beautiful places

135. 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

users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

139. Conversely, significant weight should be given to:

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

East Hampshire District Local Plan: Joint Core Strategy (2014)

It is understood that the following planning policies apply.

CP1 - Presumption in favour of sustainable development

When considering development proposals the Council and National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). They will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

CP10 - Spatial strategy for housing

other small scale development outside settlement policy boundaries will only be permitted where it:

- meets a community need or realises local community aspirations;
- reinforces a settlement's role and function;
- cannot be accommodated within the built up area; and
- has been identified in an adopted Neighbourhood Plan or has clear community support as demonstrated through a process which has been agreed by the Local Planning Authority in consultation with the Parish or Town Council.

CP19 - Development in the countryside

The approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6). Within the South Downs National Park the pursuit of National Park purposes will be paramount.

It is therefore recognised that some development can take place which is beneficial to the countryside and the people that live and work there. The emphasis in the Local Plan: Joint Core Strategy is therefore to allow development in the countryside where it can be demonstrated that a countryside location is both necessary and justified. Such an approach will preclude development for which a rural location is not essential. Inappropriate types and scales of development will not be permitted in order to maintain the landscape character and quality of the countryside. The countryside will continue to be protected for its intrinsic value.

CP21 – Biodiversity

Development proposals must maintain, enhance and protect the District's biodiversity and its surrounding environment.

d) Ensure wildlife enhancements are incorporated into the design to achieve a net gain in biodiversity by designing in wildlife and by ensuring that any adverse impacts are avoided where possible or, if unavoidable, they are appropriately mitigated for, with compensatory measures only used as a last resort.

CP24 - Sustainable construction

Planning permission will be granted for development which on completion:

a) meets the following minimum Code for Sustainable Home threshold level, and equivalents for non-residential development (unless proven to be financially or technically unviable), as set out below:

- All residential development achieves at least the following level of the Code for Sustainable Homes and meets the minimum carbon compliance standards set out under the Zero Carbon Hub report recommendations: **BREEAM 'excellent'**

The Code for Sustainable Homes sets out national standards for sustainable design and construction of new homes. Its introduction has enabled planning policy to align with its different levels and enabled a wider understanding and acceptance of sustainable construction. There are six levels of the Code; at each level there are minimum standards. It includes standards for energy and water efficiency (see Policy CP26) and also other sustainability factors, such as materials, recycling, cycle spaces, home offices, waste and ecology.

CP25 - Flood Risk

All development will be required to ensure that there is no net increase in surface water run-off. Priority will be given to incorporating SUDs (Sustainable Drainage Systems) to manage surface water drainage, unless it can be demonstrated that SUDs are not appropriate. Where SUDs are provided, arrangements must be put in place for their whole life management and maintenance.

CP27 – Pollution

Development must not result in pollution which prejudices the health and safety of communities and their environments. Developments that may cause pollution, and developments sensitive to pollution, will only be permitted if they are appropriately separated and designed to remove the risk of unacceptable impacts.

Development will not be permitted if it would have an unacceptable effect on the amenity of the occupiers of neighbouring properties through loss of privacy or through excessive overshadowing.

Any development which is likely to lead to a significant effect on an internationally designated site is required to undertake an appropriate assessment under the Habitats Regulations. As part of any mitigation/avoidance package any impacts on air quality will require a regime for continued air quality monitoring to be set up before the introduction of any mitigation measures, and thereafter maintained.

CP29 – Design

The District's built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit.

New development will be required to:

- a) seek exemplary standards of design and architecture with a high quality external appearance that respect the area's particular characteristics;
- c) reflect national policies in respect of design, landscape, townscape and historic heritage;
- d) ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting

- in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;
- e) ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;
 - f) make provision for waste and recycling bin storage and collection within the site;
 - g) be designed to the Lifetime Homes Standard as appropriate;
 - h) take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;
 - i) be accessible to all and designed to minimise opportunities for crime and anti-social behaviour without diminishing the high quality of the overall appearance;
 - j) embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality;
 - k) provide car parking in a way that secures a high quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary.

CP31 – Transport

Through implementation of the Hampshire Local Transport Plan (2011 – 2031), the fullest possible use of sustainable modes of transport (including cycling, walking and public and community transport) and reduced dependence on the private car will be encouraged.

East Hampshire District Supplementary Planning Documents SPD

Climate Change and Sustainable Construction April 2022

Housing Outside Settlement Boundaries March 2023

Draft Local Plan 2021-2040 (Regulation 18) Housing Background Paper Jan 2024

Policy CLIM2: Net-Zero Carbon Development: Operational Emissions 57 62

b. All proposals for new homes will be informed by calculations of their predicted energy use intensity (EUI) prepared using an operational energy model. The calculations should be set out in the Sustainability Statement and will be expected to demonstrate that each new dwelling would achieve:

- a space heating demand of not more than 15 kWh/m² /year
- a total energy demand of not more than 35 kWh/m² /year

d. All heating requirements should be met without on-site use of fossil fuels

Policy NBE1: Development in the Countryside

Development proposals within the countryside (the area outside settlement policy boundaries and designated Strategic Employment Sites, as defined by the Policies Map) will only be supported where they are:

- g. converting previously used permanent buildings or redundant agricultural buildings for appropriate uses (Policy DM19); or
- h. of exceptional quality or innovative design which responds to the local character and significantly enhances its immediate setting; or
- i. for a replacement building that is not temporary in nature, provided that the proposal does not require extension or significant alterations;

Policy DES2: Responding to Local Character

Detailed proposals for the design and layout of new development will be required to meet the criteria set out under this policy.

Policy DES4: Design Codes

DES4.4 To prevent design codes from artificially stifling creativity and innovation to the detriment of sustainable development, the binding requirements of design codes under this policy will be limited to the National Design Guide's characteristics of:

- Built form;
- Movement;
- Homes & buildings;
- Resources; and
- Lifespan.

DES4.5 Other requirements and guidance within a design code will be of significant weight for decision-making on planning applications to the extent that they are underpinned by and reflect the baseline evidence for the code and other relevant policies of the development plan.

Policy H1: Housing Strategy

H1.3 Housing outside settlement policy boundaries will be permitted where they accord with Policy NBE1 or allocated for development in this Local Plan or are identified in a 'made' neighbourhood plan.

Policy DM16: Self-build and custom housebuilding

DM16.1 Proposals for Self-build and custom housebuilding within settlement policy boundaries will be supported subject to the following matters being met:

- i. the proposed development has no significant adverse effect on the local character; and
- ii. Serviced plots made available should respond to the needs of the individuals and groups on the Local Planning Authority's self and custom build register at the time of the application; and
- iii. Plots should be priced and marketed appropriately as self-build or custom-build plots for at least 12 months (see Appendix D).

Draft Local Plan 2021-2040 (Regulation 18) Housing Background Paper Jan 2024

1.13 National Planning Policy, requires that a sufficient amount and variety of mix of sites (large and smaller sites), can come forward where these are needed to meet the housing requirements of the area. This includes some allowance for flexibility and to allow for sites allocated not coming forward during the Plan Period, together with any unmet needs from neighbouring authorities. Therefore, it is important that any proposed allocations for development are flexible to assist with potential issues around the delivery of sites, again national policy requires local planning policies to identify sufficient sites taking into account their availability, suitability and likely economic viability.

Medstead and Four Marks Neighbourhood Plan (2016)

Policy 1 – Spatial Plan

Self-Build and Custom Housebuilding act 2015

The Self-Build and Custom Housebuilding Act 2015, as amended (hereafter 'the Act 2015') requires local authorities to keep a register.

Self-build and custom housebuilding guidance states

'In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.

Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.'

7.0 PLANNING SUMMARY

- 7.1 When considering the effect of the proposal on the character and appearance of the area, the first appeal states *“Observations before me suggest that the current state of the site harms the character and appearance of the area and that its development would be an enhancement.” Other undeveloped portions of land near the road tend to be larger paddocks and working agricultural land; whereas this plot is smaller in comparison and is restricted in potential worthy utilization. This application hopes to address the harm to the area by ensure that development proposals “are designed to a high standard that is appropriate and sympathetic to spaces around buildings and landscape features.”*
- 7.2 It continues *“However, its undeveloped state is similar in appearance to other undeveloped portions of agricultural land fronting the road, which contribute to the character and appearance of the area.”* However, these other parcels of undeveloped land were not once domestic gardens. The agricultural land fronting the road tend to have native hedgerows along the road boundaries whilst this plot has a laurel hedge, indicating its former use.
- 7.3 Paragraph 9 questions a safe and convenient route on foot to Medstead. Homestead Road is a bridleway and not a main road for vehicular traffic. Medstead is a ten minute walk away and there a numerous public foot paths that crisscross the area giving alternative pedestrian routes away from traffic that would reduce the reliance on car journeys.
- 7.4 When considering the effect of the proposal on the character and appearance of the area, the second appeal considered a single storey barn, clad in timber with a pitched roof to be wholly appropriate for the countryside. This was not contested by the Council. A similar materials palette is suggested for this application. The appeal also considered the location of the barn and found that it would be difficult to perceive from the public realm and any views would be sympathetic to the rural surroundings. Although the indicative proposal is larger than the barn, it too is set back from the road with little opportunity to be viewed from the public realm.

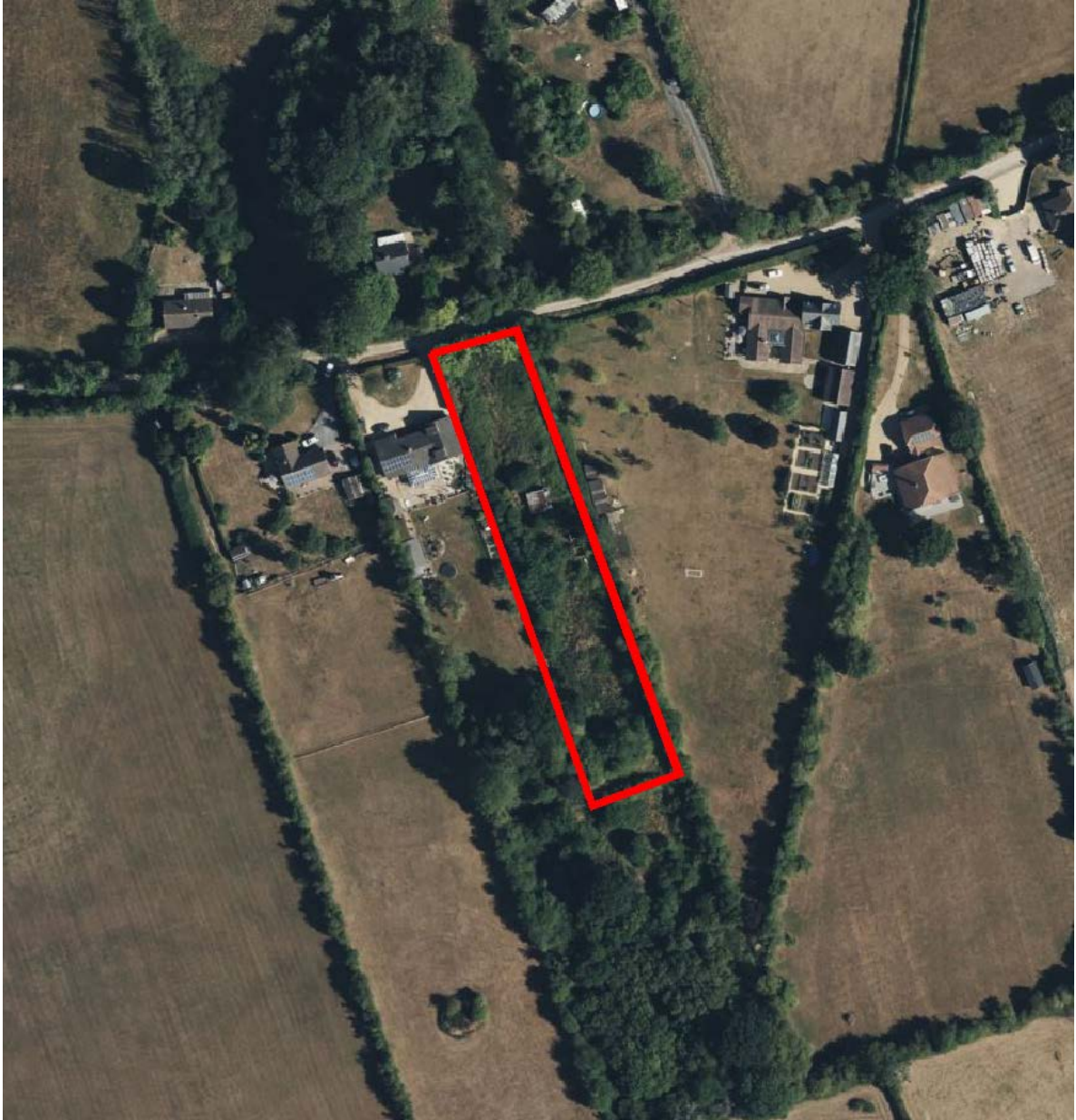
8.0 CONCLUSION

- 8.1 This application is for outline planning permission for a custom self build single story dwelling on land that had previously formed part of a property known as Elmdon.
- 8.2 The site is located outside any EHDC Settlement Boundary Policy and is therefore within the countryside.
- 8.3 The property would be located within an established rural community close to local facilities. Therefore it should not be considered isolated NPPF 84.
- 8.4 The site is not located within or close to a Conservation Area. There are there any listed buildings in close proximity to the site where its setting would be affected.
- 8.5 There are no non-statutory or statutory designated heritage assets within or immediately adjacent to the site, or which the proposed development would negatively impact.
- 8.6 Although appearance, landscaping, layout, scale of the proposed scheme are matters which will be determined at the Reserved Matters stage, an indicative site layout and elevations has been provided. The indicative layout provided conforms to the Nationally Described Space Standards.
- 8.7 The proposal would replace two existing structures in the middle of the site. This will minimise the impact on the rural character that is already established by the existing structures. Although only illustrative the layout, appearance and the scale and layout will be determined at the Reserved Matters stage. The indicative layout and elevations show how a sensitively designed dwelling could comfortably integrate into the surrounding built environment. The dwelling would only have a small increase in height over the existing structures. The height of the new property; nearest Holmstead Road, would be 0.7m higher than the existing corrugated structure.
- 8.8 The principle of setting the new dwelling away from Holmstead road has a similar form to other properties in the area that are set back from the road. This

will reinforce the dispersed rural settlement. The proposal would have a similar relationship to the road to the neighbouring properties known as Hill Top and Greedrift.

- 8.9 While the gap between Paddock Grange and the property to the West would have a similar relationship to the proposed dwelling.
- 8.10 The existing dense margin of planting that fronts Holmstead Road is formed of non native cherry laurel. This would have been planted to form the boundary of Elmdon. As these are a non native species they will be replaced with native species as part of the biodiversity net gain. Through careful planting it will allow only glimpses of the new property.
- 8.11 The NPPF encourages the use of previously developed land that is 'not of high environmental value.'
- 8.12 It is established that the land has been previously developed and the buildings that remain on the land formed part of that development. Therefore it is suggested that under these circumstances there would not be any conflict with National Planning Policy.

APPENDIX



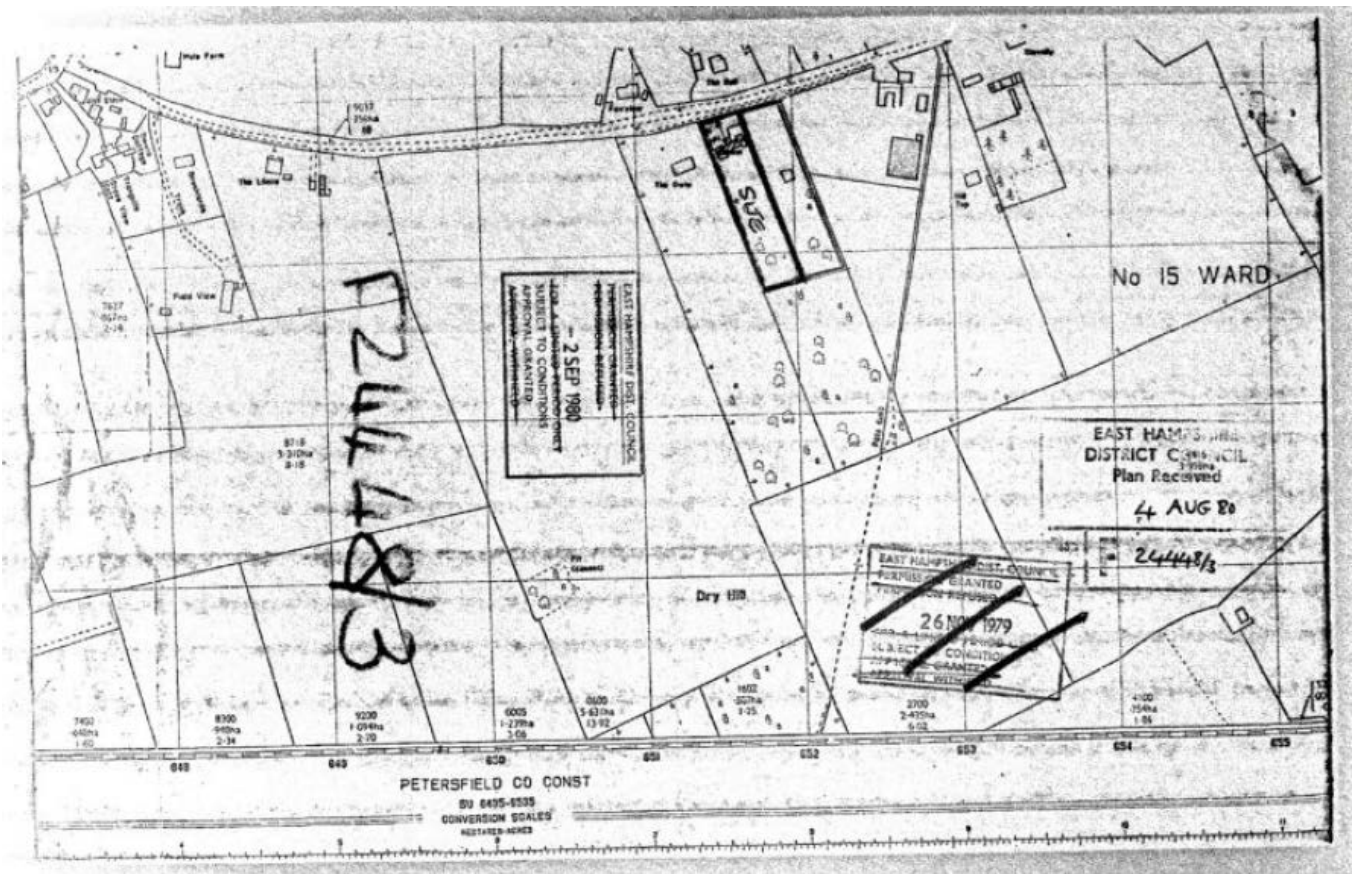
Aerial view of the site



Photo looking North with the two existing structures. The Paddocks is on the left.



Example of stable block on Holmstead Road



Site location plan from 2448 planning application.