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**Project 405 – 22**

**Supporting Statements  
(Planning Statement)**

For

**2no. Affordable Housing Development**

At

**MASCOT (SITE)  
WINDSOR ROAD, BOWERS GIFFORD, ESSEX, SS13 2LH**

**REV.-.01 – CLIENT PLANNING STATEMENT – 20.01.21**

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Page 1 of 24

## **REFINE + RESOLVE ARCHITECTS**

### **CONTENTS:**

|            |   |           |
|------------|---|-----------|
| <b>1.0</b> | <b>INTRODUCTION</b>                         | <b>03</b> |
| <b>2.0</b> | <b>SITE AND SURROUNDINGS</b>                | <b>05</b> |
| <b>3.0</b> | <b>PROPOSALS</b>                            | <b>07</b> |
| <b>4.0</b> | <b>PLANNING HISTORY</b>                     | <b>10</b> |
| <b>5.0</b> | <b>PLANNING PROCESS</b>                     | <b>11</b> |
| <b>6.0</b> | <b>PLANNING POLICY – (NATIONAL + LOCAL)</b> | <b>12</b> |
| <b>7.0</b> | <b>MATERIAL CONSIDERATIONS</b>              | <b>20</b> |
| <b>8.0</b> | <b>CONCLUSIONS</b>                          | <b>22</b> |

## REFINE + RESOLVE ARCHITECTS

### 1.0 INTRODUCTION

#### OVERVIEW OF STATEMENT

- 1.1 This planning statement has been prepared by Refine and Resolve Architects Ltd on behalf of Mr R Scates to be read in relation to the possible redevelopment of the site known as; Land East + West of Mascot, Windsor Road, Bowers Gifford.
- 1.2 The site falls within the administrative boundaries of Basildon District Council
- 1.3 The application proposes a small development of 2no. **affordable** dwellings arranged to closely follow the existing pattern of development.
- 1.4 **This proposal will be situated within the residential curtilage and on garden land associated with Mascot with the Framework stating; *that residential garden land outside of a built-up area is previously developed land.***
- 1.5 The statement has been prepared in accordance with the requirements of the *Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010.*
- 1.6 The content of the statement has been presented to closely follow the advice provided under section 6 of the Communities and Local Government (CLG) Guidance.

#### PROJECT BRIEF

- 1.7 The brief for this application is:
- 1.8 *“..to make best use of a previous developed site with the Green Belt. The proposal will assist the LPA with a windfall affordable housing scheme. We hope to create a well resolved and complimentary development that is aware of its context and that will set a subtle but clear site precedent. The final scheme must deliver a pleasant environment for residential living as well as providing appealing built form within the semi-rural area. Clear, simple and enhanced landscaping is key within the design of the site as this will act as a link to the countryside beyond”.*
- 1.9 The applicant’s goal is to deliver a high quality sustainable development that sits comfortably within its setting as well as assisting in further **affordable** housing delivery within an area covered by Basildon District Council.
- 1.10 The design of the proposed development has been influenced by the conditions and features of the site as well as responding to the styles and design vernacular of the area.

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### APPLICATION AIM

- 1.11 The purpose of this planning statement and the accompanying supporting design documents is to introduce the applicant's early intentions and considerations as well as demonstrating that the proposed scheme is appropriate for this area and to also provide supporting information to show how the design phase from a conceptual scheme through to a developed design could respond to its setting and environment.
- 1.12 The aim of this submission is to introduce the Local Authority to the application proposal which outlines a strategy for delivering **affordable** dwellings on garden land (PDL site) to create a proposal which responds to the setting and wider context.
- 1.13 **The principle of smaller scale development has previously been approved in the District ref: APP/V1505/W/21/3286455 and this decision is included within our position statement submitted with this application.**

### APPLICANT STATEMENT

- 1.14 Not required

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### 2.0 SITE AND SURROUNDINGS

#### SITE LOCATION

2.1 See supporting documentation



2.2 Site location plan outlined in Purple

2.3 The application site lies centrally of Windsor Road adjacent to residential dwellings to the north, south, east and west.

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- 2.4 The site is located within the residential curtilage and on garden land associated with Mascot with the Framework stating; *that residential garden land outside of a built-up area is previously developed land.*
- 2.5 The site benefits from a built up frontage and is laid out in plot width and depths that are similar in size to the neighbouring plots.
- 2.6 There are facilities and services within close proximity to the site which means that this site would not be isolated. With a greater proportion of support infrastructure a short drive from the site or accessed via the bus service.

### DESCRIPTION OF THE EXISTING SITE

- 2.7 The site is approximately 2045sqm in size and 64m at its widest and 47m at its deepest.
- 2.8 The current main access to the site is via Windsor Road.
- 2.9 There a good level of greenspace achievable within the site which will help soften the built form whilst also offering some level of protection to the neighbouring properties from the activities on site.

### SURROUNDING AREA

- 2.10 The proposed site is surrounded by a varied context with main residential use on all of the site borders.
- 2.11 All the neighbouring properties are a mix of 1 and 1.5 storey dwellings with a varied design typology..
- 2.12 Whilst the materials used are traditional, there is a not a totally unified palette across any of the built areas. There is a wide variety of brick types, render colours, weatherboarding and roof tile colours.
- 2.13 Most properties are partially screened from the road by established hedge rows as well as being set back to minimise their road side impact.

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### 3.0 PROPOSALS

- 3.1 Accompanying this Planning Statement is a Design and Access Statement. This will provide more detailed information regarding the proposal. It will explain the rationale behind the design proposal that is being proposed and will provide additional detail and explanation.

#### USE

- 3.2 The application seeks to make best use of the site, which is currently garden land in relation to Mascot and redevelop the site to form 2no. **affordable** dwellings with associated parking, landscaping, bicycle storage, waste storage and amenity.
- 3.3 The proposal aims to make best use of this previously developed site by applying to deliver an **affordable** residential use class that reflects the established uses in close proximity, whilst maximising the site potential. It follows on from similar neighbouring applications and continues the trend of housing development in the immediate and wider area.
- 3.4 The dwelling proposal consists of 2no. 2 bedroom single storey **affordable** homes. The site is approximately 0.2Ha and will deliver 9-10 units per hectare with 27-30 habitable rooms per hectare.
- 3.5 This is considered a good density for a semi-rural area especially as the site is within a built up frontage where the function of Green Belt is no longer being fulfilled.

#### LAYOUT

- 3.6 The **affordable** dwellings are organised to follow the existing pattern within the built up frontage.
- 3.7 The proposal will seek to retain, enhance and strengthen the boundary planting to improve security, biodiversity and ecology.
- 3.8 Vehicle access is achieved by replicating the established access from Windsor Road that enters from the southern boundary of the site.
- 3.9 Each dwelling is laid out to deliver a minimum of 2no. bedrooms with 1no. bedroom having an en-suite. There will be a family bathroom and an open plan kitchen lounge and dining area.

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- 3.10 Each of the **affordable** units are sized and organised to meet the national space standards and are to be compliant with Part M4(2) of the Building Regulations.
- 3.11 The positioning of each dwelling and their layout prevents any issues of overlooking or loss of privacy to neighbouring areas and sites.
- 3.12 All dwelling address the new access driveways with consideration applied to all visible elevations.
- 3.13 The dwellings are orientated to allow for a good level of outlook, with the main living space organised and designed to have good aspects.

### FORM

- 3.14 Both **affordable** dwellings are based on a traditional form to create a 'country' appearance. Both dwellings are single storey dwellings with a pitched roof systems and decorative detailing and a large front gable to articulate the façade.
- 3.15 Both **affordable** dwellings have a single storey covered porch canopy area to clearly define and frame the access points around the dwelling. The combination of the single storey features and use of materials has the effect of reducing the overall apparent scale of the proposal.
- 3.16 The roof forms have a strong pitches with the plots having gables to the front elevations to provide interest and to break the form and visual mass.
- 3.17 The existing levels on the site are relatively flat with a small changes in level so the new **affordable** dwellings will sit comfortably within the street scene

### ENVELOPE

- 3.18 The building envelope has been designed to respond to the existing context surrounding the application site. It has picked up and reflected the traditional material palette with the use of brick and weatherboarding as well as introducing decorative detailing to reference the setting within the rural area.
- 3.19 High performance glazing has been introduced to punctuate the elevation and to provide a good level of thermal performance whilst maximising the use of natural daylighting in



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each dwelling. The glazing also helps to provide greater visual connection to the surrounding amenity spaces as well as addressing the access road.

- 3.20 The detailing and composition have been designed to create an easily recognisable sense of quality and to create order to each elevation. The envelope design has further contributed to reducing the visual mass of the proposal.

### **LANDSCAPE**

- 3.21 The landscape design is an integral part of the application and as such focus has been made on improving the soft areas of landscape that are currently not available on site.
- 3.22 The level changes are subtle across the site and would not require large retaining walls to make the site work.
- 3.23 The parking areas are to be block paved and edging to be introduced to create a clear contrast between the hard and soft edges.
- 3.24 Extensive planting is proposed to the road side and all boundaries to provide gains in both ecology and biodiversity. Note the full roadside frontage is included within the site boundary to allow a holistic frontage and green corridor.

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### 4.0 PLANNING HISTORY

4.1 There are no formal applications relating to this property shown on the LPA's website.

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### **PLANNING PROCESS AND CONSULTATION PHASE**

#### **5.0 PRE APPLICATION CONSULTATION**

- 5.1 No pre-application process was commenced.
- 5.2 Initial consultations with neighbours, agents and persons of interest have been carried as a light touch as part of the strategic definition and preparation of brief that underpinned the pre-planning process.
- 5.3 Discussions and financial viability has been reviewed to help inform the brief and the deliverables of the proposal.
- 5.4 Due to the minor scale of the development a community wide consultation process was not considered to be appropriate. Therefore there is no consultation statement to support this application.

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### 6.0 PLANNING POLICY

#### NATIONAL POLICY

6.0 The Government introduced the National Planning Policy Framework (NPPF) in March 2012 which was revised in July 2018, February 2019 and then again in July 2021. The framework purpose is to aid the building of a strong competitive economy. The NPPF states that:

*“The purpose of the planning system is to contribute to the achievement of sustainable development. 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”*

6.1 Throughout the NPPF runs a ‘golden thread’ through both plan-making and decision-taking that sets out a presumption in favour of development that is considered sustainable and that any proposal that accord with this should be approved without delay. The NPPF is structured into key policies that seek to achieve sustainable development which is assessed against the economic, environmental and social roles as set out by the government.

#### ACHIEVING SUSTAINABLE DEVELOPMENT

6.2 The goal of achieving sustainable development has three objectives: economic, social and environmental.

6.3 *“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”*

6.4 The proposal meets the economic objective in the following ways:

- It will provide investment and jobs through the construction process.
- Generating additional revenue for the Local Authority in both council tax and local contributions.
- Wider benefits to the local economy by allowing future residents or visitors to support the village, local towns and the areas businesses and services.
- Allow for a greater number of people to live, work and visit with good access to the surrounding areas.

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6.5 *“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”*

6.6 The proposal meets the social objective in the following ways:

- It will provide a contribution, albeit small, of the right type of property where they are needed
- Creating a scheme that is safe and secure
- Provides buildings and spaces that are accessible and designed to provide high quality living environments
- Creates a green environment with good levels of amenity
- Makes use of a site that is in an appealing location and that is in close proximity to provide easy access to health, social and cultural facilities

6.7 *“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”*

6.8 The proposal meets the environmental objective in the following ways:

- It will make efficient use of a well-positioned previously developed site.
- The construction process will make use of materials with as a low an environmental impact as is possible
- Materials and Contractors will be sourced locally to minimise travel distances
- Off-site construction processes will be used to minimise waste
- Good levels of energy efficiency products will be used.
- Renewable energy sources will be introduced to the development
- Green edges will be introduced to the site and will be enhanced to provide habitats for local wildlife and to boost the biodiversity of the area.
- The building fabric will be clad in locally sourced timber and green wall systems whilst the roof will be a combination of wild flowers and sedum.

6.9 The proposal represents a sustainable development to support the broadening of the local economy and deliver a development to support the commercial enterprise which widens choices in a pleasant and safe environment.

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- 6.10 In regards to the residential option, key to the new National Policy is the supply of housing and residential units to meet the needs of present and future generations, assist the delivery of economic growth and an enhancement of our natural and built environment.
- 6.11 In line with the National Framework the proposals offer an opportunity to build high quality well designed buildings that seek to improve and enhance the character, local context and community of the area. The proposal at Travellers Friend, Epping Green, is a sustainable development through its optimisation of a site and when assessed against its economic, social and environmental properties.

### DELIVERING A SUFFICIENT SUPPLY OF HOMES

- 6.12 *(Paragraph 59) "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."*
- 6.13 Nationally there is an acute housing shortage. The housing and homeless charity, Shelter, calculated between 2004 and 2012 there was a cumulative shortfall of approximately 1.5m homes in England. In addition, there is also an estimated need of 250,000 additional homes required per year. Unless this is resolved, there is a potential harm both socially and economically which would be seen as a national crisis. The redevelopment of this part of Windsor Road, will provide a small boost in housing supply to assist Basildon District 5-year housing supply and the 6-10 year supply targeted by the Local Authority.
- 6.14 **Basildon Borough Council cannot currently demonstrate a 5YHS and a presumption in favour of sustainable development applies.**
- 6.15 *(Paragraph 68) "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."*
- 6.16 The scale and location of the proposal will create an efficient scheme of contextually appropriate **affordable** dwellings that can be delivered promptly to help meet immediate housing demand and assist in the Local Authority in meeting their housing targets.
- 6.17 The proposal will offer unit numbers and sizes that are appropriate which have been identified as required by the **affordable** data within the surrounding area. It will create additional variety of available accommodation providing housing for, families and those

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looking live in a more rural setting in an area that has a high demand but limited supply for this type of housing.

- 6.18 The proposed development is well located and appropriate in scale. It links in well with the both the immediate area and Basildon as a whole and responds to the local character and context.
- 6.19 It is suggested that the proposal satisfies this policy.

### MAKING EFFECTIVE USE OF LAND

- 6.20 *(Paragraph 117) "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 'brownfield' land."*
- 6.21 The site makes best use of a PDL site in order to deliver a small improvement to efficient use of land, appearance and delivery of **affordable** housing units. As well as delivering a better housing density on site, ecology and biodiversity benefits have also been included to improve the environment as well as the health and wellbeing of the occupiers.
- 6.22 *(Paragraph 118) "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."*
- 6.23 The site is currently underutilised in what is an appealing location with close links to local towns. The proposal would seek to maximise the land use to meet the identified **affordable** needs for housing.
- 6.24 *(Paragraph 122) "Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability;"*
- 6.25 The proposal will expand the range of housing types that are available in the area. This will offer more **affordable** dwelling choices to enable multiple members of the community to take advantage of the location and area.

## REFINE + RESOLVE ARCHITECTS

- 6.26 *(Paragraph 122) “..... c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;”*
- 6.27 The proposal makes good use of the existing infrastructure that is in place in that area. It is well located to take advantage of the connected location and to make best use of the transport network. There is also a good level of services surrounding the area so the new occupants would be able to support the area in this regard.
- 6.28 *(Paragraph 122) “..... d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change;”*
- 6.29 A key feature of the proposal is to improve the current landscape buffer and provide planting that will soften the site from the road and create a green character to the area. The proposal will regenerate this site and offer wider benefits to neighbours.
- 6.30 *(Paragraph 122) “.....e) the importance of securing well-designed, attractive and healthy places”*
- 6.31 The application proposes **affordable** dwellings that are generously sized and well designed. There is good sized amenity spaces and the proposal is organised to create defensible spaces and a secure environment.
- 6.32 It is suggested that the proposal satisfies this policy.

### PROPOSALS AFFECTING THE GREEN BELT

- 6.33 *(Paragraph 149) A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*
- a) buildings for agriculture and forestry;*
  - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
  - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*



## REFINE + RESOLVE ARCHITECTS

*d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*

*e) limited infilling in villages;*

*f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and 43*

*g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

*– not have a greater impact on the openness of the Green Belt than the existing development; or*

*– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

The proposal satisfies the exceptions point f by providing affordable housing in line with the local community need as demonstrated by the FOI's attached to this application.

The proposal also satisfies the exceptions g as the site is previously developed land by virtue of its current use a garden land serving Mascot.

Case precedent exists ref: App/V1505/W/21/3286455 which allows an appeal for a similar site in a similar context and environment.

The proposal will offer a range of site opportunities (Additional **affordable** housing delivery, well designed buildings, reinforced structural planting and Biodiversity and Ecology gains) It should be noted that this scheme seeks to make use of the site potential to deliver a required **affordable** housing type for the site and with it bring improvements to the area.

It is suggested that the proposal satisfies this policy.

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### LOCAL POLICY

- 6.34 Basildon Borough Council's general Green Belt policy was not saved by the Secretary of State in his review of local plan policies in 2007.
- 6.35 Note that neither policy BAS GB1 nor policy BAS BE12 of the Basildon District Local Plan 2007 (the LP) allow for development of this nature in the Green Belt. Therefore, principle regard would be given to the green belt policies in the NPPF.
- 6.36 **At a meeting held on Thursday 3 March 2022, Basildon Borough Council resolved to withdraw the Basildon Borough Local Plan from examination, as such, the council is in the process of preparing a programme of work to prepare a new Local Plan for the Borough.**
- 6.37 **This will be reported to the next available Strategic Planning and Infrastructure (SPI) Committee, to be held after the local elections in the summer. This report will feed into the development of a new Local Development Scheme for adoption by the Council shortly after being approved by SPI.**
- 6.38 **With reference to the above, Basildon Borough Council do not currently have an up-to-date Local Plan and further, presently, the Council do not have a plan progressing to examination.**
- 6.39 *Saved Basildon Local Plan Policy BAS BE12 (Development Control) further states that: Planning permission for new residential development will be refused if it causes material harm in any of the following ways:-*
- i. Harm to the character of the surrounding area, including the street scene;*
  - ii. Overlooking;*
  - iii. Noise or disturbance to the occupants of neighbouring dwellings;*
  - iv. Overshadowing or over-dominance; and*
  - v. Traffic danger or congestion.*
- 6.40 It has been acknowledged by the applicant and the LPA that the proposal can find support for the principle of the development from the NPPF within paragraph 149 f + g relating to the delivery of **affordable** dwellings and the partial or complete redevelopment of previously developed land.
- 6.41 Due to its design, referencing the context against which the proposed application would be seen as part of the street scene, the proposal demonstrates good separation and an

## **REFINE + RESOLVE ARCHITECTS**

awareness of its orientation. It is felt that the proposal would not harm the character of the surrounding area, including the street scene. In addition, the dwellings would be of a similar scale to the principle dwellings adjacent to the development site and would not cause overlooking, overshadowing or over-dominance, or a greater level of noise or disturbance to the occupants of neighbouring dwellings.

6.42 Therefore the proposal satisfies policy BAS BE12.

**7.0 MATERIAL CONSIDERATIONS**

7.1 It is important that the decision makers assess the application against the relevant material considerations which include;

- National Planning Policy
- Local Planning Policy
- Design, appearance and materials
- Landscaping
- **Affordable** housing delivery
- Improved site delivery
- Layout and Density
- Parking Layouts
- Visibility and Highway safety
- Noise
- No Overlooking and loss of privacy
- No Loss of light and over shadowing
- Good access for disabled persons

7.2 It is felt that the application has consider these points and proposed a design that has appropriately responded to each. The proposal has been progressed to create a sustainable development that maximises a previously developed site whilst referencing and limiting the impact on the surrounding area.

7.3 It is important that the decision makers assess local planning history as material considerations during the applicant process as well. To assist we have identified 1no. allowed appeal within close proximity which should be reviewed as precedent for this application as they provide support for such a scheme where the site is considered to be garden land (previously developed land) and the delivery is for a small delivery of **affordable** dwellings.

**APP/V1505/W/21/3286455**

7.4 Also reference should be made to Paragraph 11 – Plans and decisions should apply a presumption in favour of sustainable development.

7.5 This proposal will make effective use of this previously developed site in a manner that will help meet national and local needs.

## REFINE + RESOLVE ARCHITECTS

7.6 For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; 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.

7.7 For decision-taking this means:

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

**d) 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.

## REFINE + RESOLVE ARCHITECTS

### 8.0 CONCLUSION

- 8.1 Throughout this Planning Statement and all documents and drawings relating to this application we believe that we have identified our case and highlighted how the proposal has a positive effect on the site and the surrounding area. We feel that through this proposal we will be providing a high standard of Architecture and conscientious adaptation to the site whilst delivering much needed **affordable** dwellings.
- 8.2 Though the pre application process, the proposal has carefully considered the specific characteristics of the site and the proposed development has responded to these considerations.
- 8.3 The proposals acknowledge that the principal policy concern cannot be mitigated by the design or layout alone but seek to agree compliance with the relevant policies as well as offering material considerations in line with national policy. We have been mindful with the mass of the development to minimise the built form so as to provide a scheme that is coherent, flexible and most importantly a viable development.
- 8.4 The LPA currently do not have an up to date Local Plan and therefore the position in relation to this application should be to approval. – **Material weight in favour.**
- 8.5 The LPA have previously advised that they are unable to demonstrate a 5YHS – **Material weight in favour.**
- 8.6 There is currently appeal precedent locally which provides the LPA with the relevant comments of support for this proposal. – **Material weight in favour.**
- 8.7 The proposed development would not be inappropriate development as it satisfies the exemption 149 f) due to the proposal to deliver **affordable** dwellings for local community needs as shown with the FOI's attached to this application. – **Material weight in favour.**
- 8.8 The proposed development would not be inappropriate development as it satisfies the exemption 149 g) due to the site being garden land outside the built up area. – **Material weight in favour.**
- 8.9 Residential use would be in keeping with the area and its context, it would maximise deliverable opportunities in a good location and would help to deliver a much needed pair of **affordable** dwellings in a semi-rural and Green Belt location, therefore the proposal would contribute to the housing supply for the Borough and respond to this need. – **Material weight in favour.**
- 8.10 The proposed development would make the more effective use of land for housing, which is encouraged by the National Planning Policy Framework and so is a material consideration in favour of the scheme. – **Material weight in favour.**

## REFINE + RESOLVE ARCHITECTS

- 8.11 A large number of hedgerows and trees are being proposed within the proposal and the development seeks to provide biodiversity and ecology gains would within the fabric of the dwelling as well as introducing green corridors to support future nesting and foraging – **Material weight in favour.**
- 8.12 The NPPF in paragraph 170/171 seeks to protect the most valued countryside from development which this site is not due to the site demonstrating development on all boundaries and therefore having a low value in relation to openness. – **Material weight in favour.**
- 8.13 The applicant is aware of the five purposes of the Green Belt detailed within paragraph 138 of the National Planning Policy Framework being; a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. **Note this site albeit within the Green Belt, does not serve the five purposes of the Green Belt.** – **Material weight in favour.**
- 8.14 The proposed development represents sustainable development that accords with development plan policies and the NPPF and it should be approved in accordance with the NPPF's presumption in favour of sustainable development. In addition, because it does not conflict with policies of the development plan Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the granting of planning permission. . – **Material weight in favour.**
- 8.15 It has been demonstrated how the proposal adheres to the principles advocated with in the NPPF, mainly sustainability, thus this proposal does not contradict relevant policies on national level as outlined in this planning statement. – **Material weight in favour.**
- 8.16 The proposal will not have a detrimental impact on the adjacent properties or the local area. – **Material weight in favour.**
- 8.17 The proposal will provide a small contribution to the councils long term **affordable** housing targets as well are providing a pair of dwellings with much needed occupancy levels to support the identified **affordable** area needs. Therefore, the delivery will perform well against the social dimension of sustainable development which is focused on providing dwellings for present and future generations.
- 8.18 In terms of planning merits, it is our view that this statement and accompanying packages demonstrates that the proposal is acceptable in light of the relevant development plan policies and other material considerations. Therefore it is on this basis that this application has been submitted to the LPA for determination.
- 8.19 In light of the above, it is our view that the local area can support the proposal through the facilities highlighted within the design, access and planning statement, and on this

## **REFINE + RESOLVE ARCHITECTS**

basis the applicant respectfully requests the Local Planning Authority support this application.