

PLANNING POLICY STATEMENT

Proposed dwelling



at

Barton Hill Farm

Brigg Road

Barton Upon Humber

DN18 6BA

For-Ward Planning Consultancy Limited

Planning Applications | Design & Access Statements | Site Appraisals | Pre-Application Submissions | Planning Appeals

45 Newbridge Hill, Louth, Lincolnshire, LN11 0NQ

E:mail carlforman1978@aol.com Tel: 07872 919007

PLANNING POLICY STATEMENT – PROPOSED DWELLING – BARTON HILL FARM

INTRODUCTION

This Planning Application puts forward a unique, dynamic and revolutionary development concept and house design that will make maximum use of natural and renewable energy resources, demonstrating considerable empathy with its surroundings and enhancement of the landscape. The proposal provides full integration of the house and the consideration of renewable energy installations into this open rural setting. This proposal is not therefore just for a house, but for a sustainable site development with the landscape integration, biodiversity enhancement, a low energy dwelling and integrated renewable energy and storage systems where appropriate.

The development uses the latest in environmental systems and technology producing a highly contemporary design which respects the openness of the location, draws from the landscape characteristics, and forms a feature that sits effortlessly within it. The scheme is developed to include renewable sources of energy through its careful design, siting, orientation and use of materials.

The proposal is submitted under the exceptional circumstances set out in Paragraph 55 of the National Planning Policy Framework (NPPF). It is also considered to comply with and observe the detailed development criteria contained in the saved policies of the adopted North Lincolnshire Local Plan and adopted Core Strategy.

The subsequent sections of this statement provide a background to the current proposal, a description of the site and surrounding area, details of the proposed development, an overview of the planning policy background, and consideration is given to the issues of the principle and detailed matters of this development proposal. It is concluded that this planning application provides an exciting and challenging opportunity to bring forward a sustainable and cutting edge development that is of an exceptional architectural quality and innovative nature

PROPOSED DEVELOPMENT

The scheme proposes the construction of a revolutionary new dwelling, on the land between Barton Hill Farm and the A15 that runs between the cities of Hull and Lincoln. The design ethos for the proposed dwelling started with a clear focus to provide a unique, bespoke, property that has been developed with the site, its setting, its characteristics as well as sustainable methods of construction and materials at its forefront. With outstanding contemporary architecture, the project embraces the rural countryside setting, and has been taken forward holistically, with the building functioning as something that has grown ergonomically out of and ultimately into its setting.

At a fundamental level, three elements characterise the landscape context around the site – Its openness, light and vistas:

- The site is very open to all aspects, with the very little formal or informal landscaping noted other than boundary features, which are predominantly hedges and the dwelling will be located quite centrally within an area of the site where levels can easily assist the development of a scheme which appears to ‘grow’ upwards from it, in a way that maximises the natural undulations and contours of the site. The geology of the site has informed the choices made over the use of the dominant materials used. The site and siting of the building is such that views out are wide and far reaching, yet views into and of the site are very restricted.
- Given the openness of the site and its setting, there are opportunities to maximise the natural light and sunlight that falls uninterrupted across the land, and this has strongly influenced the orientation of the dwelling and again materials used.
- The surrounding open countryside and vistas across over the Humber Estuary and beyond have played a significant role in the orientation and design and layout of this dwelling.

The site itself is located 1.5 kilometres south of the settlement limit of Barton Upon Humber where historical buildings characterised by the consistent use of building materials such as Limestone, timber and brick creates a historical tapestry which defines the characteristics of this town. This resonance of historical material fabrication, craft and the handmade, is the principle of development proposed, and therefore borrows from local distinctiveness exhibited upon both this site in the form of Barton Hill Farm, and within the town of Barton Upon Humber itself. Other perhaps more modern and contemporary materials used include a powder coated finish to the windows.

The dwelling will be constructed of a mixture of timber from sustainable sources, local limestone, along with glazed sections, which aims to fit within the local vernacular. The dwelling is responsive to its landscape and of a unique shape as a result, which ensures that within this locality, it sits comfortably and without any demonstrable visual harm as a consequence of its curved design and scale, which in this agricultural rural landscape will be a welcome addition.

PLANNING POLICY STATEMENT – PROPOSED DWELLING – BARTON HILL FARM

The harmony with the landscape and simplicity of the palette of materials coupled with the sensitive landscaped improvements planned will significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area, two of the requirements of paragraph 55.

The design, orientation and positioning of the build provides maximum natural light and optimal views from a raised study area out of the Humber estuary and Barton Upon Humber to the north and north east with all of the living accommodation having views out over the walled garden to the south/south west.

The building itself comprises the accommodation across two floors, linked by a fully glazed atrium/entrance hall. The ground floor contains the living accommodation and bedrooms in addition to the utilitarian elements of the garaging etc., with a raised study area at the first floor. The ground level patio opens out onto an open lawned area enclosed by a limestone wall which runs into the property itself providing a defining visual feature that links the outside to the inside.

There is an existing access from the highway that extends into this site serving Barton Hill Farm from which access to this site will be taken from.

Nestling behind the established landscaping alongside the A15, the dwelling will be substantially screened from public vantage points behind that landscaping and the embankments.

It must be accepted that this is a building that isn't designed to make a bold statement to the wider area, moreover be a sympathetic addition highly innovative, well designed bespoke addition to the countryside that is very innovative in its setting, which is characterised by sporadic developments that are generally agriculturally based in character or former use.

This is a very organic design dictated to by the landscape as confirmed, and shows a commitment to not just demonstrating what can be achieved in design terms, in rural areas, but one that highlights the importance of them, their natural beauty whilst delivering high standards of architecture in such a way that does not dilute a landscape dominated setting with a building dominated proposal or built form of such a scale that it is wholly inappropriate in its setting. How this scheme responds to its setting has helped deliver the highest standard of design, and without the detailed work undertaken as part of the site analysis, this would not have been possible.

The accompanying design and access statement identifies the key components, site characteristics and analysis that have been brought together to develop and deliver the design of this highly innovative dwelling that responds to its setting. Whilst striking in its design and appearance, it is within its context and still able to nestle quietly within its setting.

The requirements for truly innovative and trend setting concepts, together with the deliverability of energy efficient materials and heating for example, sustainability and design are pre requisites for exceptional or innovative dwellings under Paragraph 55 of the NPPF.

PLANNING POLICY STATEMENT – PROPOSED DWELLING – BARTON HILL FARM

Major importance has been placed on ensuring that our proposals exhibit very low “whole life” costs and that all required energy will be harvested and processed by such renewable sources of energy and heat recovery systems that the clients chose to integrate into this project.

The dwelling was conceived as a revolutionary new building which reflects its setting. The development is holistic in its approach, design and functionality, where the landscape and setting influence the built form. The house has been designed to take advantage of the applicant’s desire for both morning and evening natural light to flow through the dwelling. As such, the house is sited quite centrally within the area of land specifically where levels, natural light and the design ethos can deliver on the clients initial brief, without proposing something visually dominant.

The requirement for abundant natural light has influenced the exterior design of the proposed dwelling, which is extensively glazed to the ‘front’ elevation to take advantage of the natural sunlight. Traditional timber has been interspersed with the glazing in order to break up the use of glass and limestone. In addition, direct links between interior and external spaces have been created to further capitalise on its orientation and the stunning vistas provided.

The emphasis on not only the shape of the site, the undulations and contours but also natural light and very contemporary linked spaces has informed the physical shape of the dwelling and has resulted in the crescent plan form for the main accommodation. The architectural style is explored further in the Design and Access Statement with full plans and illustrations that demonstrate the evolution of the scheme from the various conceptual ideas through to the development of the drawings that accompany this formal planning application.

The design is contemporary and built on the concept of a sustainable site with integrated renewable energy systems and materials. It demonstrates an energy efficient ‘green’ design that can still allow a dramatic and exciting building of true architectural merit, yet with a responsible and sensitive approach that enables it to blend into and enhance its settings and surroundings.

PRE-APPLICATION DISCUSSIONS & REVIEW

An initial pre-application meeting following the preliminary assessment and conceptual designs for the site were held with North Lincolnshire Council. The meeting was very positive, yet reserved insofar as the scheme being so highly unique, that it would be the first application of its type to be submitted to the Council. That said, the Council were supportive of the reasons and information that determined how and why the design had been arrived at through a clear site analysis and conceptual analysis provided to them.

The Council saw the scheme as an exciting opportunity for the District and one that could be used to demonstrate good design. It was suggested that it was a scheme that because of its uniqueness that further work and justification if it were to be taken to the Committee with a positive recommendation were required. This doesn't infer that they were seeking to resist a proposal, moreover ensure that members had enough detail, information and justification to make a fully informed decision on something that would be a first for North Lincolnshire; an application based upon the elements of Paragraph 55 that support such unique and highly innovative designs for dwellings that would enhance their setting and the locality.

In light of this, additional work has been undertaken to demonstrate the capabilities of the scheme as well as a revision to the overall scheme that has been client driven which has ultimately reduced its overall footprint, that in a positive way has benefitted the design, appearance and wider benefits of the proposals itself.

PLANNING POLICY STATEMENT – PROPOSED DWELLING – BARTON HILL FARM

PLANNING POLICY

The National Planning Policy Framework (the “NPPF”) sets out Central Government’s planning policies for England and how these are expected to be applied. The NPPF was published in March 2012 and replaces previous Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs).

This supporting statement refers to the NPPF for the relevant national planning guidance in respect of the proposed development.

The NPPF also carries forward the thrust of Government guidance in the Ministerial statement “Planning for Growth” by attributing significant weight in the need to support economic growth through the planning system.

The policies contained within the NPPF that are relevant to this proposal are:

- Part 4 – Promoting sustainable transport
- Part 6 – Delivering a wide choice of quality home
- Part 7 – Requiring good design
- Part 11 – Conserving and enhancing the natural environment

The main purpose of the NPPF, as stated at paragraph 6, is to contribute to the achievement of sustainable development. Paragraph 7 goes on to identify three dimensions of sustainable development; economic, social and environmental which should be sought jointly and simultaneously through the planning system.

The proposed development in the context of the NPPF is unsustainable insofar as it represents the erection of a single dwelling in the open countryside, which whilst judged by the NPPF, and its 12 core planning principles, is somewhat of an exception to the predominant thrust of sustainable development which is the ‘golden thread’ running through the Framework.

The NPPF’s 12 core planning principles as confirmed by Paragraph 17 being:-

1. Be plan led, with up to date development plans;
 2. Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
 3. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth;
 4. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 5. Take account of the different roles and character of different areas;
 6. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources;
 7. Contribute to conserving and enhancing the natural environment and reducing pollution.
- Allocations of land for development should prefer land of lesser environmental value;

PLANNING POLICY STATEMENT – PROPOSED DWELLING – BARTON HILL FARM

8. Encourage the effective use of land by reusing land that has been previously developed;
9. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas;
10. Conserve heritage assets in a manner appropriate to their significance;
11. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
12. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Paragraphs 6 and 7 of the NPPF confirm the commitment to sustainable development based on the three strands of sustainable development aforementioned, that development has. In this context paragraph 7 identifies them in more detail as:-

An economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

This is followed by a commitment to a presumption in favour of sustainable development and at paragraph 14:

“For decision-taking this means: approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission 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; or – specific policies in this Framework indicate development should be restricted.”

PLANNING POLICY STATEMENT – PROPOSED DWELLING – BARTON HILL FARM

The principle of development

The NPPF states “*proposed development that accords with an up-to-date Local Plan/Core Strategy should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise*”. At the heart of the NPPF is a “*presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking*”.

The core principles underpinning the NPPF identify that whilst planning should take account of the different roles and characters of different areas, support should be given to the transition to a low carbon future in a changing climate; as such the reuse of existing resources, including the use of renewable resources should be encouraged. This is a scheme that seeks to look at the most suitable methods for this location.

As confirmed, under the general principles of planning, a new dwelling in an isolated location such as this with no agricultural or forestry justification should and would normally be resisted. However, as with its predecessors, PPG7 and PPS7, the NPPF provides an opportunity to deliver ‘one-off’ dwellings in rural locations such as this. Paragraph 55 relates, and is explored in greater depth below.

Sustainable development principles

Paragraph 55 states that in order “*To promote sustainable development in rural areas...Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances*”

Such a design should:

- ***“be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;***
- ***reflect the highest standards of architecture;***
- ***significantly enhance its immediate setting; and***
- ***be sensitive to the defining characteristics of the local area”.***

As such the NPPF seeks to ensure that “*in determining planning applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area*”, and permission should be refused for development of poor design which “*fails to take the opportunities available for improving the character and quality of an area and the way it functions*”.

With regards to design, the NPPF clarifies that “*Local Planning Authorities should not refuse planning permission for buildings or infrastructure, which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design*”.

Paragraph 57 confirms this commitment to good design by stating: “*The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*”

PLANNING POLICY STATEMENT – PROPOSED DWELLING – BARTON HILL FARM

Paragraphs 6-17 inclusive of the NPPF specifically deals with the “Achieving Sustainable Development”, with the ongoing narrative in particular with reference to Chapter 6 and “Delivering a Wide Choice of Quality Homes” addressing the suitability of what is and what isn’t acceptable in a wider context.

Landscape and visual impact

Chapter 11 of the NPPF addresses the impact of proposals on the surrounding landscape and environment, and states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

Paragraph 113 identifies that *“Local Planning Authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged, and that distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks”*.

Design principles and site context

As written earlier, Chapter 6 of the NPPF deals with the delivery of housing, and its design. As part of this, Paragraph 62 confirms that *“Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. They should also when appropriate refer major projects for a national design review. In general, early engagement on design produces the greatest benefits. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.*

Where previously that process would have been undertaken by CABI, in respect of major projects for example, the emphasis is now placed upon the local planning authority to undertake the design review or at least make arrangements for such for projects such as this. It is doubted that this is a major project with any impact being local rather than of national concern, hence the lack of involvement from CABI at the pre-application stage. As yet, being mindful of the above, there have been no recommendations from the design review panel within the authority despite pre-application discussions being undertaken. However, the constructive and helpful comments received through the pre-application process have resulted in the details of the scheme being altered slightly since the initial pre-application submission and subsequent meeting. The scheme has become lesser in scale and evolving in its design and appearance as a result. Nonetheless, there was not critique or initial objections to the scheme and its design as part of the pre-application process, presumably given the depth of justification that helped deliver the scheme initially, giving the local planning authority the understanding of how the design had developed and why?

With specific reference to applications of this type that are both highly unique, never to be repeated, there is confirmation in paragraph 63 that, *“In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area”*

PLANNING POLICY STATEMENT – PROPOSED DWELLING – BARTON HILL FARM

This is a scheme that would undoubtedly perform this function of helping to raise the bar in design term, not just for the locality, but the wider district and possibly beyond. However, we must look at this scheme in relative isolation given it is the first of its kind in North Lincolnshire, and the scheme is restricted in design terms as it is highly unique to this site and not one that would fit any other site at all, in any aspect. Yes, the use of the proposed materials may work in other locations, but the responsiveness of the design to the constraint and opportunities is such that a building of this shape, appearance, form and scale would not be acceptable in any other case.

The above sets the context within which this application needs to be determined, against with the Design and Access Statement detailing all of the analysis, constraints/opportunities that have led to the contextual work, evolution and ultimately informed the delivery of the chosen scheme. To understand the basis upon which the application is being submitted, it is important that all of the documents and detailed drawings are understood as collectively, they forming a package of information that should lead to a positive recommendation on this proposal.

Having gone through the NPPF and looked at the most applicable elements and paragraphs/statements contained within it, the principle focus and demonstration that this scheme should be recommended for approval comes down to the interpretation of 'good design' and 'very special circumstances' of this proposal, all of which is covered in paragraph 55.

The other paragraphs referenced merely add weight to the arguments that good design is indivisible from good planning, and that each case must be judged on its own merits unless material considerations dictate otherwise; all well respected mantras and rules of planning.

There is an acknowledgement that the site is in the open countryside, where there is a presumption against inappropriate development and very special circumstances need to be advanced to clearly outweigh the harm from inappropriateness that attracts substantial weight.

The factors advanced by the submission in relation to very special circumstances is that the proposed dwelling is of exceptional quality and innovative design, in line with paragraph 55 of NPPF, and the four criteria by which that assessment must be made and conclusion reached.

The basis of the justification and level of work entered into and committed to by the applicants' is testament to the belief that this is a scheme that should be recognised by Paragraph 55 as a departure from the golden thread of sustainable development in its strictest interpretation and an acknowledgement that this is innovative design that should be welcomed and used as an exemplar of what can be achieved.

Local Planning Policy

North Lincolnshire Local Plan (adopted May 2003), with direction dated 17th September 2007 relating to the confirmation of saved policies, some of which are still in force.

North Lincolnshire Core Strategy Adopted June 2011

Core Strategy Policies

CS5: Delivering Quality Design in North Lincolnshire

All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable. New development in North Lincolnshire should:

- Contribute towards creating a positive and strong identity for North Lincolnshire by enhancing and promoting the image of the area through the creation of high quality townscapes and streetscapes.
- Ensure it takes account of the existing built heritage from the earliest stages in the design process, in particular terms in of scale, density, layout and access.
- Incorporate the principles of sustainable development throughout the whole design process. This will include site layout, minimising energy consumption, maximising use of on-site renewable forms of energy whilst mitigating against the impacts of climate change; for instance flood risk.
- Create safe and secure environments, which reduce the opportunities for crime and increase the sense of security for local residents through the use of Secured by Design guidance.
- Consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. The function of buildings should also be considered in terms of its appropriateness for the context in which it is located.
- Create attractive, accessible and easily distinguished public and private spaces that complement the built form.
- Support sustainable living and ensure that a mix of uses, which complement one another are incorporated.
- Provide flexibility in that new and existing buildings and spaces are able to respond to future social, technological, environmental and economic needs.
- Be easily accessible to all users via recognisable routes, interchanges and landmarks that are suitably connected to public transport links, community facilities and services and individual communities and neighbourhoods in North Lincolnshire. Buildings and spaces should be accessible by all sections of the community, and ensure that the principles of inclusive design are reflected.
- Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked green spaces across the area. Tree planting and landscaping schemes can also assist in minimising the impacts of carbon emissions upon the environment.

PLANNING POLICY STATEMENT – PROPOSED DWELLING – BARTON HILL FARM

PS1 Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It 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. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in that Framework indicate that development should be restricted.

PLANNING POLICY STATEMENT – PROPOSED DWELLING – BARTON HILL FARM

POLICY CONCLUSIONS

In terms of impact on the openness & visual amenity of the countryside location within which the proposal is situated, very special circumstances should be advanced to justify inappropriate development, here any harm must be clearly outweighed by the benefits.

This is a demanding requirement and we conclude that very special circumstances exist to outweigh harm and overcome the general sustainable development objectives that national land local planning policy seek to deliver.

The dwelling at Barton Hill Farm reflects an outstanding architectural standard that will enhance its setting, has sensitivity to the defining characteristics of the local area, as well as not being something that can easily be replicated elsewhere in the area, or nationally, given that this design is unique to this site only. Essentially, the proposed dwelling is designed in response to its setting and moulds itself into the contours and undulations of the site without any undue visual harm to the wider locality. Nevertheless, despite this, its design, use of materials and its use of renewables is such that it is respectfully considered that all of these factors combined lead us to the conclusion that this should be one of those rare set of circumstances that cannot and importantly will not ever be repeated on other sites, due to how the scheme has evolved and how it responds to its setting etc.

Innovative methods to sustainability, its carbon footprint, drainage systems and build are and can be incorporated into this work. The combination of outstanding architecture and exemplary and innovative methods of technology that address sustainability ensure that any harm to the countryside and local landscape, through its openness or any other harm are outweighed by this outstanding and innovative build.

With specific regard to sustainability in its strictest sense, there is complete acknowledgement that the site is located within an unsustainable countryside location with no agricultural or forestry need to otherwise justify itself. However, paragraph 55 of the NPPF allows for isolated dwellings in the countryside subject to being either truly outstanding or innovative amongst the other criteria referenced in this statement. In our opinion, the development of this property at Barton Hill Farm fits comfortably with paragraph 55.

The built form appears as a feature that as stated moulds itself effortlessly into the landscape and its simple form, carved out of the undulating topography within which it sits, is reminiscent of the landscape itself, and how it has evolved, with levels, shapes and materials utilised that are respectful of its setting and the locality. The use of sound and innovative yet locally sourced materials, limestone walls and timber blended together with expanses of glazed areas to maximise solar gain and thermal efficiency give an agricultural aesthetic but bring a contemporary twist on both the local character of nearby buildings and distinctiveness of its landscape into which it is to be built.

We respectfully feel that on balance the benefits of the scheme justify the grant of permission for this unsustainable form of development in planning policy terms.

PLANNING POLICY STATEMENT – PROPOSED DWELLING – BARTON HILL FARM

With regards other matters, it is not considered that the development will have an adverse effect on access and highway safety, parking, trees and hedgerows, neighbours' amenity, ecology, or the historic environment. As a result, the proposals aside from being compliant with the NPPF are also in accordance with the policies contained within the adopted Core Strategy and those of the saved policies in the adopted Local Plan.

There are no conflicts with the spirit, intention or specifics of any of these policies and where appropriate, in order to address all other criteria appropriately worded conditions can be proposed should the Local Planning Authority see fit to control specific elements of the site and/or the construction and its associated landscaping.

This project provides a great opportunity to embrace the encouragement set out in Paragraph 55 of the NPPF (in both spirit and detail) to raise the standard of design and environmental technology in all areas of development. It is concluded that the exceptional quality and innovative nature of the dwelling proposed at Barton Hill Farm meets the criteria of the NPPF and excels in accordance with the detailed design policies in the development plan. Accordingly it is respectfully requested that the District Council endorse this highly sustainable proposal and become one of the leading authorities in supporting such ground breaking design and environmental technology, and in accordance with paragraph 14 of the NPPF and should therefore be approved without delay.