

SUPPORTING PLANNING STATEMENT

September 2021

Report Reference: 1239.R01.3

Land at Main Street, Sturton
Proposed erection of 14 dwellings

Table of Contents

Page

1	Introduction	2
2	Site & Surroundings	3
3	Planning History	5
4	Application Proposals	6
5	Planning Policy	8
6	Planning Considerations	14
7	Planning Balance & Conclusion	19

1. Introduction

- 1.1 This statement supports an application for full planning permission for the erection of 14 dwellings and improvements to vehicular access on land at Main Street, Sturton. The application is made on behalf of Qudos Homes LTD.
- 1.2 Qudos Homes LTD is a young, small, bespoke North Lincolnshire-based house builder. They pride themselves on delivering quality bespoke small schemes which can be seen from their first two developments at Blue Bell Court, Barton and Francis Gardens, Scawby. Their Blue Bell Court, Barton development won two regional LABC awards for best ‘small housing development’ and ‘conservation and heritage project’. They pride themselves on providing quality local developments creating attractive sustainable housing suitable for catering for a wide range of needs.
- 1.3 As will be explained in detail in this statement, the site is, in its majority, emerging as a site allocation for housing in the New Local Plan. Qudos Homes LTD wish to bring forward the site to assist with the supply of housing in the area.
- 1.4 This statement is prepared by Chave Planning Limited, a town planning consultancy. The statement is intended to set out the relevant planning policy, at national and local levels, which is pertinent to the principle of the development. The statement will explore compliance with relevant planning policy and will set out the reasons why in principle the application should be considered favourably.
- 1.5 This statement should be read in conjunction with the Design & Access Statement also supporting the planning application, plus the range of other specialist environmental reports that have been prepared to assess the environmental effects of the proposals. The Design & Access Statement sets out planning policy in respect of design and access and assesses the proposals in those regards.

2. Site & Surroundings

- 2.1 The application site comprises approximately 1.1ha of pastureland and is located directly adjacent to and integrating with the built-up area of Sturton. It is accessed from the village Main Street via a field access. It has a narrow frontage to the Main Street and opens out towards the rear of the site (south) incorporating some small paddocks. The entrance paddock contains some scattered fruit trees and the paddock to the south of that a small group of Ash trees. There are hedgerows to some of the field boundaries. The site is generally well-contained visually and the only public vantage point it is visible from is the Main Street, where it is experienced as an infill site within the continuous built form of the village. There are no public rights of way in the vicinity.
- 2.2 The site wraps around the long curtilage of the neighbouring dwelling at Pas de Chat. The dwelling is a recently constructed dormer bungalow in red brick and stone with a red clay pantile roof. It has a large outbuilding at the end of its garden which stands prominently adjacent to the centre of the application site. To the north-east and east of the site there is a mix of 2 storey houses and bungalows along Main Street and Station Road, mainly of 1960s-70s with the exception of a late 19th Century roadside cottage on Main Street. To the south the application site is bordered by the long curtilage of 139 Station Road, a two storey dwelling, and by a further horse paddock. To the west there is site where planning permission has been granted for 5 detached, 2 storey dwellings and construction has commenced. The dwellings would back on to the application site. Also to the west, adjacent to Main Street is a two storey dwelling of late 19th Century construction. Opposite the site is Home Farmhouse, an attractive late 19th Century Grade II listed building. Main Street in general is characterized by a mix of dwellings and old farm buildings and has a strong agricultural character. Traditional building materials comprise a mix of red brick and stone.
- 2.3 The village of Sturton is contiguous with and closely related to the larger village of Scawby. The transition from Scawby to Sturton is only really distinguishable by a road sign for Sturton. Sturton looks to Scawby for village amenities, which in the main are accessible within about 800 metres along footways with streetlighting. This is a reasonable walking distance likely to encourage journeys on foot, particularly to the primary school and Co-op foodstore which are the closest amenities to the site. Overall, Scawby offers the following village amenities:
- Village hall
 - Fish & chip shop
 - The Sutton Arms pub/restaurant
 - Lincolnshire Co-op foodstore

- Scawby Academy primary school
- Post office
- Hairdressers
- Various other local businesses and employment opportunities

2.4 The site is accessible by bus, with bus stops approximately 400 metres away at the junction of the B1207 with Gainsborough Lane. The bus stops serve the X4 bus route which connects to the nearby higher order settlements of Scunthorpe and Brigg.

2.5 Scawby is defined as a 'Larger Rural Settlement' in the North Lincolnshire Sustainable Settlement Survey (September 2019). Due to the choice of local services and amenities in the village and the close proximity to the employment centre of Scunthorpe, Scawby ranks at position 20 in the overall hierarchy of 79 settlements in North Lincolnshire and that is without taking into account the existence of the Co-op foodstore, which opened in 2019. It is therefore one of the several highest scoring Larger Rural Settlements and as such it is a highly sustainable location for development.

3. Planning History

- 3.1 The site has no history of planning applications, however it has been considered through the plan-making process for the new North Lincolnshire Local Plan. The vast majority of the site (an area of 0.79ha covering the northern part of the site and excluding land to the rear of The Paddock on Station Road) is proposed for allocation for housing development by Policy H1P-31p of the Regulation 18 Preferred Options Local Plan (2020). The indicative site capacity is given as 11 dwellings.

4. Application Proposals

- 4.1 The application proposals comprise the erection of 14 dwellings and the improvement of access to Main Street. The proposed dwellings comprise a mix of two storey dwellings and dormer bungalows, reflecting the mix of building heights in the surrounding area. The design concept draws upon the late 19th Century building styles in the area and exhibits use of characterful architectural detailing such as eaves detailing, use of chimneys and a range of window and door styles. The use of detached garages, in some places linked to create a linear building, reflects the form and character of local agricultural buildings. The building materials also reflect the local materials palette of red brick, stone, red clay pantile and slate.
- 4.2 The arrangement of the proposed dwellings responds to the site by placing a dwelling positively fronting Main Street, creating an attractive and active frontage in keeping with the character of the street, then the remaining dwellings are laid out around a cul-de sac creating an environment where vehicle speeds will be slow and the street will be well overlooked with positive views created by a range of attractive properties. The arrangement of dwellings protects the amenity of neighbouring dwellings, ensuring that main elevations with habitable room windows at first floor level are a sufficient distance from site boundaries so as to avoid overlooking of neighbouring dwellings. Buildings are positioned away from site boundaries to avoid overbearing effects or loss of light to neighbouring properties where relevant.
- 4.3 The proposals retain trees and hedgerows where feasible and are demonstrated by the Preliminary Ecological Appraisal and Biodiversity Net Gain report accompanying the application to deliver a net gain to biodiversity by planting new trees, hedgerows and wildlife-friendly planting, plus the incorporation of bat and bird boxes into the new dwellings.
- 4.4 The application is accompanied by an Outline Sustainable Drainage Strategy which demonstrates that the site can be drained by soakaway such that it will not suffer from surface water flooding, nor cause any issues of flooding elsewhere.
- 4.5 The application site has been subject of an archaeological evaluation which yielded only a single sherd of pottery which has been identified as being 13th to 15th century in date. The presence of medieval pottery suggests that this ditch is probably not associated with the nearby Roman villa. The absence of any other features within the proposed development area suggests that the site was used primarily as agricultural land to supplement the nearby settlements.
- 4.6 The proposals are intended to respond to identified housing needs in North Lincolnshire, generally helping to boost the housing supply, providing a variety of houses sizes including

dormer bungalows potentially suitable for elderly people. The dormer bungalow type D includes two bedrooms and a full bathroom at ground floor level, which makes it suitable for older people who may have reduced mobility. The bedrooms at first floor level could be used by visiting family or carers. All of the house types have a ground floor WC to assist with accessibility for all visitors to the property. Most of the house types have a study to assist with working from home (therefore minimising car journeys) and this could also be adaptable as a ground floor bedroom. Therefore the proposed dwellings meet a range of lifetime housing needs.

- 4.7 The Design & Access Statement accompanying this application explains and assesses the design and access aspects of the proposals further.

5. Planning Policy

- 5.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Relevant planning policy in the development plan and other material considerations will be summarised below in respect of the principle of the development. Policies relating to design and access are dealt with in the Design & Access Statement accompanying the application.

Development Plan

- 5.2 The Development Plan comprises the saved policies of the North Lincolnshire Local Plan (adopted 2003), the North Lincolnshire Core Strategy (adopted 2011) and the Housing and Employment Land Allocations DPD (adopted 2016). Relevant policies in the Local Plan and Core Strategy are summarised below insofar as they relate to principle of the development, strategic and spatial planning and developer contributions. Policies concerning design and access are dealt with separately in the Design & Access Statement accompanying this application. There are no relevant policies in the Housing and Employment Land Allocation DPD.

North Lincolnshire Local Plan 2003

RD2 - DEVELOPMENT IN THE OPEN COUNTRYSIDE

Development in the open countryside will be strictly controlled. [Subject to further criteria] planning permission will only be granted for development which is:

- i) essential to the efficient operation of agriculture or forestry;
- ii) employment related development appropriate to the open countryside;
- iii) affordable housing to meet a proven local need;
- iv) essential for the provision of outdoor sport, countryside recreation, or local community facilities;
- v) for the re-use and adaptation of existing rural buildings;
- vi) for diversification of an established agricultural business;
- vii) for the replacement, alteration or extension of an existing dwelling;
- viii) essential for the provision of an appropriate level of roadside services or the provision of utility services.

T1 – LOCATION OF DEVELOPMENT

Development proposals, which generate a significant volume of traffic movement, will be permitted provided that they are located:

- i) in the urban area of Scunthorpe and Bottesford, Barton upon Humber, Brigg, and the areas identified for development at the South Humber Bank and Humberside International Airport; and
- ii) where there is good access to rail, water and air transport, or to the North Lincolnshire Strategic Road Network; and
- iii) where there is good foot, cycle and public transport provision or where there are opportunities for foot, cycle and public transport to be provided.

North Lincolnshire Core Strategy 2011

CS1: SPATIAL STRATEGY FOR NORTH LINCOLNSHIRE

The spatial vision and the future development requirements will be delivered through the spatial strategy for North Lincolnshire as outlined below and on the key diagram. The spatial strategy will focus on:

- a) Delivering an urban renaissance in Scunthorpe and supporting its role as a major subregional town.
- b) Supporting the Market Towns of Barton upon Humber, Brigg, Crowle, Epworth, Kirton in Lindsey and Winterton as thriving places to live, work and visit, and as important service centres serving the needs of local communities across North Lincolnshire.
- c) Supporting thriving rural communities and a vibrant countryside through the protection and enhancement of local services, creating opportunities for rural economic diversification and the promotion of tourism.

Rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement.

CS2: DELIVERING MORE SUSTAINABLE DEVELOPMENT

In supporting the delivery of the spatial strategy set out in policy CS1, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted. Development should be focused on:

1. Previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions
2. Previously developed land and buildings within the defined development limits of North Lincolnshire's Market Towns, followed by other suitable infill opportunities then appropriate small scale greenfield extensions to meet identified local needs
3. Small scale developments within the defined development limits of rural settlements to meet identified local needs.

Any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place. This might include uses such as that related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

All future development in North Lincolnshire will be required to contribute towards achieving sustainable development. Proposals should comply with the overall spatial strategy together with the following sustainable development principles (relevant to the principle of the proposed development):

- Be located to minimise the need to travel and to encourage any journeys that remain necessary to be possible by walking, cycling and public transport. It should be compliant with public transport accessibility criteria as set out in the Regional Spatial Strategy
- Be located where it can make the best use of existing transport infrastructure and capacity, as well as taking account of capacity constraints and deliverable transport improvements particularly in relation to junctions on the Strategic Road Network
- Contribute towards to the creation of locally distinctive, sustainable, inclusive, healthy and vibrant communities
- Ensure that everyone has access to health, education, jobs, shops, leisure and other community and cultural facilities that they need for their daily lives

All change will be managed in an environmentally sustainable way by avoiding/minimising or mitigating development pressure on the area's natural and built environment, its existing utilities and associated infrastructure and areas at risk of flooding. Environmental impacts to

or from development that cannot be avoided should be adequately mitigated for it to be acceptable.

CS8: SPATIAL DISTRIBUTION OF HOUSING SITES

New housing within the rural settlements will create opportunities for small scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to travel. In rural settlements in the countryside and in the open countryside outside development limits, housing development will be strictly limited. Consideration will be given to development, which relates to agriculture, forestry or to meet a special need associated with the countryside. All development should not have an adverse impact on the environment or landscape.

Development on greenfield sites will only be allowed where it can be demonstrated that this will bring additional community benefits, contributing to building sustainable communities and is acceptable in terms of its impact on the high quality environment of the urban space and adjoining countryside. Flood risk will be taken into account, as this will be a determining factor in the distribution and location of housing.

CS9: AFFORDABLE HOUSING

New residential housing development of 3 or more dwellings in rural settlements must make provision for an element of affordable housing which is accessible to those unable to compete in the general housing market. This policy seeks to achieve 10% affordable housing in rural settlements. A target of 70% of the affordable homes will be provided for rent, with the remaining provided as an intermediate tenure, to be agreed on a site by site basis.

Wherever possible, affordable housing should be provided on-site, but an off-site contribution may be acceptable where:

- a) Management of the affordable housing on-site cannot be secured effectively; or
- b) Affordable housing provision elsewhere in more suitable settlements is more likely to contribute towards the creation of mixed communities.

Where it can be demonstrated that the percentage of affordable housing sought will negatively impact on the delivery of a mixed community, or are subject to exceptional and authenticated site development costs, there may be a case for reducing the affordable housing. This should be proven through open book discussions with the council at planning application stage.

National Planning Policy Framework

- 5.3 National planning guidance is provided within the National Planning Policy Framework (the Framework), which is a material consideration in planning decisions.
- 5.4 In relation to achieving sustainable development, paragraph 8 of the Framework says 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):
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering 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
 - c) 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.
- 5.5 Paragraph 11 of the Framework states that decisions should apply a presumption in favour of sustainable development. For decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - I. the application of policies in the 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.

- 5.6 Circumstances where the policies which are most important for determining the application are out-of-date include for example, for applications involving the provision of housing, situations where:
- a) the local planning authority cannot demonstrate a five year supply of deliverable housing sites; or
 - b) where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.
- 5.7 Paragraph 74 of the Framework sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply

6. Planning Considerations

- 6.1 The consideration of relevant development plan policy and material planning considerations in the Framework in the preceding section has identified that, in situations where the policies which are most important for determining the application are out-of-date (for example where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years) the presumption in favour of sustainable development (often termed the 'tilted balance' should apply.
- 6.2 The 2020 Housing Delivery Test results confirm that in North Lincolnshire delivery against housing required 2017-20 was 94%. The Council will therefore be required to produce an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years. However this in itself does not engage the tilted balance in decision making.
- 6.3 The Council's Housing Land Supply Statement (August 2021) reports a five year housing supply of 5.64 years. Taken on face value, without interrogating the robustness of the supply in terms of assumptions made about delivery of sites, this is still a vulnerable housing land supply position. The loss of only 208 dwellings from the planned housing trajectory would result in a housing supply deficit.
- 6.4 Whilst the five year housing land supply position (taken on face value) does not result in the tilted balance being engaged, paragraph 11 d) of the Framework indicates that the tilted balance is also engaged if the policies which are most important for determining the application are out-of-date. The policies most important for determining the application in this case are policy RD2 of the Local Plan and policies CS2 and CS3 of the Core Strategy. Both of these plans were adopted more than 5 years ago. Guidance at paragraph 33 of the Framework says that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Given that policies in the Core Strategy and Local Plan are now 10 and 18 years old respectively; and were adopted prior to even the first version of the Framework being published; this puts them at significant risk of being out of date and they should be reviewed in terms of their consistency with the Framework.
- 6.5 These Local Plan and Core Strategy policies set out when development is allowed in the countryside. The level of control over development in the countryside is significantly more restrictive than the Framework, with development being 'strictly' controlled or limited and only certain exceptions being allowed. In contrast, the Framework takes a more balanced

approach to development in the countryside, seeking at paragraph 79 that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Aside from isolated dwellings, the Framework does not set out to restrict residential development in the countryside. The Local Plan and Core Strategy policies do not reflect this balanced approach; instead they apply a significantly more restrictive approach; and therefore they are considered inconsistent with the Framework. The Local Plan and Core Strategy policies also do not include any balancing exercise as set out in the Framework. Furthermore, they apply a sequential approach to the development of brownfield land before greenfield land, which is not consistent with the Framework.

- 6.6 Overall, it is considered that the basket of policies that are most important in determining the application are out of date and the tilted balance is therefore engaged. Furthermore, it is considered that the 5-year housing land supply is a minimum; not a cap. Paragraph 60 of the Framework requires local authorities to significantly boost the supply of housing and therefore the contribution towards local housing supply is in any case a material consideration in favour of the proposals.
- 6.7 According to the Framework, when the tilted balance is engaged, permission should be granted unless; the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 6.8 There are no policies in the Framework protecting areas of assets of particular importance on this development site. It therefore falls to consider whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the Framework taken as a whole. The following sections will therefore set out assessments of the benefits and adverse impacts of the proposed development.

Benefits

- 6.9 The main benefit of the proposals is that they would assist in significantly boosting housing supply. The development of 14 homes is likely to be delivered within 2 years of planning permission being granted. The development would therefore make a full contribution to the 5 year housing supply. This is a significant contribution towards meeting housing needs in the context of a rural village. Given the vulnerability of the 5 year housing supply, it is considered that the contribution to the 5 year housing supply should weigh heavily in favour of planning permission being granted.

- 6.10 The development provides the opportunity to contribute towards meeting specific local housing needs. The Regulation 18 Consultation on the Local Plan confirmed that North Lincolnshire has an ageing population. Over the next 20 years (2016-2036) the resident population aged 65-84 years is predicted to increase by 35% (from 30,554 to 41,108). The resident population aged 85+ years is also anticipated to increase by 126% (from 4,360 to 9,866). This represents a significant demographic shift, which gives rise to a range of housing issues affecting both older people and the housing market as a whole. The Regulation 18 Consultation highlights that providing housing to meet the needs of the older population has a number of benefits. These could include freeing up larger family homes making limited mortgage lending go further, potentially freeing up hospital beds if older patients have suitable housing to return to, and addressing fuel poverty. Furthermore, it could provide opportunities for older people to remain living in their communities. This is particularly relevant to the proposals at Sturton, which provide 4 bungalows suitable for older people.
- 6.11 The proposals would 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. This consideration should be given very significant weight in favour of granting planning permission.
- 6.12 The development plan guides that the location of development should ensure that everyone has access to health, education, jobs, shops, leisure and other community and cultural facilities that they need for their daily lives. Sturton, owing to its strong connectivity with Scawby, is a highly sustainable settlement with provision of primary education, retail, food and drink and community/recreational facilities. As such the proposals will support the communities' health, social and cultural well-being and the location of the site is considered a significant benefit of the development.
- 6.13 The development plan says that rural settlements should be supported as thriving communities with a strong focus on retaining and enhancing existing local services to meet local needs. The addition of 14 dwellings to the village will enhance the vitality of the village, particularly by providing suitable homes for families and older people to join the community or remain in the village. This will provide greater support for existing facilities in Scawby so that they remain viable and also encourage that existing facilities are enhanced.
- 6.14 The proposals would contribute to building a strong, responsive and competitive economy through the creation of construction and related jobs and the on-going contribution to the local economy from the creation of 14 additional households in the area. The development would give rise to economic benefits, such as increased council tax receipts and New Homes Bonus. The proposal would provide short term construction jobs with associated benefits to the local economy. Overall the economic benefits of the proposed development would be significant.

Adverse impacts

- 6.15 The preceding section of this statement has identified a number of economic and social benefits of the development. It is considered that there are no materially adverse social or economic impacts of the development. In terms of environmental impacts, the Design & Access Statement and environmental reports accompanying this application have assessed the proposals in terms of a full range of environmental considerations, i.e. highways and transportation, flooding and drainage, heritage, ecology/trees, local character, amenity and safety, utilities and sustainability. This assessment has not identified any significant adverse environmental impacts.
- 6.16 The site is outside the settlement boundary of Scawby and is therefore treated as countryside for planning purposes, although it is well integrated with the built-up area of Sturton. The development plan says that planning permission will only be granted for certain types of development in the countryside (of which general residential development is not one) and therefore this policy conflict is an adverse effect. However, the restrictive approach to development in the countryside does not reflect the Framework and is not providing for housing to meet local needs. As such this policy conflict should be given limited weight in determining this planning application and in weighing up the proposals in the planning balance.
- 6.17 The site is adjoined on approximately 78% of its boundaries by existing and proposed dwellings and their curtilages. Where the site adjoins countryside it is visually contained to a large extent by existing trees and significant hedgerow. The site relates strongly to the village core of Sturton rather than the wider countryside and its development will not impact on any views enjoyed from public vantage points of the wider countryside. From Main Street the site would appear as an infill development. Therefore, the harm to the character of the countryside is considered to be very limited.
- 6.18 Furthermore, The vast majority of the site (an area of 0.79ha covering the northern part of the site and excluding land to the rear of The Paddock on Station Road) is proposed for allocation for housing development by Policy H1P-31p of the Regulation 18 Preferred Options Local Plan (2020). The indicative site capacity is given as 11 dwellings. This emerging site allocation should be given significant weight in the planning balance on this application. The application site only adds a little further land to the south (0.31ha) so as to create a sensible planning layout. This allows for a further row of dwellings so that a cul-de-sac can be formed with dwellings on both side of it. This is a much more attractive arrangement than a one-sided sul-de-sac and affords better community safety. Without this additional land it would be very difficult to create a satisfactory layout. The emerging allocation will not have taken this difficulty into account as when it was published in 2020 site layout planning had not commenced. Now that the site layout has been planned taking into account the site's

SUPPORTING PLANNING STATEMENT

character and environmental constraints, the proposed layout achieves a good design solution with a very similar impact to the proposed site allocation.

7. Planning Balance & Conclusion

- 7.1 It has been explained in this statement that, in view of the most relevant policies for determining the application being out of date, according to the Framework, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 7.2 The preceding section of this statement has assessed the benefits and adverse impacts of the proposed development. There would be very significant benefits of the scheme in terms of boosting housing supply generally, providing housing suitable for older people to meet their particular needs, providing housing in a sustainable location, supporting a thriving rural community and building a strong, responsive and competitive economy. The adverse effect of developing in the countryside is considered to be very limited and it should be given limited weight in view of the facts that; current development plan policies that are most important to the supply of housing are out of date; and the majority of the site has been deemed suitable for housing allocation in the emerging Local Plan. No other significant adverse effects have been identified.
- 7.3 In terms of the overall planning balance, it is considered clear that the benefits of the development are not significantly and demonstrably outweighed by any adverse impact and therefore planning permission should be granted.



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