Planning Statement

18-19 Dianmer Close, Hook, Wiltshire, SN4 8EB

October 2022

Turley

Contents

1.	Introduction	1
2.	Site and Surrounding Area	2
3.	Planning History	3
4.	Proposed Development	4
5.	Planning Policy Context	5
6.	Planning Assessment	14
7.	Summary and Conclusions	19

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Client
Dr Ben Aslam

Our reference
DRBS3000

18 Oct 2022

1. Introduction

1.1 This Planning Statement is submitted on behalf of Dr Ben Aslam to Wiltshire Council in support of a full application relating to 18-19 Dianmer Close, Hook, SN4 8EB.

1.2 This Statement explains the purpose of this planning application and analyses its compliance with planning policy at national and local level.

1.3 The full description of development for this application is as follows:

The erection of 3 no. dwellings and garages with associated drive.

Accompanying Documentation

1.4 This Statement should be read together with the other documents which accompany the application comprising:

- Application Forms and Certificates
- Application Drawings
  - Location Plan
  - Garages GA
  - Houses GA
  - Block & Landscape Plan
  - Proposed Site Layout
- Preliminary Ecological Appraisal
- Surface Water Drainage Strategy

2. Site and Surrounding Area

Site Description

2.1 The application comprises two residential properties located within an existing residential area on Dianmer close.

2.2 Given the site's location, the surrounding properties are predominantly residential. Further afield to the east and west is agricultural land. Further to the north of the site is the remainder of the village of Hook.

2.3 Local services include the Bolingbroke Arms pub which is approx. 10-minute walk from the site, the village hall / community centre, and the School House Hotel & Restaurant.

2.4 There is also a bus stop at Bolingbroke Close located approx. 4-minute walk from the site which serves the C53 bus providing links to Royal Wootton Bassett and Cirencester.

2.5 In addition, the site is well located in relation to other services and facilities within Wootton Bassett to the south, with an Aldi store being located approx. 13-minute walk from the site. Royal Wootton Bassett also hosts additional local bus services including the 99 bus providing excellent links to Swindon, Chippenham and Malmesbury.

Statutory Designations

2.6 The site is located outside a defined settlement boundary and is therefore considered to be located in the countryside for planning purposes. However, it is noted that Hook had previously been identified as a settlement in earlier Local Plans and the site is part of an area which is previously developed.

2.7 The site is located within Flood Zone 1, which has the lowest risk of flooding, according to the Environment Agency's Flood Map for Planning.

2.8 There are no listed buildings on or immediately adjacent to the site according to Historic England's records.

2.9 There are no ecological designations on the site according to DEFRA's Magic website.

3. Planning History

3.1 We have reviewed the LPA's online planning history and there are a number of applications in relation to this site and are relevant to the site proposals:

Reference Number	Location	Description	Decision
N/06/01488/OUT	Land At 18 & 19 Dianmer Close, Hook, Swindon, Wiltshire, SN4 8EB	Erection of 3 Detached Dwellings and Associated Works (Outline) - Means of Access not Reserved	Approved 03/08/2006
N/09/01300/REM	18-19 Dianmer Close, Hook, Swindon, Wiltshire, SN4 8EB	Erection of 3no. 4 Bedroom Houses and Garages with Associated Drive	Approved 20/05/2010
N/12/04130/FUL	18 Dianmer Close, Hook, Swindon, Wiltshire, SN4 8EB	New Residential Unit in Rear Plot of Land	Approved 12/02/2017
20/09906/FUL	Double Dutch 18 Dianmer Close Hook SN4 8EB	Erect 3 2-storey 4 bedroom houses.	Refused 24/04/2021

4. Proposed Development

4.1 The proposed development seeks planning permission for the following:

The erection of 3 no. dwellings and garages with associated drive.

4.2 The proposed dwellings are all 4 bedrooms in size and the application detail includes associated garages. The design and layout of the proposed dwellings is exactly as per the approved applications N/06/01488/OUT and N/09/01300/REM which were found to be acceptable.

4.3 The existing access points for 18 and 19 Dianmer Close are to be closed, with a new private driveway to be created to serve all 5 dwellings.

4.4 The proposed dwellings are designed to compliment the character of the surrounding area, with materials including dark brown coloured roof tiles, feature corner brickwork and mid cream rendered panels. The dwellings are also designed to be of a similar height and scale to the existing properties on Dianmer Close.

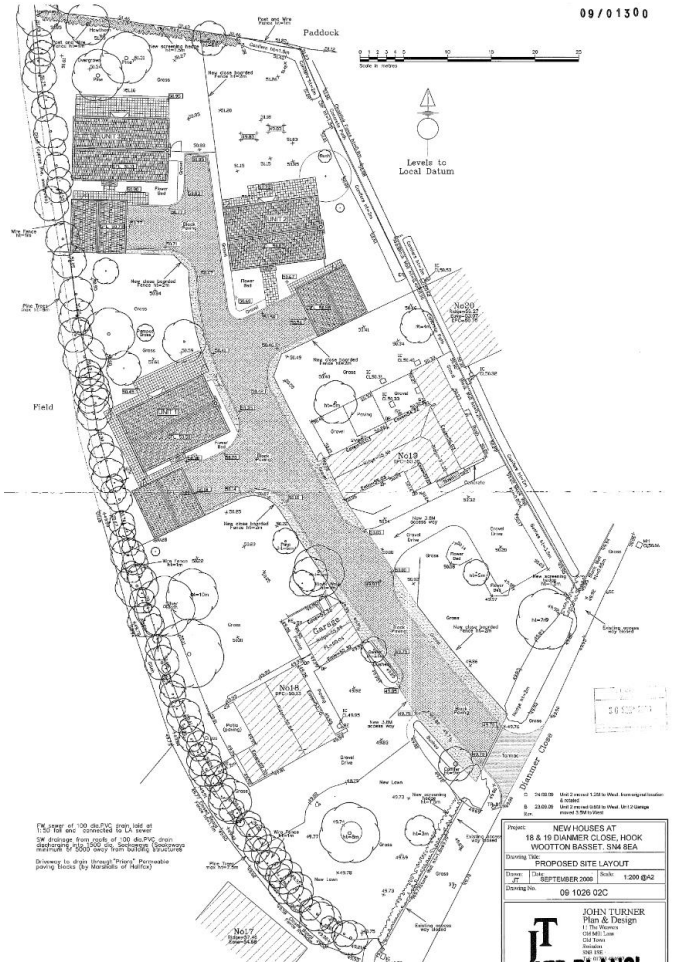

Figure 1 Proposed Site Plan

5. Planning Policy Context

5.1 This Section identifies the relevant national and local planning policies and guidance which are relevant to the consideration of the proposals and which have been used to inform the development of the proposals pursuant to this application.

5.2 In considering and determining applications for development, the Local Planning Authority (LPA) has a statutory duty under section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine any application in accordance with the development plan unless material considerations indicate otherwise.

5.3 At a national level, relevant planning policy and guidance is set out within the National Planning Policy Framework ('the Framework') published 2021 and the Planning Practice Guidance ('the PPG').

5.4 The adopted development plan for Wiltshire Council comprises the Wiltshire Core Strategy (2015), Saved Policies from the former District Local Plans and Neighbourhood Plans where relevant. Other material considerations include Supplementary Planning Documents and Guidance, and emerging policy documents.

The Adopted Development Plan

5.5 The adopted development plan documents for the application site comprises the Wiltshire Core Strategy (2015), The Wiltshire Housing Site Allocations Plan (2020) and the Saved Policies of the North Wiltshire Local Plan.

Wiltshire Core Strategy (2015)

5.6 The Wiltshire Core Strategy was adopted in 2015 and forms the main development plan document guiding development over the period to 2026.

5.7 Relevant policies of the Core Strategy are set out below:

- Core Policy 1 (Settlement Strategy) identifies the settlements where sustainable development will take place. The policy states that development at Large and Small Villages s will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

- Core Policy 2 (Delivery Strategy) states that at Small Villages, development will be limited to infill the existing built area and supports development at Small Villages where they seek to meet the housing needs of settlements.

- Core Policy 19 (Spatial Strategy: Royal Wootton Bassett and Cricklade Community Area) sets the development principles for the Royal Wootton Bassett and Cricklade Community Area and identifies Hook as being a Small Village. Over the plan period (2006 to 2026), approximately 1,455 new homes will be provided of which about 1,070 should occur at Royal Wootton Bassett. Approximately 385 homes will be provided in the rest of the Community Area.

- Core Policy 43 (Providing Affordable Homes) requires affordable housing provision on sites of five or more dwellings.

- Core Policy 45 (Meeting Wiltshire's housing needs) states that new housing must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities. Housing size and type, including any distinction between fl ats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located.

- Core Policy 50 (Biodiversity and Geodiversity) requires development proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services. In addition, all development should seek opportunities to enhance biodiversity.

- Core Policy 51 (Landscape) states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

- Core Policy 57 (Ensuring high quality design and place shaping) requires a high standard of design in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

- Core Policy 60 (Sustainable Transport) seeks to reduce the need to travel by private car through:

  – planning developments in accessible locations

  – promoting sustainable transport alternatives to the use of the private car

  – maintaining and selectively improving the local transport network in accordance with its functional importance and in partnership with other transport planning bodies, service providers and the business community

  – promoting appropriate demand management measures

  – influencing the routing of freight within and through the county

- assessing and, where necessary, mitigating the impact of developments on transport users, local communities and the environment.

- Core Policy 61 (Transport and new development) states that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

Wiltshire Housing Site Allocations Plan (2020)

5.8 While there are no specific policies relating to the site in the Wiltshire Housing Site Allocations Plan, Section 6 – Settlement Boundary Review confirms the settlement boundary strategy as set out in the Core Strategy.

Saved Policies of the North Wiltshire Local Plan (2011)

5.9 The North Wiltshire Local Plan (2011) remains part of the Development Plan, but only to the extent of the policies which have been saved, and not revoked or replaced.

5.10 Relevant policies of the plan are set out below:

- Policy H4 (Residential Development in the Open Countryside) states that new Dwellings in the Countryside outside the Framework Boundaries, as defined on the proposals map, will be permitted provided that:

  - It is in connection with the essential needs of agriculture or forestry or other rural based enterprise;

  - It is a replacement for an existing dwelling where:

    - The residential use has not been abandoned; and

    - the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and c. the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage.

National Planning Policy

National Planning Policy Framework

5.11 The revised National Planning Policy Framework ('the Framework') was published in July 2021. It sets out the Government's economic, environmental and social planning policies for England and requires the planning system to "play an active role in guiding development towards sustainable solutions" (paragraph 9). The Framework covers a range of land issues including housing, transport, infrastructure, sustainable communities, climate change and the natural and historic environments.

5.12 Paragraph 7 of the Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.

5.13 Paragraph 8 of the Framework emphasises that *"sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways"*. This includes:

(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."*

5.14 Paragraph 10 states that the presumption in favour of sustainable development is "at the heart of the Framework".

5.15 In applying a presumption in favour of sustainable development, Paragraph 11 of the Framework states that for decision taking, this means *"approving development proposals that accord with an up-to-date development plan without delay".*

5.16 Paragraph 47 of the Framework reiterates that *"planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise".*

Decision Taking

5.17 As guided by paragraph 38, local planning authorities "*should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available… and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible".*

Delivering a sufficient supply of homes

5.18 Paragraph 60 states that "*to support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay".*

Promoting healthy and safe communities

5.19 Paragraph 92 states that "*Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

(a) *promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example*

through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

(b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

(c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."

5.20 Paragraph 98 states that *"Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate."*

Promoting Sustainable Transport

5.21 Paragraph 104 states that *"Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*

(a) the potential impacts of development on transport networks can be addressed;

(b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;

(c) opportunities to promote walking, cycling and public transport use are identified and pursued;

(d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and

(e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places."

5.22 This is supported by Paragraph 106 which, among other measures, supports an appropriate mix of uses within larger scale sites to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.

5.23 Paragraph 110 states that *"In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:*

(a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

(b) safe and suitable access to the site can be achieved for all users;

(c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and

(d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree."

5.24 Paragraph 111 states that *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*

5.25 Paragraph 112 expands on this by stating *"Within this context, applications for development should:*

(a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

(b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

(c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

(d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and

(e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations."

5.26 Paragraph 113 states that *"All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed."*

Making effective use of land

5.27 The Framework seeks to make effective use of land in decision making with Paragraph 119 stating that *"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."

5.28 Paragraphs 124 and 125 set out the Framework's policies in achieving appropriate densities. Paragraph 124 identifies that *"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;

(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;

(d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

(e) the importance of securing well-designed, attractive and healthy places."

5.29 Paragraph 125 states that *"Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:*

(a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;

(b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and

(c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

Achieving well-designed places

5.30 Paragraph 130 states that "*Planning policies and decisions should ensure that developments:*

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

5.31 Paragraph 131 states that *"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."*

5.32 Paragraph 134 provides significant weight towards *"development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes."*

Meeting the challenge of climate change, flooding and coastal change

5.33 Paragraph 159 states that *"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."*

5.34 Paragraph 167 states that *"When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment".*

6. Planning Assessment

6.1 This section considers the principal planning issues associated with the proposed development against the relevant policy framework identified within Section Five and the parameters secured through the previous outline planning permission.

Principle of Development

6.2 The site is located within a Small Village according to the Local Plan Proposals Map which has no defined settlement boundary. Therefore, the site is considered to be in the countryside for planning purposes, and where Core Policy 2 confirms development will be limited to infill within the existing built up area and where it will meet the housing needs of settlements.

6.3 Whilst not constituting the infilling of a gap between 'buildings', the application proposal does constitute infilling within residential curtilages, within an established residential area, with the site composing existing residential curtilage. The proposal could therefore be seen as in compliance with Core Policy 2.

6.4 However, it is noted that the Local Planning Authority are only able to demonstrate a Housing Land Supply of 4.72 years according to the 2021 Housing Land Supply Statement (published April 2022). Therefore, in accordance with paragraph 11 (d) and footnote 8 of the NPPF, the policies which are most important for determining this application are considered to be out of date, triggering the presumption in favour of sustainable development.

6.5 When considering the principle of development, it is noted that the site is located within an existing established residential area where the same development was considered to be acceptable previously and, hence, sustainable, with any other resultant harm also having been judged as acceptable.

6.6 While the previous permissions on the site have expired, the policies which would restrict further residential development on this site are out of date. Further, the sustainability credentials of the site have improved since the last approval of planning permission, with a new Aldi Foodstore now being within 10-15 mins walking distance of the site.

6.7 When applications N/06/01488/OUT / N/09/01300/REM and N/12/04130/FUL were determined, the Local Plan at the time included Hook with a defined settlement boundary, where development was deemed to be acceptable in-principle. Given the current absence of a Five-Year Housing Land Supply, it is considered that the previous policy position to support residential development in this location is an appropriate fallback position given the site is in a location the Local Planning Authority had previously considered to be sustainable prior to the change to the settlement boundary policy as part of the adopted Core Strategy.

6.8 Furthermore, the Court of Appeal decision *Dartford Borough Council v. Secretary of State for Communities and Local Government [2017] P.T.S.R. 737* clarifies the definition of previously developed land in the NPPF to highlight that residential gardens in the

countryside are considered to be previously developed land within the scope of the NPPF's definition. Therefore, it is considered that the site is previously developed and is an appropriate location for development as the Council have previously determined.

6.9 As highlighted in the remainder of this section below, there are no other overriding constraints which would otherwise restrict the development of the site. Therefore, in terms of the planning balance, the proposed development is deemed to be acceptable in principle.

Design and Layout

6.10 The proposed development is designed to be in keeping with the surrounding area with similar building heights and materials included. In terms of the overall design, this is the same design and layout as applications N/06/01488/OUT and N/09/01300/REM which were found to be acceptable

6.11 The Local Planning Authority has previously refused development on the site on design grounds as part of application 20/09906/FUL, which proposed 3 dwellings within the footprint of 18 Dianmer Close only. As part of that application, officers commented that while the development would broadly match the height, materials, mass and scale of other dwellings in the area, it was incongruous with the existing urban grain.

6.12 The below extract shows a comparison between refused application 20/09906/FUL and the application proposals. Application 20/09906/FUL had sought to provide 3 dwellings entirely within the plot of 18 Dianmer Close, whereas the proposed development splits this between 18 and 19 Dianmer Close (2 dwellings and 1 dwelling respectively). This is the same configuration that was considered to be acceptable as part of applications N/06/01488/OUT and N/09/01300/REM. The proposals represent a more open form of development (a small cul-de-sac) and reflects an overall lower density than the refused scheme, resulting in a development which is compatible with the surrounding area. Therefore the proposed development is deemed to be acceptable in terms of its design in line with Policy 57 of the Core Strategy.



Figure 2 Proposed Site Plan (left) and 20/09906/FUL Site Plan

Transport and Highways

6.13 The proposed site access is from a single new access point from Dianmer Close to serve the proposed development, including the 2 existing dwellings. There are adequate visibility splays and therefore the proposed access is acceptable in terms of highway safety.

6.14 In addition, the above access strategy and overall impact on highway safety was considered to be acceptable by the Local Planning Authority in relation to applications N/06/01488/OUT and N/09/01300/REM.

6.15 Therefore the proposed development is deemed to be acceptable in line with Core Policy 61 of the Core Strategy.

Trees and Ecology

6.16 The Preliminary Ecological Appraisal submitted with the application sets out the following impacts on protected species:

- The site is considered of negligible value for great crested newt due to an absence of suitable ponds within the area. To prevent the killing and injury of reptiles during the development, it is recommended that vegetation clearance at the site is carried out under a Precautionary Working Method Statement for reptiles.

- There will be some removal of suitable commuting and foraging badger habitat at the site to facilitate the proposed works, including the removal of areas of poor semi-improved grassland. Precautionary methods should be implemented during works to protect foraging and commuting badgers.

- No evidence of bats were recorded on the site and no mitigation is required.

- Works affecting nesting bird habitat at the site should avoid the nesting bird season of March to August (inclusive), and September in mild years. Where this is not possible, the habitat to be subject to works should be surveyed for nesting birds immediately prior to removal by a suitably experienced ecologist. Two bird boxes should be installed on any retained tree or building on the property.,

6.17 Therefore, based on the above findings and mitigation options, the proposed development is deemed to be acceptable in terms of ecology in line with Core Policy 50 of the Core Strategy.

Flood Risk and Drainage

6.18 The site is located within Flood Zone 1 and is therefore at low risk of flooding.

6.19 The Surface Water Drainage Strategy submitted with the application summarises that runoff from the proposed dwellings garages, driveways, parking areas and patios will be collected in tanked permeable pavement located beneath the proposed access and parking areas. Runoff from the proposed tanked permeable pavement will be discharged to the existing drainage ditch immediately west of the site.

6.20 The proposed SuDS system has been designed to accommodate and dispose of runoff from all storms up to and including the 1:100-year storm with a 45% allowance for future climate change, without flooding. All preliminary surface water drainage calculations have been undertaken using Micro Drainage software.

6.21 Therefore the proposed development is deemed to be acceptable in terms of flood risk and drainage.

7. Summary and Conclusions

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the starting point for the determination of planning applications.

7.2 "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"

7.3 In determining planning applications there is a presumption in favour of the policies of the Development Plan, unless material considerations indicate otherwise. Material considerations include the planning policies set out in the NPPF.

7.4 The proposal includes 3 dwellings which would provide a modest contribution to the Local Planning Authority's Housing Land Supply and would meet an identified need within the area in the current absence of a Five Year Housing Land Supply.

7.5 The development is contained wholly within existing residential curtilage, which comprises brown field land.

7.6 The site has previously been found to be a sustainable location for development as evidenced by the previous planning permissions.

7.7 There are no overriding ecological constraints on the site which would restrict the proposed development.

7.8 The proposed dwellings are similar to other dwellings in the area in terms height, scale, massing and materials. In terms of overall character of the area, the development is appropriate in terms of urban grain and responds to the design comments in response to application ref: 20/09906/FUL. In design terms it is identical to the previous planning permissions.

7.9 Safe access and egress to the site can be gained through the proposed access strategy.

7.10 The applicant has also considered the relevant site constraints and has evidenced in the supporting information that the proposed development represents sustainable development in accordance with Local and National Planning Policy.

7.11 As such the application is commended to the Council and it is respectfully requested that planning permission is granted.

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