PLANNING, DESIGN & ACCESS STATEMENT

On behalf of:	Mr. J Butler
Site:	Land and buildings at Roundway Farm, Roundway, Devizes, SN10 2HZ
Proposal:	Demolition of existing barns, and erection of 3 no. dwellings; with associated parking, turning, landscaping, private amenity space and access.

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NOTICE

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1. Introduction

Background

1.1 This Planning, Design and Access Statement has been prepared by Mark Pettitt BA(Hons) MRTPI of Fowler Architecture and Planning Ltd (FAAP) on behalf of Mr. J Butler in support of a Full Planning Application for the re-development of Roundway Farm in Wiltshire. It follows the recent withdrawal of Application No. PL/2022/06061.

1.2 This Statement meets the requirements of Article 9 of the Town and Country Planning (Development Management Procedure) (Order) (England) 2015 (as amended).

1.3 The purpose of this combined Planning, Design & Access Statement is to detail how the proposed development sits against current planning policy, and explain the principles and concepts that have been applied to the development, and how issues relating to access to the development have been dealt with, through:

- Explaining the design principles and concepts that have been applied to the development;
- Demonstrating the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- Explaining the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account; and,
- Stating what, if any consultation has been undertaken on issues relating to the development and what account has been taken of the outcome of any such consultation.

1.4 This Statement should be read in conjunction with the following plans:

- Drawing Ref. MFroundwayfmTOPO: Topographical Survey at 1:200 (A0);
- Drawing Ref: SC1208 14: Existing Floor Plans & Elevations (Grain Store) at 1:125 (A1);
- Drawing Ref: SC1208 15: Existing Floor Plans & Elevations (Dutch Barn) at 1:100/1:500 (A1);
- Drawing No. 230128-01: Location Plan at 1:1250 (A3);
- Drawing No. 230128-02: Site Plan at 1:200 (A1);
- Drawing No. 230128-03: Design Scheme (Plot 1) at 1:100 (A1);
- Drawing No. 230128-04: Design Scheme (Plot 2) at 1:100 (A1);
- Drawing No. 230128-05: Design Scheme (Plot 3) at 1:100 (A1);
- Ecological Report, prepared by Chalkhill Environmental Consultants;
- Arboricultural Report, prepared by WHLandscpe;
- Landscape & Visual Appraisal, prepared by WHLandscape; and,

- Transport Statement, prepared by Miles White Transport.

Vision

1.5 The Applicants' vision has drawn on the following principles set out in the National Planning Policy Framework (NPPF):

- ***Ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations***– *NPPF Para. 8*
- ***Making effective use of land*** – *NPPF Para. 8*
- ***Boosting significantly the supply of homes*** – *NPPF Para. 60*
- ***Small and medium sized sites can make an important contribution to meeting the housing requirement of an area –*** *NPPF Para. 69*
- ***Enhancing the vitality of rural communities -*** *NPPF Para.79*
- ***Create high quality, beautiful and sustainable buildings and places –*** *NPPF Para. 126*
- ***Ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping –*** *NPPF Para. 130*

1.6 The proposal will deliver:

- Enhancements to the appearance of the site and surrounding area, through the removal of an existing dutch barn and an large unwieldly grain store; and,
- Three high-quality homes, which will make a positive contribution to the character of the local area.

1.7 The Applicants look forward to Wiltshire Council facilitating the delivery of this vision.

2. Site and Surroundings

2.1 The Application Site falls within the Parish of Devizes, a short distance to the north of the town with the same name. It forms part of the wider Roundway Farm holding.

2.2 The site is an irregular shaped plot of land that extends to approximately 0.30 hectares. It is occupied by two redundant agricultural buildings; namely a dutch barn and a large grain store (see images below). A short distance to the north west, outside the red line boundary, is another barn (also falling within the Applicant's ownership) that benefits from Class Q approval to be converted into a single dwelling.



Existing grain store (left) and dutch barn (right)

2.3 From a planning point of view, the site sits in 'open countryside', but it is not in an isolated location – falling within the settlement of Roundway on the edge of Devizes.

2.4 The site is accessed from the east off an unnamed road, that leads northwards towards the Roundway White Horse. The nearest public right of way is footpath DEVI36, which is some 200m to the west of the site.

2.5 In terms of surrounding land uses, the northern boundary of the site marks the edge of the North Wessex Downs Area of Outstanding Natural Beauty, beyond which is open agricultural land that rises away dramatically to the north (see image overleaf) and wraps around to the east and west. Buildings at Roundway Farm stand to the south west, including the farmhouse, which is grade II listed. To the south and south east are a handful of residential properties, including The Malthouse, which is Grade II listed.



View north from the edge of the site towards
open countryside/AONB

2.6 With regards to topography, the development site appears to be fairly flat.

2.7 The site does not fall within a Conservation Area designation and is not in an area that is known to be at risk of flooding.

2.8 The nearest SSSI is Roundway Down and Covert, which is positioned some 600m to the north west of the site.

3. Planning History

3.1 The main yard at Roundway Farm has been the subject of a number of planning application in the past. Those of particular relevance to this current application are as follows:

Application No. 16/08498/OUT
Outline application relating to access for redevelopment of land by the erection of three two-storey dwelling with garages and associated works
Refused on the 26th October 2016
Dismissed on the 09th October 2017

Application No. PL/2021/06869
Notification for Prior Approval under Class Q for a proposed conversion and adaptation of existing steel frame barn to provide 1 no. dwelling (Use Class C3)
Prior Approval Not Required – 23rd August 2021

Application No. PL/2022/06061
Demolition of barns at Roundway Farm and erection of 3 dwellings
Withdrawn on the 21st December 2022

3.2 In 2016, an application (Ref: **16/08498/OUT**) was submitted to the Council seeking outline planning permission for the removal of the existing barns at Roundway Farm, and the erection of three new dwellings. An extract from the submitted Indicative Site Plan is cited below:



(Source: www.wiltshire.gov.uk)

3.3 No objection was raised by the Council's Highways Team in respect of potential for impact on highway safety.

3.4 In spite of this, the Application was refused by the Council on the 26th October 2016 for the following reasons:

1 The site is located in open countryside well outside the limits of development of any nearby settlements as defined in the Wiltshire Core Strategy and in a location poorly served by local services and amenities, where none of the exceptions policies listed at paragraph 4.25 are applicable nor has the site been identified through the neighbourhood planning process. The proposal would therefore conflict with Core Policies 1, 2, 12 and 60 of the Wiltshire Core Strategy (2015) and Policy H1 of the Devizes Neighbourhood Plan (2015), which seeks to properly plan for sustainable development of housing in Wiltshire and to central government guidance contained within the National Planning Policy Framework.

2 The erection of three new dwellings as proposed would create residential development within the countryside with associated domestic paraphernalia, eroding the rural character of the area and negatively impacting on the landscape of the North Wessex Downs Area of Outstanding Natural Beauty contrary to Wiltshire Core Strategy Core Policy 51 and Core Policy 57 and guidance set out in the National Planning Policy Framework.

3.5 The Council's decision was pursued at an Appeal, and on the 09th October 2017 a decision was issued. The following are some of the salient points made by the Inspector:

- *The area around the appeal site is very rural in nature with buildings generally associated with an agricultural setting;*
- *The proposed dwellings by virtue of their domestic nature and grouping would be out of character with this setting. They would also harm the appearance of the immediate area through the introduction into this rural setting of paved areas and domestic paraphernalia. The reduction in mass of built form would not outweigh this harm;*
- *I have been supplied with a previous appeal relating to Roundway Farm3 which concluded that the location was not in an accessible location, and I have been given no evidence that would lead me to an alternative conclusion;*
- *However, the National Planning Policy Framework (the Framework) makes clear in paragraph 7 that there are three elements to sustainability, these being economic, social and environmental; and,*
- *I have already found that the proposed development would cause harm to the character and appearance of the area and this adds to the unsustainable location in meaning that the environmental aspect of sustainability is negative in the planning balance. Against this has to be balanced the economic and social aspects of the proposed development. Three new homes would be built to add to the housing supply and in doing so work would be created. To my mind however, these latter factors do not outweigh the harm that has been identified. Policy 1 of the CS is a settlement strategy and identifies the settlements where sustainable development will take place. As the appeal site falls within the countryside it is not identified within this policy. Policy 60 of the CS relates to the need to reduce travel, particularly by the private car and makes clear that development should be located in sustainable locations. Conflict therefore exists with both of these policies.*

3.6 Due to these concerns, the Appeal was dismissed.

3.7 In 2021, a Class Q Application (Ref: **PL/2021/06869**) was submitted to the Council in respect of the small barn in the north western corner of the Roundway Farm yard (see image below). The application was approved by the Council on the 23rd August 2021 and remains a realistic fallback for the Applicant.



Existing barn with Class Q approval

3.8 In November 2022, a full planning application (**PL/2022/06061**) was submitted by the Applicant seeking permission to remove the existing grain store and dutch barn, and erect 3 no. dwellings. An extract from the submitted Indicative Site Plan is cited below:



(Source: www.wiltshire.gov.uk)

3.9 The following is a summary of the consultation responses that were received during the course of the application:

- **Highways** - objection;
- **CPRE** – objection;

- **Cllr L Mayes** – call-in request, should the recommendation be refusal;
- **Town Council** – objection;
- **Public Protection –** comments;
- **Archaeology –** no objection;
- **Public Representations –** three objections.

3.10 The application was withdrawn on the 21st December 2022. The exact reasons are unknown.

3.11 This current application proposes a different scheme to that put forward in 2016 and 2022, and is set against the backdrop of the Council not being able to demonstrate a 5 years supply of housing land.

4. Proposed Development

4.1 Full Planning Permission is sought for the:

"Demolition of existing barns, and erection of 3 no. dwellings; with associated parking, turning, landscaping, private amenity space and access".

4.2 Neither the existing dutch barn nor the grain store are considered to make a particularly positive contribution to the character and appearance of the site and surrounding area. With this in mind, the Applicant is proposing to remove these buildings, as was the case under the two previous applications on the site from 2016 and 2022.

4.3 Following the removal of these existing buildings, the Applicant is proposing to erect a courtyard of three detached dwellings. Two of the houses will have four bedrooms, whilst the other will have three. They will be barn-like in appearance, reflecting the agrarian character of the site and landscape setting within which the site sits. Walls will be a mix of brick and timber cladding, whilst the roofs will be plain clay tiles and slate.

4.4 The scale of the properties will be broken up, with lower elements complementing the main two storey houses.

4.5 Each of the properties will sit in a generously sized plot with ample private amenity space, commensurate in size to the dwelling it will serve.

4.6 The dwelling will benefit from an appropriate level of car parking, and turning, whilst details of cycle and refuse storage can be secured by way of an appropriately worded condition.

4.7 The site will continue to be accessed from an unnamed road to the east.

4.8 Further details of both hard and soft landscaping can be secured by way of an appropriately worded condition.

5. Planning Policy Context

The Development Plan

5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations.

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, 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.

5.3 Planning applications should be determined in accordance with the relevant policies in the Development Plan unless there are material considerations, such as those in the National Planning Policy Framework, that indicate that the plan should not be followed.

5.4 The Development Plan for the purposes of considering this application comprises the Wiltshire Core Strategy, the Wiltshire Housing Site Allocations Plan and the Devizes Area Neighbourhood Plan.

Wiltshire Core Strategy

5.5 The Wiltshire Core Strategy was adopted in 2015 and forms the overarching planning policy framework for Wiltshire up to 2026.

5.6 The policies of most relevance to the consideration of this application as follows:

- Core Policy (CP) 1 – Settlement Strategy;
- CP2 – Delivery Strategy;
- CP12 – Devizes Community Area;
- CP48 – Supporting Rural Life;
- CP51 – Landscape; and,
- CP57 – Ensuring High Quality Design and Place Shaping.

5.7 **Policy CP1** identifies the hierarchy of settlements and the level of development expected to take place at the various levels in the Settlement Hierarchy – Principal Settlements, Market Towns, Local Service Centres, Large and Small Villages.

5.8 **Policy CP2** sets out the circumstances under which the development envisaged by CP1 will be delivered at each level of the hierarchy. CP2 stipulates that development will not be permitted outside of the defined limits of development apart from the specified exceptions set out at Paragraph 4.25. The Application Site falls outside of any defined limits of development and does not seek a form of development to which one of the exceptions applies, therefore this application conflicts with CP2 in this respect.

5.9 **Policy CP12** sets out the strategy for the Devizes Community Area, and identifies a requirement of 2,500 additional housing units to be provided over the plan period to 2026, with about 2,010 expected to be delivered at Devizes Town itself.

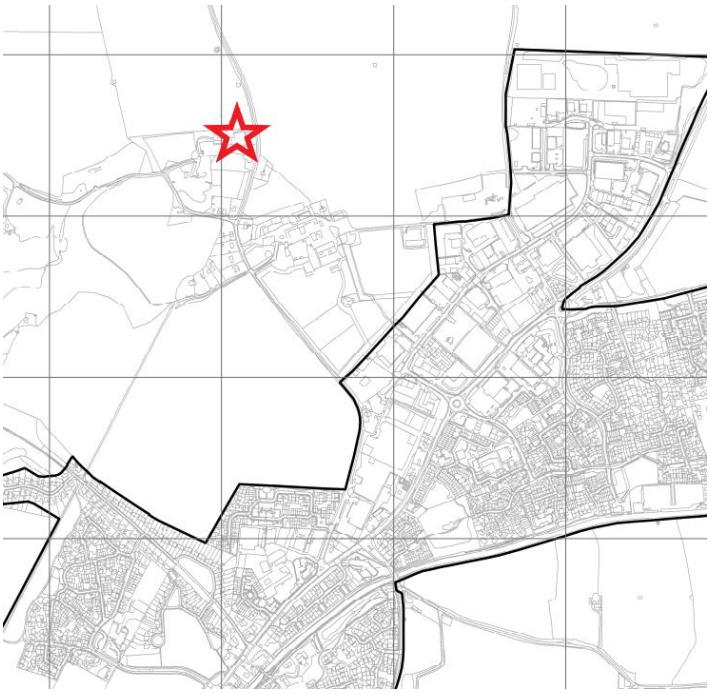
5.10 **Policy CP48** provides an exception to the presumption against development outside the Limits of Development of the higher tier settlements, and outside the existing built areas of Small Villages, where proposals for residential development *"meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside"*. This application does not seek the form of development allowed by this policy.

5.11 **Policy CP51** relates to the landscape, and requires that development proposals protect, conserve and where possible enhance landscape character.

5.12 **Policy CP57** relates to matters of design, and sets out a range of criteria for achievement of high-quality design to be incorporated, where relevant, into all new developments across Wiltshire.

Wiltshire Housing Site Allocations Development Plan Document (HSA DPD)

5.13 None of the policies in the HSA DPD are considered relevant to the consideration of this application. The Settlement Policy Boundary plan shows that the site remains a short distance to the south of the Settlement Policy Boundary for Devizes (see image overleaf).



Wiltshire Housing Site Allocations DPD (Source: www.wiltshire.gov.uk)
Settlement Policy Boundary Plan (2020)

Devizes Area Neighbourhood Plan (DANP)

5.14 The DANP was made in July 2015. The following policies are the most relevant to the Applicants' proposals:

- **Policy H1 (Settlement Framework Boundary);**
- **Policy T1 (Getting Around);** and,
- **Policy ESD1 (Environment & Sustainability).**

Material Considerations

5.15 Section 70(2) of the Town and Country Planning Act 1990 requires that the local planning authority should have regard to any material considerations in dealing with an application for planning permission.

National Planning Policy Framework (NPPF)

5.16 The new National Planning Policy Framework (NPPF) was published in February 2019 (subsequently updated in July 2021) and this outlines the purpose and role of the planning system in delivering sustainable development which meets three independent roles – economic, social and environmental. The NPPF is a very important material planning consideration and replaces a raft of former Planning Policy Guidance Notes, Planning Policy Statements and other documents into a consolidated national planning policy framework.

The 'National Planning Practice Guidance' (NPPG) was published in March 2014 and is also a material consideration.

5.17 A 'presumption in favour of sustainable development' is at the heart of the Framework, to deliver the economic, social and environmental objectives underpinning the document, outlined in paragraph 8. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development means in practice for the planning system.

5.18 Paragraph 11 confirms that planning policies and decisions should achieve sustainable development and should be approved without delay if in accordance with an up-to-date development plan. Where there are no up-to-date plan policies, Paragraph 11 confirms that permission should be granted unless the policies in the framework provide clear reasons for refusal or the adverse impacts will significantly and demonstrably outweigh the benefits. Paragraph 14 goes on to note that *"In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:*

a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
d) the local planning authority's housing delivery was at least 45% of that required over the previous three years".

In this respect, the Neighbourhood Plan does not contain policies and allocations to meets its identified housing requirement. It therefore falls down against paragraph 14(b) of the Framework.

5.19 Paragraph 38 requires that local planning authorities *"approach decisions… in a positive and creative way"*, and should *"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".*

5.20 Paragraph 47 confirms planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

5.21 Paragraph 60 confirms the Government's objective of significantly boosting the supply of homes.

5.22 Paragraph 69 of the Framework recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area.

5.23 Paragraphs 74 to 77 confirms the obligations on LPAs to ensure a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing, including buffer, against their housing requirement set out in adopted strategic policies. In addition, LPAs should maintain the supply of housing through the Housing Delivery Test.

5.24 Paragraph 79 of the NPPF states that *"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services"*.

5.25 Paragraph 105 seeks to focus significant development on locations which are or can be made sustainable, however it recognises opportunities to maximise sustainable transport solutions will vary between urban and rural areas.

5.26 Paragraph 119 of the Framework notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. The same document goes on to note that planning policies and decisions should encourage multiple benefits from both urban and rural land, through taking opportunities to achieve net environmental gains.

5.27 Paragraph 126 calls the *"creation of high quality buildings… fundamental to what the planning and development process should achieve"*.

5.28 Paragraph 130 updates national policy guiding principles of design. Decisions should ensure that developments, *inter alia, "will function well and add to the overall quality of the area", "are visually attractive as a result of good architecture, layout and appropriate and effective landscaping", "are sympathetic to local character and history… while not preventing or discouraging appropriate innovation or change (such as increased densities)"*, *"optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development…",* and ensure "*a high standard of amenity for existing and future users"*.

5.29 Paragraph 134 of the same document encourages LPAs to give great weight to raising the standard of design generally in an area.

5.30 Paragraph 180 confirms the four principles to conserve and enhance biodiversity.

Planning Practice Guidance

5.31 The Planning Practice Guidance is to be read in conjunction with the policies set out in the Framework, and expands upon the policies set out therein. The Guidance clarifies how national policy is expect to be fulfilled by local planning authorities.

6. Planning Assessment

6.1 The NPPF does not change the statutory status of the Development Plan as the starting point for decision making. Indeed, the determination of this current application should be made in accordance with the Development Plan unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

6.2 The key planning issues in this case for a development involving the *'Demolition of existing barns, and erection of 3 no. dwellings; with associated parking, turning, landscaping, private amenity space and access'* are considered to be:

a. The Principle of Residential Development;
b. Housing Mix;
c. Impact on Heritage Assets;
d. Design / Layout;
e. Access, Turning & Parking;
f. Flood Risk;
g. Drainage;
h. Ecology;
i. Archaeology;
j. Contamination;
k. Residential Amenity;
l. Safer & Sustainability; and,
m. Summary.

The Principle of Residential Development

6.3 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 The National Planning Policy Framework requires LPAs to identify a five-year supply of specific deliverable sites to meet housing needs, with an appropriate buffer (20% in this case).

6.3 In the matter of a recently determined Appeal at Land at Purton Road, Swindon (PINS Ref: APP/Y3940/W/18/3202551), the Council has confirmed as Common Ground that the Council is able to demonstrate a deliverable supply of between 4.42 and 4.62 years' worth of housing, against the identified local housing need.

6.4 This confirms that the LPA is unable to demonstrate that it has 5 years' worth of deliverable sites, and Development Plan policies relating to housing delivery, including Core Policies 1 and 2, are to be considered out of date accordingly.

6.5 Planning applications will therefore be considered in line with paragraph 11 of the NPPF which states that, where relevant policies are considered out of date, permission will 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 this Framework taken as a whole. The only locations where this position would not apply is in locations with recently made Neighbourhood Plans that allocate sites for housing. This is not the case here, as the Devizes Area Neighbourhood Plan was made in 2015.

6.6 Paragraph 11 states that permission should be granted unless the policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposal.

6.7 In this instance the site does not fall within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

6.8 Furthermore, the site is not at risk of flooding, is not a habitat site, and there are no heritage assets that would be affected by this proposal.

6.9 Paragraph 11 of the Framework also states that proposals should only be refused if the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Decisions should also apply a presumption in favour of sustainable development, which can be achieved through three dimensions defined in Paragraph 8 as: economic, social and environmental.

6.10 The economic role of the NPPF requires proposals to contribute to build a strong, responsive and competitive economy. The proposal would encourage development and associated economic growth with future occupants undoubtedly contributing to the local economy and continued viability of services in the local area and beyond. In addition, the proposed location of the development would contribute towards meeting the housing need in an area where a five-year supply of housing cannot be demonstrated, on a site that is already occupied by built form, and as such accords with the Government's objective of significantly boosting the supply of housing.

6.11 The social role of the NPPF requires planning to support strong, vibrant and healthy communities and states that it should create a high-quality built environment. The proposal provides an opportunity to deliver 1 no. three bedroom and 2 no. four bedroom properties, which would be in accordance with Core Policy 45 which requires a range of house types, tenures and sizes.

6.12 In terms of the environmental element, the NPPF requires that the natural, built and historic environment should be protected and enhanced and should mitigate against climate change. The proposal for a residential use on this land within the built-up area of Roundway is considered to be compatible with the character of the surrounding area.

6.13 The proposal is therefore not considered to have any adverse effect on the historic environment, natural environment, or built environment. To the contrary, the removal of the existing barns, is considered to be beneficial to the local area in landscape terms and the setting of the adjacent Area of Outstanding Natural Beauty.

6.14 To summarise the above, while the site falls outside of any defined limits of development, the Council's current inability to demonstrate 5 years' deliverable supply of housing renders CP2 and Policy H1 out-of-date insofar as they restrict the location of new housing. The site is not in an isolated location, is part of the built-up area of Roundway (close to Devizes), and is well related to existing residential development. It also has good connectivity to a regular bus service.

6.15 In the planning balance, the public benefits of delivering housing in this context are clear and are not outweighed by the policy conflict.

Housing Mix

6.16 The Applicants are seeking permission for three open market dwellings. One will have three bedrooms and the other two will have four bedrooms. They will contribute to the range of properties in the Parish, whilst respecting the character and appearance of the surrounding area.

6.17 Owing to the quantum of development and the size of the site, no affordable housing contribution is attracted in this instance.

Impact on Heritage Assets

6.18 Section 12 requires the conservation and enjoyment of the historic environment through the protection of designated and non-designated Heritage Assets. In particular, paragraph 126 of the NPPF sets out the desirability of sustaining and enhancing the significance of heritage assets.

6.19 The proposed development will not have a harmful impact on any designated heritage assets. The site does not fall within a Conservation Area designation, whilst the removal of the existing barns is considered to be beneficial to the setting of Roundway Farmhouse, The Ovens and The Malthouse.

Design/Layout

6.20 The Design Statement below addresses matters of design and layout in accordance with relevant Development Plan policies, and Section 12 of the NPPF.

Access, Turning & Parking

6.21 As set out in the Access Statement below, the proposed development will provide appropriate access arrangements to serve the proposed dwelling, and sufficient levels of parking/turning to accord with the Council's adopted standards.

6.22 Highways raised an objection to the previous application on the site, and in response to this a Transport Statement has been prepared by Miles White Transport in support of this application.

Flood Risk

6.23 The GOV.uk website confirms that the Application Site does not fall within an area where the risk of flooding from rivers or the sea is very low. The risk of surface water flooding is also very low.

6.24 As such, the NPPF does not advise that development should be restricted in this location, and no flood risk assessment has been submitted as part of this application.

Drainage

6.25 As outlined on the submitted Application Forms, the means of foul water disposal is unknown at this stage, whilst it is expected that surface water run-off will go to soakaway.

Ecology

6.26 An Ecological Report has not been submitted as part of this application. The dutch barn is not considered to be suitable for protected species.

Lighting Assessment

6.27 There will be no significant external lighting proposed (e.g. floodlighting, lit areas of car parking etc).

Archaeology

6.28 An Archaeological Desk-Based Assessment has not been submitted as part of this application.

6.29 Whilst there are not known to be any archaeological features of any importance on the site, the Applicants do not have any objection to the Council attaching a precautionary condition to any permission in respect of the discovery of any features of architectural, historic or archaeological interest during on-site works.

Contamination

6.30 A contamination report has not been submitted as part of this application, and can be secured by way of an appropriately worded condition if considered necessary.

Residential Amenity

6.31 As confirmed in the Design Statement below, the proposed dwellings will be provided with adequately sized amenity area, and appropriate levels of privacy.

6.32 The amenity of existing residents at Dairy House Farmhouse will not be compromised by these proposals. Indeed, the proposed dwelling will be well screened from the neighbours to the south east, and a generous distance away from them.

Safer & Sustainability

6.33 In accordance with Part L1B of the Building regulations, and relevant policies in the Development Plan, the proposed dwellings will be constructed to attain the relevant standard of energy efficiency.

Summary

6.34 In principle, the site represents an opportunity for a sustainable form of residential development, that accords with the Framework as the site is not 'isolated' and instead is part of the built-up area, where residential development could help to maintain the vitality of local services and facilities within the local area – at a time when the Council cannot currently demonstrate a 5 years supply of housing land.

6.35 The design components of the scheme are considered acceptable, and the proposed dwellings will respond successfully to the constraints of the site, allowing it to sit comfortably in this location.

6.36 There are no technical reasons why the proposed development should not come forward, and there are considered to be visual benefits in removing the existing barns, and erecting three high quality homes.

7. Design Principles

Achieving High Quality Design

7.1 NPPF Paragraph 130 establishes the framework for delivering high quality design. The assessment undertaken provides the basis for meeting these principles, while balancing the needs of the community as a whole, neighbouring residents, a developer delivering a viable scheme, policy requirements and local contextual factors.

- ***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;***

- ***are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***

- ***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);***

- ***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;***

- ***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***

- ***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 users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.***

7.2 Relevant policies in the Development Plan; and, guidance in Section 12 of the NPPF (Re: Achieving well-designed places) are also relevant to securing high quality design. A set of fundamental design principles were arrived at and used to inform the development design:

Development Principles

- Remove existing barns/structures from the site;
- Introduce three sympathetically designed dwellings that respect the character of the area;

- Create a courtyard development that responds to the agricultural history of the site;
- Ensure the proposed residential curtilages are commensurate in size to the proposed dwellings;
- Give careful consideration to the positioning of the dwellings, so that they sit comfortably in this location;
- Use an appropriate palette of materials, reflective of the local vernacular;
- Reinforce existing soft landscaping framework.

Access Principles

- Utilise existing access from the unnamed road to the east;
- Ensure that there is no detrimental impact on the capacity, free flow and safety of the local highway network;
- Provide adequate on-site turning arrangements for private cars; and
- Car and cycle parking to accord with the Council's standards.

8. Design Statement

Proposed Development

8.1 Full Planning Permission is sought for the:

"Demolition of existing barns, and erection of 3 no. dwellings; with associated parking, turning, landscaping, private amenity space and access".

Use

8.2 The Application Site is currently occupied by a large grain store and a dutch barn – both of which are redundant.

8.3 Justification for a residential use in this location is set out in Section 6 of this Statement.

Amount

8.4 The DMPO states that 'amount' means:

"***(a) in relation to residential development, the number of proposed units for residential use; and***

(b) in relation to all other forms of development, the proposed floor space for each proposed use forming part of the development*".*

8.5 Whilst the NPPF advocates the more effective use of land, density as a measure in itself does not indicate whether a proposal is acceptable or not. Moreover, it is the quality of the overall design of the development and its impact on the character and amenities of the area that must be taken in account. It is this that has guided the amount of development proposed in this instance, as well as the size of the existing barns.

Demolition

8.6 A total gross internal floor area of approximately 1,307sq/m of agricultural floorspace will be removed as part of this application.

Proposed Buildings

8.7 The Applicant is proposing to erect three detached dwellings on the site. Collectively they will have a gross internal floor area of approximately 869sq/m, so a *decrease* in floorspace on the site of some 438 sq/m. Furthermore, the overall coverage of built form on the site will be much less than what is seen at present as the new dwellings will have accommodation over two floors, whereas the existing barns are ground floor only.

8.8 The density of the proposed development is considered acceptable in this location. The proposed dwellings will sit in generously sized plots, commensurate in size to the properties they will serve. The development will not appear cramped or contrived, but will sit comfortably in this location, retaining a sense of space and openness that you would expect to find on a site of this nature.

Layout

"Layout" means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development".

8.9 The layout of the proposed development is illustrated on the Site Plan submitted as part of this application.

8.10 The site stands adjacent to Roundway Farmhouse and is close to a number of other houses in Roundway. It is therefore is a natural and logical location for a small residential scheme of this nature.

8.11 The new buildings have been set back from the road and arranged so that they form a courtyard arrangement within the site – drawing on its agricultural nature.

8.12 Each dwelling will benefit from a good sized garden area, and appropriate levels of soft landscaping.

8.13 The proposed dwellings have been positioned accordingly to ensure that there are no issues of overlooking or loss of privacy.

8.14 Overall the layout is considered to be a sympathetic approach to the constraints of the site, allowing a sense of space and openness within the site, whilst drawing reference to the agricultural history of the site.

Scale

8.15 Each of the proposed dwellings will have accommodation over two floors, which is considered to be appropriate in this location. The scale of the properties will be broken up, with lower elements complementing the main two storey houses.

8.16 It is not considered that the proposed buildings will be significantly more intrusive in the landscape than the existing barns – to the contrary. Indeed, the overall approach has been to introduce a form of development that is appropriate to this landscape setting, and that will sit comfortably in this location.

8.17 This is considered to be an appropriate scale of development for this location.

Appearance

8.18 This scheme provides an opportunity to provide three additional dwellings, within an attractive environment. The new dwellings will be an improvement on the existing barns.

8.19 The dwellings have been designed so that they are barn-like in appearance, reflecting the agricultural history of the site.

8.20 An appropriate palette of materials (to be agreed by condition) will allow the buildings to sit comfortably in this location, and blend in seamlessly with the fabric of the area. The new dwellings have therefore been designed to be sensitive to the character of the site and surrounding area without copying any particular style. They will add interest to the variety of properties seen in the Parish, and utilise materials that are sympathetic to other properties in this part of the District, thus securing a harmonious architectural appearance. The walls will be a mix of brick and timber boarding, whilst the roofs will be plain clay tile and slate

8.21 The proposed development is architecturally pleasing, and would not look out of place in this location.

8.22 Overall, the scheme is considered to be of a high-quality design, which will provide an attractive form of development, that takes the opportunity available to improve the character and quality of the site and surrounding area (as per the NPPF).

Landscaping

8.23 Full details of hard and soft landscaping can be secured by way of an appropriately worded condition.

9. Access Statement

Policy

9.1 The proposals have been influenced by technical guidance in the 'Manual for Streets 1 & 2' (MfS), and relevant policies in the Development Plan. The application is accompanied by a Transport Statement that has been prepared by Miles White Transport.

Existing Vehicular Access

9.2 The subject barns are currently served from the vehicular access point to the east, which forms a junction with an unnamed road.

Proposed Vehicular Access

9.3 The existing access to the east, will continue to be used to serve the new dwellings. It will be resurfaced to suit.

9.4 Visibility on egress will be improved through removal of the existing boundary fence across the site frontage and provision of a new hedgerow behind the visibility splays.

Cycle Storage

9.5 The Applicants are committed to providing on-site cycle storage, and this can be secured by way of an appropriately worded condition.

Parking/Turning

9.6 Sufficient parking and turning will be incorporated within the development to accord with Council standards, whilst ensuring that it does not dominate the development.

Access for All

9.7 The new dwellings will be constructed to meet the requirements of Building Regulations Part M.

10. Conclusion

10.1 This Statement outlines the reasons why the Council should grant planning permission.

10.2 Whilst there are no exceptions set out in the Development Plan that allow for the proposed development, the Council cannot currently demonstrate a five years supply of housing land. With this in mind, the site is an appropriate location for a small residential development where the benefits clearly outweigh the harm.

10.3 There are no technical reasons why this application should not proceed.

10.4 It is respectively requested that planning permission be granted accordingly