# PLANNING, DESIGN & ACCESS STATEMENT

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| On behalf of: | Stuart Scott Associates Ltd |
| Site: | Larks Leaze, Edington Road, Steeple Ashton, BA14 6HP |
| Proposal: | Erection of 1 no. detached dwelling and garage; with associated parking, turning, landscaping, private amenity space and access. |

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# 1. Introduction

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 Stuart Scott Associates Ltd (the 'Applicant'), in support of an application seeking full planning permission for the *'erection of 1 no. detached dwelling and garage; with associated parking, turning, landscaping, private amenity space and access'* at Larks Leaze, Steeple Ashton.

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

1.3 This Statement should be read in conjunction with the accompanying:

- Drawing Ref. MFsakcTOPO Rev B: Topographical Survey at 1:200 (A0);
- Drawing No. 230322-01 Rev A: Location Plan at 1:1250 (A4)
- Drawing No. 230322-02 Rev F: Site Plan at 1:200 (A1);
- Drawing No. 230322-04: Design Scheme at 1:100 (A1); and,
- Arboricultural Report.

**Vision**

1.4 The Applicant's 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 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***

- ***Optimise the potential of a site to accommodate and sustain an appropriate amount and mix of development – NPPF Para. 130***

1.5 The proposal will deliver:

- A form of development that will be visually attractive as result of good architecture and appropriate landscaping;
- Development which will make a positive contribution to local character and distinctiveness; and,
- A dwelling that will make a small but worthwhile contribution to the Council's 5 year housing land supply on a site that is within the built-up area of Steeple Ashton.

1.6. The Applicant looks forwards to Wiltshire Council facilitating the delivery of this vision.

# 2. Site and Surroundings

2.1 Steeple Ashton is a large linear village positioned some 4.8km to the east of Trowbridge. The Application Site (as outlined in red on the submitted Location Plan) is located on the outskirts of the village, in a small enclave of development that stands some 400m to the south of the main built-up area.

2.2 The development site is an irregular shaped plot of land that extends to approximately 0.12 hectares. The site forms the south western of the Applicant's wider land holding, which includes a bungalow known as 'Larks Leaze' and a workshop building. Up until recently, the site was the home of 'Steeple Ashton Kennels and Cattery', a boarding establishment for dogs and cats.

2.3 The site benefits from a strong soft landscaping framework, with well established belts of tree and hedgerow planting standing along the southern and western boundaries.

2.4 With regards topography, there is a very gentle fall in levels across the site, generally from north west to south east.

2.5 Approximately 95 metres to the north of the site is the residential curtilage to 'Elmsgate House', which is a large Grade II listed property of brick and slate construction. To the south of the site is a caravan park, whilst on the opposite side of the road (to the west) are Elmsgate Buildings, which are a small range of commercial buildings. Beyond the site to the east is paddock land.

2.6 Steeple Ashton is predominantly residential in its nature, largely characterised by traditional dwellings, but punctuated with more modern examples. There is no strong architectural theme in the village; the properties vary in terms of their age and appearance, adding interest and character to the Conservation Area.

2.7 In terms of access, there is a vehicular access point onto the site from Edington Road to the west.

2.8 The Site is outside the Steeple Ashton Conservation Area, and is not within an Area of Outstanding Natural Beauty (AONB). The Steeple Ashton SSSI is some 240m to the east of the site.

2.9 There are not known to be any Tree Preservation Orders at the Site.

2.10 There are no public rights of way crossing or adjoining the Site.

2.11 The site is not identified by the GOV.uk website as at risk from flooding from fluvial, surface or groundwater sources.

# 3. Planning History

3.1 The wider site has been the subject of a number of planning applications in the past.

3.2 In August 2020, outline planning permission was refused by the Council for the redevelopment of the Steeple Ashton Kennels and Cattery site for 9 no. dwellings (Ref: **19/02719/OUT**). It was refused for a single reason relating to the principle of housing development in this location (i.e. open countryside, outside Limits of Development etc).

3.3 Following this refusal, an application was submitted to the Council, seeking full planning permission to sub-divide Larks Leaze into two dwellings (Ref: **PL/2021/07222**). This was approved on the 06th October 2021. Although it has yet to be implemented, it remains a realistic fallback position for the Applicants.

3.4 The most recent application on the site, was submitted in December 2021. It sought permission to demolish the dog kennels and cattery, and construct a Class E joinery workshop (Ref: **PL/2021/11368**). The application was approved by the Council on the 14th April 2022.

# 4. Development Proposals

4.1 Full Planning Permission is sought for the:

*"Erection of 1 no. detached dwelling and garage; with associated parking, turning, landscaping, private amenity space and access'* at Larks Leaze, Steeple Ashton

4.2 The new dwelling will have four bedrooms with accommodation over two floors. The walls will be of brick construction, whilst the roof will be covered in plain clay tiles.

4.3 It will be of an irregular form, sited in a fairly central position within the site, with its principal elevation addressing Edington Road to the west.

4.4 The proposed dwelling will benefit from a good-sized garden area, to the rear (east), and a parking/turning area to the front (west). A single storey garage will be positioned in the front of the site, set back some 22m from Edington Road.

4.5 Vehicular access onto the site will be from the existing access point out onto Edington Road.

4.6 Details of bin/cycle storage and electric vehicle charging points can be secured by way of an appropriately worded condition – if considered necessary.

4.7 As part of this application, the Applicant is proposing to relinquish planning permission PL/2021/07222, to allow for the new dwelling to come forward and to ensure that proposed development does not result in a net increase in dwellings on the site (above the existing fallback position). It is expected that a legal agreement/planning condition will be the mechanism required to ensure that should this application be approved, that planning permission PL/2021/07222 cannot be implemented going forward.

4.8 In short, the proposed dwelling is effectively a replacement of the additional dwelling that the Council approved under Application No. PL/2021/07222.

# 5. Planning 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 The Development Plan for the purposes of considering this application comprises the Wiltshire Core Strategy, Wiltshire Housing Site Allocations Development Plan Document and the West Wiltshire District Local Plan 1st Alteration (Saved Policies)

Wiltshire Core Strategy (WCS)

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

5.5 Steeple Ashton is identified under Policies CP1 and CP15 as a 'Large Village' where development *"……will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities."*

5.6 The spatial strategy for development at Large Villages under CP2 states:

*"Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages".*

5.7 The village is located within the Melksham Community Area, where CP15 proposes a minimum of 2,370 dwellings in the period 2006-2026. Paragraph 5.83 of the WCS identifies a range of specific issues to be addressed in planning within the Community Area.

5.8 Chapter 6 of the WCS contains a number of development management policies which apply across Wiltshire and will be used in the determination of planning applications. Those policies of relevance to the application include the following:

- CP41 'Sustainable construction and low-carbon energy'
- CP45 'Meeting Wiltshire's housing needs'

- CP50 'Biodiversity and geodiversity'
- CP51 'Landscape'
- CP57 'Ensuring high quality design and place shaping'
- CP58 'Ensuring the conservation of the historic environment'
- CP61 'Transport and new development'

Wiltshire Housing Site Allocations Development Plan Document (HSA DPD)

5.9 The HSA DPD confirms that the Application Site outside within the Limits of Development for Aldbourne.

West Wiltshire District Local Plan 1st Alteration

5.10 The West Wiltshire District Local Plan 1st Alteration (WWDLP) was adopted in June 2004 and certain policies were 'saved' by direction of the Secretary of State beyond 27th September 2007 and the adoption of the Core Strategy in January 2015.

5.11 The WWDLP Proposals Map identifies the Application Site as being:

- Outside the Limits of Development;
- Outside the village Conservation Area designation; and,
- Outside an Area of Outstanding Natural Beauty.

5.12 There are no policies within the WWDLP that are considered to be relevant to the determination of this application.

**Other Material Considerations**

National Planning Policy Framework

5.13 The new National Planning Policy Framework (NPPF) was published in July 2018, and was subsequently updated in 2019 and 2021. It 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.

5.14 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.

5.15 Paragraph 11 of the NPPF confirms local planning authorities (LPAs) should positively consider *"approving development proposals that accord with an up-to-date development plan without delay"* unless material considerations indicate otherwise. In other cases, where there are no development plan policies, or the policies which are most important for determining the application are out-of-date, LPAs should grant permission unless:

*"*

*i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

ii. *Any adverse impacts of doing so would significant and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".*

5.16 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".*

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

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

5.19 Paragraph 69 highlights the contribution to housing supply that can be made by small and medium sized sites, and notes that they *"are often built-out relatively quickly"*. Local planning authorities are encouraged to give great weight to the benefits of using suitable sites within existing settlements for homes.

5.20 Paragraphs 74 to 76 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.

5.21 Paragraph 79 promotes housing in rural areas where this will enhance or maintain the vitality of local communities, and local planning authorities should seek opportunities for villages to grow and thrive, particularly where this will support local services. It notes: *"Where there are groups of smaller settlements, development in one village may support services in a village nearby"*.

5.22 Paragraph 120 outlines the need for planning policies and decisions to promote and support the development of under-utilised land, especially if this would help to meet identified needs

for housing where land supply is constrained. It also notes that planning policies and decisions should give *"substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs".*

5.23 Paragraph 124 calls the *"creation of high quality, beautiful and sustainable buildings…… fundamental to what the planning and development process should achieve."*

5.24 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"*.

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

5.26 The Framework also outlines the desirability of new development making a positive contribution to local character and distinctiveness.

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

5.28 Section 16 seeks to conserve and enhance the historic environment.

<u>Other relevant planning guidance</u>

5.29 In addition to the Framework there are a range of other material local and national policy, guidance and legislative considerations that are relevant to this planning application:

- Steeple Ashton Village Design Statement (VDS (March 2001));
- West Wiltshire Residential Design Guide SPD (November 2005);
- West Wiltshire Design Guidance - Principles SPG (June 2004);
- Wiltshire Council Community Area Topic Paper – Melksham (June 2017);
- Wiltshire Council Housing Land Supply Statement (March 2018);
- Manual for Streets 1 & 2; and,
- National Planning Practice Guidance.

5.30 In terms of the VDS, this makes a number of recommendations that offer guidelines on conserving the particular qualities of the village. These include:

- (4) – beyond the village policy limits any new buildings should blend as harmoniously as possible into the village setting, and be located close to existing buildings rather than isolated in open countryside;
- (8) – Indigenous species should be chosen when replanting is necessary. In any new building development, landscaping and planting plans should be implemented before buildings are occupied; and,
- (9) – the fine inward views of the village on its approaches should be protected.

# 6. Planning Assessment

6.1 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).

6.2 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 they are able to demonstrate a deliverable supply of between 4.42 and 4.62 years' worth of housing, against the identified local housing need.

6.3 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.

6.4 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 in Steeple Ashton.

6.5 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.

6.6 Having regard to paragraph 11d (i) and footnote 6 of the Framework, the site is not known to be a habitat site, and is not in an area at risk of flooding.

6.7 In terms of heritage impacts, the site does not fall within any designated Conservation Area and there are no statutory listed buildings within proximity of the site, which would be adversely impacted.

6.8 With regards to landscape designations, the Application Site does not fall within an Area of Outstanding Natural Beauty (AONB) or any other local or national landscape designation.

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6.9 In light of the above, there are no related policies in the NPPF that provide a clear reason for refusing permission. Paragraph 11d (i) of the Framework is therefore satisfied accordingly.

6.10 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.

6.11 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 in the built-up area, and as such accords with the Government's objective of significantly boosting the supply of housing.

6.12 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 a new home for a local family, which would be in accordance with Core Policy 45 which requires a range of house types, tenures and sizes.

6.13 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 is considered to be compatible with the character of the surrounding area, and the principle of two houses in this location has already been established under recently approved Application No. PL/2021/07222. This remains a realistic fallback position for the Applicant.

6.14 The proposal is therefore not considered to have any adverse effect on the historic environment, natural environment, or built environment.

6.15 To summarise the above, the site is suitable for residential development with the erection of a single dwelling for the following reasons:

- Although the site is in open countryside, it is close to the Limits of Development of Steeple Ashton;
- Steeple Ashton is a 'large village', which is considered to be a sustainable location for new residential development. There is a comprehensive range of services and facilities, which are within walking distance of the site. The nearest bus stop is about 800m away from the site – so again, is within walking distance;
- The proposed dwelling would therefore not be situated in an isolated or unsustainable location having regard to Paragraph 80 of the NPPF;

- The location of the residential development would be situated wholly within Flood Zone 1 (low probability of flooding);
- Development in this location would not result in the loss of existing landscape features, such as mature trees, that are of importance to the character of Steeple Ashton;
- The residential land use would be compatible with the predominant character and land use of Steeple Ashton, and would make more effective use of the site;
- The residential land use is a public benefit and would contribute towards meeting the housing need and accords with the Government's objective of boosting the supply of housing where no 5-year housing land supply exists – as is the case in this instance; and,
- Spatially the plot is sufficient in size with enough land to accommodate the erection of a single dwelling, in keeping with the character and appearance of the surroundings.

6.16 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 out-of-date insofar as it restricts the location of new housing. The site is not in an isolated location, is read within the context of other built form, and is well related to the village. It also has good connectivity to a regular bus service.

6.17 The principle of two dwellings on the site has already been established under Application No. PL/2021/07222, and the Applicant is prepared to relinquish this permission as part of this current application to allow for the new dwelling to come forward and to ensure that proposed development does not result in a net increase in dwellings on the site (above the existing fallback position).

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

# 7. Design Statement

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

7.2 The relevant policies CP51, CP57, and CP58 of the Development Plan, and additional guidance in the NPPF (Sections 12) and VDS, are also so relevant to securing high quality design.

Development Principles

7.3 The following were considered to be important principles in respect of the design of any dwelling on the site:

- Make more effective use of the site;
- Be positioned an appropriate distance away from neighbouring properties;
- Allow for plenty of space around the proposed dwelling;
- Provide an appropriately sized private, useable garden area;
- Position windows to ensure no loss of privacy to neighbouring properties;

- Make a positive contribution to the character and appearance of the area;
- Be a well-articulated and interesting design;
- Retain as much of the existing soft landscaping as possible; and,
- Use an appropriate palette of materials.

Access Principles

- Utilise existing vehicular access point;
- Car parking to accord with the Council's standards; and,
- Cycle parking to accord with the Council's standards.

Use

7.4 The proposals will make the more effective and efficient use of an underused site, within a built-up area, close to the sustainable village of Steeple Ashton.

7.5 A residential use is entirely appropriate in this location, compatible with the prevailing character of the area, and the principle of two houses in this location has already been established.

Amount

7.6 The amount of development proposed as part of this application has been carefully considered.

7.7 The Application Site is a generous size, more than capable of accommodating the proposed development, without compromising the pattern and grain of development in this part of the Parish, and the sense of space and openness that the site currently benefits from.

7.8 Set against this backdrop, the proposed dwelling is considered to be an appropriately sized house sitting within an appropriately sized plot benefitting from an appropriately sized garden.

Scale

7.9 It is considered that the site can is appropriate for a dwelling of the proportions proposed, and the Council were satisfied that the wider site could accommodate two storey development when they determined previous Application No. 19/02719/OUT.

7.10 The house will not appear prominent in the street scene, and will complement the range of other two storey properties seen elsewhere in the Parish.

Layout

7.11 The proposed dwelling has been positioned in a fairly central location within the Application Site.

7.12 It will be set back from Edington Road by some 34m, where it will sit on a similar front building line to Larks Leaze.

7.13 The layout doesn't raise any issues of loss of light or overlooking resulting from the positioning of the proposed building, nor will it appear overbearing from any of the adjoining properties. The house will benefit from an appropriately sized rear garden area (consistent with other properties nearby) and a parking area to the front of the property, as per the Council's standards.

Appearance

7.14 The proposed dwelling will be of a high standard design and attractive appearance, adding interest to the area, and complementing local building styles.

7.15 In terms of materials, the Applicant is committed to using a palette of materials that draws on the character of the site and surrounding area, and that allows the proposed dwelling to sit comfortably in this location. With this in mind, the Applicant is proposing to use brick for the walls with a plain clay tile roof covering above. The doors and windows will be painted timber.

7.16 Further details of materials can be secured by way of an appropriately worded planning condition

Landscaping

7.17 The Application Site already benefits from a strong network of soft landscaping, particularly along the southern and western boundaries. The intention is to retain as much of this as possible.

7.18 Additional planting is proposed along the common boundary between the Application Site and Larks Leaze, softening the impact of the development and allowing it to blend in comfortably with the character of the area.

7.19 Further details of soft landscaping can be secured by way of an appropriately worded condition. Likewise, full details of the hard landscaping will be submitted at a later date. This will include details of surfacing and any fencing.

# 8. Access Statement

8.1 It is worth noting that the Council had no objection to previous Application No. 19/02719/OUT from a highways safety point of view, and that proposal was for nine additional dwellings, three of which were to be served off the south western access point.

Site Access

8.2 Access to the site will be taken from Edington Road, as per the existing situation.

8.3 Appropriate visibility splays (for a road with a speed limit of 40mph) are achievable in each direction.

Parking

8.4 Sufficient car parking will be provided on site.

8.5 The amount of car parking will accord with the Council's adopted standards and will reflect the likely level of car ownership in the locality.

Waste and Refuse

8.6 Space will be provided on site, for sufficient storage space to meet the bin collection standards. The proposed dwelling will be served by the existing waste and refuse collection system currently in place locally.

8.7 It is expected that residents of the new dwelling will take their refuse/recycling down to the side of Edington Road for collection on the relevant day.

# 9. Other Matters

**Flood Risk**

9.1 The GOV.uk website confirms that the Application Site does not fall within either a flood zone 2 or 3 and is in an area where the risk of flooding is low. 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**

9.2 Further details regarding drainage can be secured by way of an appropriately worded condition.

**Trees**

9.3 An arboricultural report has been submitted as part of this application.

**Lighting Assessment**

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

**Archaeology**

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

9.6 Whilst there are not known to be any archaeological features of any importance on the site, the Applicant does 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**

9.7 At this stage, the site is not known to present any contamination risks. However, the Applicant is prepared for further investigative work to be secured by way of an appropriately worded condition should the Council consider it necessary to do so.

**Energy efficiency**

9.8 In accordance with Part L1B of the Building regulations the proposed dwelling will be constructed to attain the relevant standard of energy efficiency.

# 10. Conclusion

10.1 The principle of two dwellings on the site has already been established under Application No. PL/2021/07222, and the Applicant is prepared to relinquish this permission as part of this current application to allow for the new dwelling to come forward and to ensure that proposed development does not result in a net increase in dwellings on the site (above the existing fallback position).

10.2 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 read within the context of a built-up area, where residential development could help to maintain the vitality of local services and facilities within the local area.

10.3 Given the failure to demonstrate a 5-year housing land supply, and the consequent obsolescence of the Development Plan's housing policies, the presumption in favour of sustainable development is engaged. The assessment above demonstrates that the application of policies in the Framework do not provide a clear reason for refusing the development, and the adverse impacts would not significantly and demonstrably outweigh the benefits of delivering a single dwelling in this location.

10.4 The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching economic, social and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways. The development represents a sustainable form of development and there is accordingly a presumption in favour.

10.5 In addition, the proposed development would make a small but worthwhile contribution towards meeting the housing need in an Authority area with no 5-year land supply, and as such accords with the Government's objective of boosting the supply of housing. As a small site, it is capable of being built-out quickly.

10.6 The Applicant would therefore welcome the LPA's support for this application. Doing so would accord with the objectives of the Framework that seeks to achieve sustainable development and deliver more homes.