



T O M P K I N S T H O M A S

# Planning Design and Access Statement



Balance Farm, Eywood Lane,

Titley, Kington

HR5 3RU

July 2019

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<b>Client</b>	Ms A Vaughan
<b>Project</b>	RM (save access) for 5 dwellings at Balance Farm, Titley
<b>Document status</b>	Issue
<b>Our Reference</b>	AV 19084
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# 1 Introduction

## 1.1 Statement brief

- 1.1.1 This Planning Statement is prepared by Tompkins Thomas Planning on behalf of Ms A Vaughan ('the applicant') in support of their application which seeks approval of all matters, save access, which were reserved by outline permission P160581/O for the erection of five dwellings at Balance Farm, Titley.
- 1.1.2 The submission also seeks discharge of condition nos. 1, 3, 4 and 6 of permission P160581/O.
- 1.1.3 This statement should be read alongside the following plans and documents:
- The location plan, site plan and elevations (Hook Mason);
  - Tree Survey (Peter Quinn Associates); and
  - Landscaping proposals (Peter Quinn Associates).

## 1.2 The site and its location

- 1.2.1 The Site is an agricultural yard at the western edge of Titley, a village which is identified in the Core Strategy for proportionate residential growth. Further afield, the site is 4km north-east of the market town of Kington, 13km south of Knighton, 16km west of Leominster and 25km north-west of Hereford.
- 1.2.2 Titley is mainly made up of dwellings, but also benefits from a Church; a village hall; and a renowned, Michelin Starred public house all of which are within walking distance of the Site. The village also benefits from a good rural bus service to Knighton and Kington which provide more extensive facilities including employment, education, leisure and retail. The village has a loosely knit settlement pattern which straddles the B4355. Properties are either accessed directly off the main road or via small cul-de-sac's or country lanes off the main road.
- 1.2.3 The site has an irregular triangular shape covering an area of c. 0.3 ha. It has a flat topography and is mostly covered by hardstanding. A modern, steel framed agricultural building sits centrally on the plot. The site's western boundary is demarked by a thick belt of evergreen trees whilst its northern boundary comprises native species hedgerow. The site reduces to its access

point on its southern boundary whilst its remaining, eastern boundary, is open to the rest of the parcel of land which is the remaining part of the hardstanding.

- 1.2.4 The site is bound by Eywood Lane on its very short southern boundary whilst arable fields are to the west and north. There is also a small irregularly shaped copse of trees in the field to the west of the site which rises steadily from the shared boundary with the site. As mentioned, the wider parcel of land extends further east than the application site by c. 20 metres.
- 1.2.5 Beyond the parcel to the east is a large complex of barn conversions known as ‘Balance Barns’. Historically these barns were associated with ‘The Balance Farmhouse’ which is 50 metres south-east of the site. The Balance Farmhouse is Grade II listed.
- 1.2.6 The site is not affected by local or national environmental designations although Eywood Registered Park and Garden (Grade II listed) is to the west of the site.
- 1.2.7 The site is accessed via Eywood Lane (U91602), a narrow country lane which has no-through-access. It’s junction with the B4355 (the main village road) is c. 120 metres to the east of the site access. It terminates 1km to the west at ‘Oatcroft Farm’ after providing access to several other farms and dwellings.
- 1.2.8 According to Environment Agency’s online mapping, the site is in Flood Zone 1 which has the lowest probability of fluvial flood risk and the development of which is preferred by national and local planning policy. The site is not known to suffer from surface water issues.

## 1.3 Planning History

- 1.3.1 The site has an extensive recent planning history which is summarised in the table below. The table also refers to applications on neighbouring sites which are relevant to this submission.

Reference	Description
DCN061187/L & DCN061072/F	Conversion of barns at Balance Farm, 20 metres to the west of the site, into seven dwellings. The application was <b>approved</b> and built out. The development is now known as ‘Balance Barns’.
DCN073648/F	An application to use the Site and buildings to store touring caravans

	was <b>refused</b> for its landscape impact and impact on highway safety.
P160581/O	Outline permission granted for the erection of 5 dwellings on the site. The forebearer to this application for reserved matters approval.
P162824/O	Outline permission for the erection of five dwellings on the eastern part of the farmyard (to the immediate east of the application site and utilising the same access) was <b>refused</b> for their being inadequate visibility at the site access along Eywood lane, and at the junction of Eywood Lane with the B4355. A subsequent appeal was <b>dismissed</b> .
P181476/RM	<p>An application for approval of the reserved matter of access only following outline approval P160581/O was <b>refused</b> on the basis that the highway network could not accommodate the increase in traffic associated with the development. The decision is subject of a live appeal.</p> <p>Following the refusal of application 181476/RM, the applicant sought Counsel opinion which advised that the Council's decision to refuse the reserved matters application was unlawful as highway capacity is a matter pertaining to the principle of development (which had already been granted by outline permission 160581/O). It did not pertain to the reserved matter of 'access'. The opinion was shared with the Council who agreed that their decision was unlawful.</p> <p>The Development Manager for the Northern Area Team advised that the appropriate remedy was to make a resubmission which would be recommended for approval.</p>
P190122/RM	The RM application for access was resubmitted and the Council's officers recommended the application for approval. However, the Planning Committee <b>deferred</b> deciding the application pending the outcome of the appeal for the analogous RM application which had been unlawfully refused. Although live, this application has no purpose given that Council officers have advised the applicant that it will not

	return to committee ahead of receiving the Inspector's decision.
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## 1.4 The proposed development

### The application proposal

- 1.4.1 The Site benefits from outline planning permission (ref. P160581/O) for a development described as, *"Proposed site for the erection of 5 no. four bedroom dwellings."* In accordance with condition no. 1 of that permission, this application seeks approval of the outstanding reserved matters, namely appearance, landscaping, layout and scale, before the expiry date of 27<sup>th</sup> July 2019. Note that the condition only requires that reserved matters details are submitted and that submissions pertaining to access have already been made whereby this application discharges condition no. 1.
- 1.4.2 The application also seeks the discharge of condition no. 6 of the outline permission which, in essence, replicates the detail required by the reserved matter of landscaping.
- 1.4.3 This application must be considered on the basis that the principle of developing the site is acceptable, that the site can accommodate 5 no. dwellings without unduly impacting its environmental setting and that all 5 dwellings should have four bedrooms. It must also be considered that in approving the outline permission, an illustrative layout was not provided and nor was one requested by the Council, which would surely have been the case should there have been concern for the sensitivity of the site.
- 1.4.4 The outline permission also confirmed that foul water is to be discharged to mains sewer (Condition 8) and that surface water is to be discharged to soakaway (Section 5 of the application form). These matters shall not be revisited by this submission.
- 1.4.5 The proposed layout shows a private drive extending north from the site access, flanking the site's eastern boundary before turning through 90 degrees and running in a westerly direction. A dwelling is located to the immediate east of the access orientated to address the access road. Three dwellings are on the northern part of the site. They face south and front on to the part of the drive which has an east-west axis. The final dwelling is located at the terminus of the east-west running part of the drive. A car port comprising garaging for plots 2-5 is located to

the south of the east-west running part of the drive. The layout has the typography of a farmyard with the farmhouse at the site access with a range of outbuildings to the rear.

- 1.4.6 The application is accompanied by a landscaping proposal which shows a small amount of tree removal and significant new tree planting. Existing hedgerows to the site boundaries would be strengthened and gapped up. Internally, plot boundaries would be demarked by hazel wattle fencing whilst areas of hard surfacing would be bitmac to uphold the rural character of the village and to enhance its setting. Each dwelling benefits from generous lawned gardens.

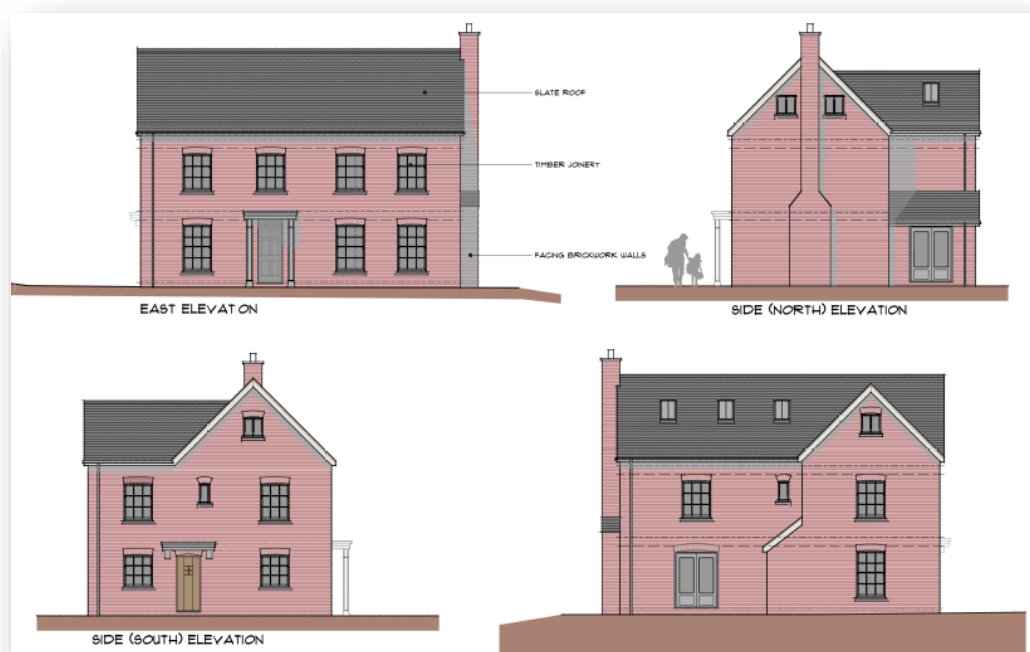
Figure 1: Proposed layout (7218-1-11)





- 1.4.7 Plot 1, the farmhouse, has a typical farmhouse vernacular and is predicated on similar developments within the village. The two-storey detached dwelling has a simple, traditional profile with a steeply pitched roof, narrow span and low eaves heights. The building also benefits from a projecting element to the rear a chimney and a front porch. Plot 1 would be entirely clad in red brick under a slated roof with timber joinery throughout. The roof space is also utilised to provide extra living space. Details such as arched window lintels and pastiche leaded windowpanes serve to underscore the farmhouse vernacular.

*Figure 2: Plot 1 elevations (drg no. 7218-1-21)*



- 1.4.8 Plots 2-5 have a design predicated on traditional agricultural buildings. They have simple, two-storey profiles and are free from protrusions. There are no chimneys or porches, although flues do protrude through the roof planes of each dwelling. The proposed buildings have shallow spans under traditional steeply pitched roofs. Plots 3 and 4 are connected by a covered walkway. Plots 2 and 5 are detached. The buildings would all be clad in red brick at ground floor level, with horizontally hung timber boarding above. The roofs would be slate covered.

- 1.4.9 Internally, all five dwellings benefit from four bedrooms on the first floor in accordance with the outline planning permission. On the ground floor, plans show kitchens, dining rooms, living rooms and utility rooms in each dwelling.

Figure 3: Site section showing plots 2-5 (drg no. 7218-1-26)



## 1.5 Pre-application advice

- 1.5.1 Whilst formal pre-application advice has not been sought, the views of the case officer, Adam Lewis, were requested on a previous iteration of the scheme. The case officer confirmed via email (dated 19<sup>th</sup> June 2019) that a 'less-suburban' layout should be explored in a 'farmhouse/courtyard' arrangement. Mr Lewis also confirmed that the dwellings might be designed as a modern interpretation of vernacular agricultural buildings.

## 2 Planning Policy and Material Considerations

### 2.1 Legislative context

- 2.1.1 Section 38(6) of the Planning and Compulsory Purchase Order 2004 explains that the applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.1.2 In this case, the statutory Development Plan for the area comprises the **Herefordshire Local Plan – Core Strategy** ('Core Strategy').
- 2.1.3 The **National Planning Policy Framework** ('NPPF' or 'Framework') declares itself an important material consideration for all planning applications in England. The emerging **Titley Parish Group Neighbourhood Development Plan** is also a material consideration insofar as it relates to the reserved matters.
- 2.1.4 The following chapters explain the parts of the Development Plan and other material considerations which are most relevant to this reserved matters submission.

### 2.2 The Core Strategy

- 2.2.1 The Core Strategy sets out a vision for the area for the period 2011 to 2031. The principal role of the Core Strategy is to deliver the spatial planning strategy for Herefordshire based on the needs of the area and its local characteristics.
- 2.2.2 **Policy SS6** is the strategic policy which sets out the Core Strategy's approach to development in terms of environmental quality and local distinctiveness. It refers to the enhancement of environmental assets that contribute towards the county's distinctiveness; its settlement pattern, landscape, biodiversity and heritage assets; especially those with specific environmental designation (of which there are none relevant to this case).
- 2.2.3 **Policy RA2** is a housing policy predominantly concerned with the principle of development at sites in or adjacent to rural villages. It is relevant to this reserved matters submission insofar as its detailed criteria require that proposals are of a high quality which positively impact on the site setting.
- 2.2.4 **Policy LD1** requires that development proposals demonstrate that character of the landscape

and townscape has positively influenced the design, scale, nature of the proposal and site selection to ensure that the setting of settlements and designated areas are protected. It refers to the incorporation of new landscape schemes to ensure development integrates appropriately into its surroundings.

2.2.5 **Policy LD2** requires the retention and protection of nature conservation sites and habitats and species in accordance with their status. Opportunities for enhancement and restoration should also be taken where practicable.

2.2.6 **Policy LD4** requires that development proposals affecting heritage assets and the wider historic environment should, inter alia:

- protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible; and
- where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas.

2.2.7 The applicability of this policy to the subject case is limited to the design of the development. The outline permission accepts that the principle of erecting five dwellings on the site would requisitely preserve or enhance the setting of nearby listed buildings and Eywood Historic Park and Garden.

2.2.8 **Policy SD1** refers to sustainable design and energy efficiency confirming that development proposals should create sustainable, well integrated environments for all members of the community. Proposals should also safeguard neighbouring residential amenity whilst making efficient use of land taking into account the local context and site characteristics.

2.2.9 **Policy MT1** relates to highway and transportation matters. It is only relevant insofar as appropriate parking and manoeuvring space affect the reserved matter of layout.

## 2.3 The National Planning Policy Framework

2.3.1 The NPPF (2019) was published in February 2019. It is the second revision of the National Planning Policy Framework and replaces the original NPPF (2012). The NPPF sets out the

Government's planning policies for England and how these should be applied. It confirms that it does not supplant the statutory Development Plan, but it, and its policies are a significant material consideration when determining planning applications (paragraphs 2 & 212).

2.3.2 The NPPF post-dates the Core Strategy by nearly three years. **Paragraph 213** confirms that whilst existing policies aren't out of date simply because they were adopted prior to the publication of the NPPF, the closer the policies in the Development Plan are to the policies in the NPPF, the greater the weight they may be given. In our view, the Core Strategy policies which are relevant to this application are consistent with the Framework and can be accorded full weight.

2.3.3 In terms of emerging plans, **Paragraph 48** explains that LPA's may give their policies weight according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency between the policies in the emerging plan and those in the Framework. The Titley NDP is an emerging plan and an assessment of the weight to be accorded thereto is undertaken in the following chapter of this statement.

2.3.4 **Paragraph 124** explains that achieving good design is fundamental to the planning process and is a key aspect of sustainable development. Planning decisions should give effect to this objective in accordance with the terms of **Paragraph 127** which sets out that developments should:

- Function well and add to the quality of the area;
- Are visually attractive as a result of good architecture;
- Are sympathetic to local character and history;
- Establish or maintain a strong sense of place;
- Optimise the site potential in terms of amount and mix of dwellings; and
- Create places that are safe.

2.3.5 **Paragraph 170** explains that planning decisions should contribute to and enhance the natural and local environment by, inter alia, recognising the intrinsic beauty of the countryside including the benefits of trees and woodland, and minimising impacts on and providing net

gains for biodiversity.

- 2.3.6 **Chapter 16** addresses the importance of the built environment and sets out the approach to decision-making if harm to the significance of heritage assets is evidenced. This decision-making framework rehearses the statutory duties placed on local planning authorities via s.66 and s.72 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

## 2.4 The Titley Neighbourhood Development Plan (Regulation 16)

- 2.4.1 The draft Titley NDP is presently deposited with the Council for its regulation 16 consultation. That the Site isn't identified in the emerging Titley NDP is not relevant to the determination of this application as the principle of development is already established through the granting of outline planning permission. Indeed, the applicant has made representation to the regulation 16 consultation advising the Council that the Titley NDP as drafted has not included the application site within the settlement boundary, which it certainly should be.

- 2.4.2 The Titley NDP explains that its environmental objectives are:

- *Providing for the protection, enhancement and conservation of the natural and historic environments in accordance with Local Plan Core Strategy policies;*
- *Ensuring that new development is in keeping with its surroundings and appropriately designed and accessed;*
- *Supporting high quality design solutions that make a positive contribution to local character and distinctiveness.*

- 2.4.3 Those objectives are expanded on at policies TG13-15. **Policy TG13** requires that proposals protect, conserve and where possible enhance the natural environment of the neighbourhood area and references corresponding Core Strategy policies. Criterion 5 is most relevant to this submission in requiring that development proposals respect prevailing landscape character, including trees and hedgerows and local features of interest.

- 2.4.4 **Policy TG14** requires that development proposals protect, conserve and where possible enhance the historic environment and heritage assets in Titley Group in accordance with their significance, echoing the provisions of Core Strategy Policy LD4. The policy mentions listed buildings and the Eywood registered historic park and garden.

- 2.4.5 **Policy TG15** requires that proposals achieve high quality design by, inter alia, respecting the character of the site and its setting with regard to scale, height, massing, detailing and materials and avoiding unacceptable impacts on residential amenity. The policy also seeks to retain existing site features of amenity and biodiversity value, such as trees and hedgerows, as far as practicable and to provide new landscaping in keeping with the prevailing landscape character.
- 2.4.6 We submit that those are the relevant policies of the Titley NDP to this submission. In having regard for paragraph 48 of the Framework and the weight to be accorded to the NDP policies, the plan isn't yet advanced given that the formal consultation process hasn't concluded and as such, the content and number of objections aren't yet known, yet alone resolved. However, we note that the policies appear to be in accord with corresponding Core Strategy policies and the Framework.

## 3 Assessment of the proposal

### 3.1 Context

3.1.1 The reserved matters submission must be determined on the basis that the outline permission confirms:

- That the site can be developed for residential purposes;
- That the site can accommodate five dwellings; and
- That all five dwellings shall have four bedrooms.

3.1.2 These matters cannot be revisited in determining this reserved matters submission. The Council must not reconsider the ‘the principle of development’ by tethering it to a reserved matter as it did, unlawfully so, when refusing application P181476/RM.

### 3.2 Analysis of the site and its setting

3.2.1 The site accommodates a large amount of hardstanding and an exposed modern agricultural building which is away from the site boundaries as to be prominent to local views. It is reasonable to describe the site as having a negative impact on its setting at present which an appropriate development would improve. Indeed, the Council’s Officer Report for the outline approval identified, at the final paragraph of page 4, that the scheme would enhance the site.

3.2.2 Otherwise, the site is adjacent to the village on its eastern boundary and benefits from thick tree coverage to its west and a well-defined northern hedgerow boundary. The site thus relates well to the village, benefits from existing and natural boundaries from the true unspoilt countryside further north and west and has an existing appearance which has a negative impact on the landscape.

3.2.3 The main public viewpoint of the development is from Eywood Lane to the south. There are no footpaths nearby whilst views from Green Lane to the north are obscured by the rising land and intervening vegetation and buildings. Glimpsed views are available through the trees and hedgerow on the southern approach to the village along the B4355.

3.2.4 Titley has a settlement pattern which has evolved organically. It is broadly linear, flanking the



B4355 but also exhibits clusters of development based around existing and former farmyards. These views align with those of the Inspector for appeal ref. 3168668 for the adjacent site who expressed the following views at paragraph 18 of the decision letter.

*“... The settlement pattern in the surrounding area is mainly one of a dispersed nature but there is a cluster of buildings and a number of farm complexes in the immediate vicinity of the appeal site. Subject to the control that exists at reserved matters stage the proposed dwellings on this site and the adjacent site could be designed to be in keeping with the pattern of development in Titley and sensitive to local character and architectural styling.” (our emphasis).*

- 3.2.5 Development also flanks the many country lanes which emanate from the B4355, albeit more sporadically. Notably, the church and Stag Inn are accessed directly off the main road, whilst the old School and the Village Hall are away from the main village road being accessed off School Lane and Green Lane respectively. Whilst the neighbourhood plan divides the settlement in to two parts (north and south), when traveling along the B4355, one doesn't get the sense that the village finishes and restarts. Rather, development is continuous, albeit not always on both sides of the road.
- 3.2.6 The following images are of various dwellings in the village. Whilst they are of a varied vernacular, buildings tend to have defining characteristics which support a broadly traditional and rural character.





- 3.2.7 Most buildings are 2-storeys in height and detached. There are some 3-storey farmhouses, particularly to the east of the B4355 and some attached barns, notably, the Balance Barns development to the east of the site. Buildings tend to have simple facades, with subservient projections, prominent chimneys and some dormer windows. Render, brick and stone are the more prevalent materials in the village. Timber and uPVC casement windows are found throughout the village.
- 3.2.8 Boundary treatments have a rural and agricultural character, tending to be stone walling, hedgerow, post and rail fencing or iron railings. It is notable that there is a lack of domesticated boundary treatments, such as close boarded fences, on public view.
- 3.2.9 Balance Farmhouse is 50 metres to the south-east of the site. Its significance is mainly derived from its fabric which is of C19 sandstone rubble construction under a Welsh slate roof as confirmed by the Inspector for appeal ref. 3168668.
- 3.2.10 Eywood Park is to the west of the site. A depression in the ground c. 20 metres to the west of the site is thought to evidence where the gatehouse once stood. A brick pillar and dwarf wall immediately to the west of the Site's access signify the entrance to the Park and Garden. The estate house is now demolished. The main features of the park to survive are three pools,

namely Titley Pool, Flintsham Pool and Garden Pool. The site is over 350 metres from these features.

- 3.2.11 The Council's Conservation (Heritage) Manager did not object to the outline application and the case officer reported that the scheme would preserve or enhance nearby heritage assets stating at the final paragraph of page 4 of his report as follows.

*"No representations have been received from the Garden Societies. It is not considered that the proposal, which would be expected to enhance the site, would have significant detrimental impact on the setting of either Eywood Park, nor upon the listed building, Balance Farm, nor upon the curtilage buildings which have themselves previously been converted to dwellings "*

- 3.2.12 Furthermore, the Inspector for the appeal against the Council's decision to refuse application P162824/O considered the impact of developing the neighbouring site on heritage assets. The neighbouring site is a Greenfield Site and is closer to The Balance Farmhouse and Balance Barns. The Inspector's decision (ref. 3168668) dealt with the matter comprehensively at paragraphs 14-23. The Inspector confirmed that in relation to the appeal site, which is objectively more sensitive than this application site, that, *"the ability to appreciate and understand Balance Farm's past connection with agricultural use would not be materially affected by development of the application site. I find, therefore, that the special interest and significance of the listed building, and its setting, would be preserved."*

- 3.2.13 The Inspector's decision letter also addressed potential harm to Eywood Park. It explained that the proposal would have an acceptable impact thereon as the tall dense planting between the appeal site (and indeed the application site in the instant case) and Eywood Park limits intervisibility and that the appeal proposal would be seen against the backdrop of Titley in views from Eywood Park. The Inspector concluded at paragraph 22 that, *"the experience and understanding of the heritage asset itself would not be materially affected."*

### 3.3 The proposed scheme achieving high quality design

- 3.3.1 The development has been designed having regard for built and natural context but within the framework that the outline permission provided; the erection of five no. four-bedroom dwellings.

- 3.3.2 The layout has been designed to reflect the settlement pattern and minimise the landscape and visual impact of the development. It is reflective of a traditional farmyard layout having a clustered form and takes its greatest influence from the range of barn conversions at Balance Barns to the east of the site.
- 3.3.3 The density of the development is c. 16 dwellings per hectare. This represents a density which makes efficient use of land but which doesn't unduly harm the spacious pattern of development at Titley.
- 3.3.4 The proposal utilises an existing access and does not propose to puncture the periphery hedgerow. These boundaries, particularly its treed western boundary and the thick copse of trees beyond serve as a natural, physical segregation of the village from the surrounding countryside and Eywood Registered Park and Garden. Retained and proposed planting would strengthen the landscape character whilst helping the development assimilate with the village, provide an appropriate edge to the settlement and protect the scenic beauty of the open countryside beyond.
- 3.3.5 Plot 1 exudes a traditional farmhouse vernacular which is reflective of development in Titley and the wider countryside hereabouts. This is achieved by having a narrow building span, steeply pitched roofs and low eaves heights. The use of projecting elements to the farmhouse provide the desired floorspace whilst minimising the buildings massing. A porch and chimney serve to reduce the building's massing further, whilst enhancing articulation.
- 3.3.6 Plots 2-5 have a design predicated on traditional Herefordshire barns, but particularly Balance Barns which are to the east of the site. This is achieved by having simple building profiles and narrow building spans with a traditionally pitched roof. Projections are limited to flues protruding through the roof plane. The barn-like buildings are to the rear of the site, behind the farmhouse whereby the farmhouse is the dominant feature of the site, reflecting the hierarchy of a traditional farmyard,
- 3.3.7 The distance between the site and Balance Barns and the modest height and scale of the development is such that the proposal would not compete with the barn conversion scheme. Material choice is also useful in this regard. The timber and brick elevational cladding is derived from the use of those materials elsewhere in the village which helps the scheme assimilate with its built context, but crucially, differs sufficiently from the stone barns such that Balance Barns remains appreciable in local views.

- 3.3.8 The distance between the site and the closest part of the Balance Barns development is c. 38 metres. This distance is sufficient to avoid any undue opportunities for overlooking or reduction in sunlight or daylight. Furthermore, the site has been laid out so as to provide future occupiers of the development with appropriate levels of amenity and privacy.
- 3.3.9 There is sufficient parking to comply with Herefordshire Council's Design Guide whilst double garages are proposed to minimise the impact of cars on views into the site. The garages also provide for outdoor storage and cycle parking.
- 3.3.10 Overall, the development has been designed to respond to the prevailing attributes of local development having regard for layout, height, scale, massing, detailing and material use. In our view, this design approach has been successfully executed whereby the proposal is representative of high-quality design which upholds the distinctiveness of the locality in accord with relevant legislation, the Development Plan and the Framework.

## 4 Summary and conclusions

4.1.1 This statement has explained that outline planning permission is granted at the site and that this submission relates to four of the five matters reserved by the outline planning permission, namely, appearance, landscaping, layout and scale. The submission also seeks to discharge conditions no.1 and no.6 of the outline permission.

4.1.2 The granting of outline permission means that the principle of development is already agreed and cannot be revisited here. The outline permission also agreed the following matters, either inherently through approval or specifically through the planning conditions appended to the permission:

- Foul drainage to mains sewer;
- Surface water drainage to soakaway;
- The proposal protects priority species and habitats;
- The proposal doesn't unduly impact on the safety of or free flow of traffic on the highway network;
- The size of the proposed dwellings is acceptable in relation to housing need; and
- That the site is capable of accommodating five no. four-bedroom dwellings without harming the setting of nearby heritage assets or the wider landscape

4.1.3 The deposited scheme benefited from a truly iterative design process, which included discussions with the case officer, and is predicated on an analysis of local character and appearance. Resultantly, the scheme has a high-quality design which protects proposed and existing residential amenity and truly reflects the distinctiveness of Titley. The scheme ensures that the setting of The Balance Farmhouse (Grade II), its curtilage listed barns (which are recently converted) and Eywood Registered Park and Garden are upheld in accord with the outline permission. The scheme also protects wider landscape character and appearance.

4.1.4 For these reasons, the development proposal exhibits no conflict with the development plan policies or with the Framework, whilst it complies with the statutory duty to preserve or enhance the setting of listed buildings. As the scheme complies with the development plan in

the round, and there being no material considerations indicating to the contrary, the reserved matters should be approved.

- 4.1.5 The outline permission also reserved the matter of access and applications pertaining to access have already been made. The submission of this application therefore discharges condition 1 of the outline permission.
- 4.1.6 This submission is a holistic one which includes appropriate landscaping. Condition 6 of the outline permission can be discharged accordingly also.

