



ET Planning

Planning, Design and Access Statement

Client:

Patricia Wickes

Land at Hope under Dinmore

Herefordshire, HR6 0PP

*Erection of five dwellings with garages and
associated landscaping and access*

Rosie Brace **BSc (Hons) MSc MRTPI**

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Contents

1.	Introduction	2
2.	Site Location and Description	3
3.	Planning History	3
4.	Development Proposals	4
5.	Policy Assessment	5
6.	Conclusion	15

1. Introduction

- 1.1 This statement is produced to support a planning application for the erection of five dwellings with garages and associated landscaping and access on Land at Hope under Dinmore, HR6 0PP.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, Drainage Strategy Technical Note, Ecological Impact Assessment, Arboricultural Method Statement and the following plans prepared by Becker Design:
- 1:1250 Site Location Plan
 - BD20-027 002C Proposed Site Plan
 - BD20-027 003 Proposed Elevations (Plots 1-3)
 - BD20-027 004 Proposed Floorplans (Plots 1-3)
 - BD20-027 005 Proposed Elevations (Plots 4 & 5)
 - BD20-027 006 Proposed Floorplans (Plots 4 & 5)
 - BD20-027 007 Proposed Garages (Plots 1-3)

- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site comprises a greenfield plot of approximately 0.9 hectares situated on the western side of Hope under Dinmore Village Road. Two existing small outbuildings are located within the south-western corner of the site, with semi-mature hedging bounding the site adjacent to the highway.
- 2.2 A single mature beech tree is present within the southern portion of the site and is subject to a TPO (ref: TPO 161). The site is located within Flood Zone 1 which carries the lowest risk of fluvial flooding. The site is not located with the AONB, Green Belt or within a Conservation Area.
- 2.3 To the south and south-west of the site are three Grade II listed buildings on the opposite side of the road including Village Farmhouse, Hope Cottage and Old Woodlands.
- 2.4 The site is located within existing residential linear development extending northwards towards the remainder of the village and is bounded by Queen's Wood to the west with the A49 trunk road set behind. Dwellings within the vicinity are primarily detached and comprise a mix of bungalows and detached dwellings of varying vernacular.

3. Planning History

- 3.1 There is no planning history apparent for the site.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “*well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time*” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposed development is for the erection of five dwellings comprising of three detached and two semi-detached with associated garages.
- 4.4 New access and landscaping is also proposed. An existing outbuilding in the south-west corner of the site will be retained.
- 4.5 **Layout and Scale:** The dwellings will be located in a linear fashion along the site. Each one will be stepped back as you travel along the internal driveway with garages located to the sides of plots 1, 2 and 3.
- 4.6 The dwellings will be 1.5 storeys in height with large windows to benefit from natural daylight. The layout of the site is in keeping with the existing residential development adjacent and opposite the site in terms of plot size and density. Each dwelling benefits from ample external amenity space.

- 4.7 **Landscaping:** New planting can be accommodated within the curtilage and is proposed for control via condition.
- 4.8 **Access & Parking:** Access to the site will be provided via a shared access road which links to private driveways and parking for each dwelling.
- 4.9 Parking is provided for all of the dwellings, either on private driveways or within the garages provided.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that *“Local planning authorities should approach decision on proposed development in a positive and creative way”* and *“at every level should seek to approve applications for sustainable development where possible”*. Paragraph 117 of the NPPF comments that planning should *“make effective use of land”* in *“meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”*.
- 5.3 Paragraph 59 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.

- 5.4 Paragraph 124 identifies that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- 5.5 The National Design Guide builds on the above, and clarifies that *“well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use”* (para 109).
- 5.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.7 The Development Plan relevant to the proposal includes the following:
- Herefordshire Local Plan – Core Strategy (2015)
 - Hope Under Dinmore Neighbourhood Development Plan (NDP) (made on 21 September 2018)
- 5.8 Core Strategy Policy RA2 lists Hope under Dinmore as a named settlement within the Bromyard Housing Market Area (HMA) which is the main focus for proportionate housing development. The policy goes on to say that sustainable housing growth will be supported in or adjacent to those settlements. Housing proposals will be permitted where the following criteria are met:
- *Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area;*

- 5.9 Although the site sits outside of the defined settlement boundary of Hope under Dinmore, it sits directly adjacent to the boundary on its northern and western boundary.
- 5.10 The layout of the proposed development has been informed by the site's location, with the proposal being compatible with the character of the area.
- *Their locations make best and full use of suitable brownfield sites wherever possible;*
- 5.11 The Council's brownfield register (2020) does not include any sites within the settlement of Hope under Dinmore. Any new development within the local area will need to be accommodated on greenfield land. This criterion does not preclude development on greenfield sites.
- *They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and*
- 5.12 The proposed development will be of high-quality design ensuring that the new dwellinghouses will positively contribute to the wider location.
- 5.13 The proposal is therefore appropriate to its context.
- *They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.*
- 5.14 The data within the Herefordshire Local Housing Market Assessment (2012 update published in November 2013) suggests that over 70% of additional market housing should be family (3+ bedroom) accommodation in the Bromyard HMA.
- 5.15 Although the report is now out-of-date, being dated November 2013, it does give an indication of the size of dwellings required in this area.

The proposed development incorporates two 3-bed dwellings and three 4-bed dwellings which accord with the requirement for family accommodation.

- 5.16 The most recent five-year housing land supply statement (published September 2020) states that the Council can currently demonstrate only 3.69 years housing land supply. An addendum was subsequently published in January 2021 which confirms a housing supply of 4.22 years. In accordance with paragraph 11 of the NPPF, the presumption in favour of sustainable development is therefore fully engaged.
- 5.17 Also, as the NDP is older than two years, in accordance with paragraph 14 of the NPPF, the housing policies, namely HUD1; HUD2 and HUD3, are 'out-of-date'.
- 5.18 The shortfall in deliverable housing land is significant. Paragraph 69 of the NPPF states that "*small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly*". This site therefore presents an opportunity to deliver much needed housing in this location.
- 5.19 As demonstrated through this statement, the benefit of the provision of five additional dwellings in this location are not significantly and demonstrably outweighed by the harm resulting from the development and therefore represents sustainable development in accordance with paragraph 11 of the NPPF. It is therefore presented that the proposal is acceptable in principle, subject to technical matters, which are presented below.
- 5.20 **Character and Appearance of the Area:** The site comprises an infill plot within a row of existing linear development and would therefore constitute a continuation of built development along the eastern side of the main road. In particular a row of 6 sizeable detached dwellings extend northward from the application site, and

therefore the continuation of more modest sized detached dwellings within the existing plot would not appear out of character and would add a greater degree of variety and interest to the streetscene.

- 5.21 It was confirmed through the pre-application request that the parcel of land depicts an enclosed character to the village due to the plantings to other boundaries, so its character as an open space is limited.
- 5.22 The high-quality design of the proposed development ensures that it enhances the character of the area and is fully in keeping with the existing residential development located adjacent to the site.
- 5.23 **Heritage:** Policy LD4 of the Core Strategy identifies that proposal affecting heritage assets and the wider historic environment should protect, conserve and where possible, enhance heritage assets and their setting in a manner appropriate to their significance and where possible, contribute to the character and local distinctiveness of the wider environment, which would also satisfy Policy HUD8 of the Hope under Dinmore Neighbourhood Plan.
- 5.24 Through the pre-application written response, it was stated by the Conservation Office that new dwellings on the site will affect the setting of the Grade II listed Village Farmhouse across the road, around 50 metres west of the proposed development. The impact on the setting of the other listed buildings nearby will be negligible.
- 5.25 The setting of the farmhouse is that it is in its own large plot which is mature garden to its front, east facing elevation. The house is set some way back from the road. The empty field across the road does contribute slightly to the loosely developed village character of the listed building's setting. However, the visual impact of the proposed dwellings in the plot will only very slightly harm (a low level of less than substantial harm) this one aspect of the setting of the listed

building and would not raise an objection on building conservation grounds.

- 5.26 The separation between the listed building and new development created by the mature plantings, the road, and the distance the buildings are set back from the road all limit the level of harm to the setting of the listed building which will still be experienced as a building in a loosely developed village.
- 5.27 Paragraph 202 of the NPPF states that, *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...”*.
- 5.28 As previously stated, there is a severe shortfall of housing land in the Council area, the provision of five dwellings in this location and the contribution to the wider housing land supply, is a significant benefit that outweighs the less than substantial harm caused to the heritage asset.
- 5.29 The proposal is therefore in accordance with Policy LD4 of the Core Strategy and Policy HUD8 of the Hope under Dinmore Neighbourhood Plan.
- 5.30 **Residential Amenity:** Neighbouring amenity will be preserved by virtue of separation distance between the proposed dwellings and the adjacent existing dwellings, limited scale/height, boundary treatments, and lack of glazing on side elevations.
- 5.31 With regards to amenity for future occupiers, the proposed houses comply with national internal minimum space standards.
- 5.32 Although no specific minimum internal or external amenity space standards have been adopted by the Council, each garden would have a minimum depth of 25m. Furthermore, the proposed gardens

are of a regular shape and provide useable amenity space for future residents. Adequate spacing and separation also allows for good levels of light to the properties.

- 5.33 **Trees and Landscaping:** Policy LD3 of the Core Strategy identifies that development proposals should protect, manage and plan for the preservation and delivery of new green infrastructure.
- 5.34 An Arboricultural Method Statement incorporating a Tree Schedule and Tree Protection Plan has been prepared and submitted alongside this application.
- 5.35 The location of the dwelling in Plot 4 has been re-positioned in order to respond to the comments made by the Tree Officer through the pre-application written response in regard to the Copper Beech tree. The tree will be retained and protected during construction of the proposed development.
- 5.36 The proposals will also seek to maximise vegetation retention where possible and new tree planting and landscaping can be provided across the site.
- 5.37 **Transport and Parking:** The proposed development would be served by a shared access off the main road with adequate turning areas within the site to enable vehicles to enter and egress within forward gear.
- 5.38 The additional traffic generated from 5 additional dwellings is not deemed to materially impact on the road or surrounding network and would not result in a 'severe' impact on the highway network. Paragraph 111 of the NPPF states that '*development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe*'.

- 5.39 Each dwelling is provided with parking to the front of the house with plots 1, 2 and 3 also benefitting from a garage.
- 5.40 Secure cycle parking is provided within the garages and can be accommodated in the rear garden of plots 4 and 5.
- 5.41 **Flooding and Drainage:** As the site is less than 1 hectare in size and located within Flood Zone 1, a Flood Risk Assessment is not required.
- 5.42 A Drainage Strategy Technical Note has been prepared and submitted with this application to demonstrate the principles of surface and foul water management at the site.
- 5.43 It is proposed to use infiltrating permeable paving within the driveways and road. The permeable paving has been designed to accommodate the 1 in 100-year event plus 40% climate change, with a 10% increase in total roof area to allow for urban creep.
- 5.44 There are no foul sewers on or in close proximity to the site. Foul flows would be managed through a private packaged wastewater treatments plant (PPWwTP). Consultation with the Environment Agency would be required to determine permitted treatment levels and discharge methods from the PPWwTP.
- 5.45 The drainage strategy demonstrates that the proposed development can be drained in a sustainable manner, commensurate with national and Core Strategy policies SD3 and SD4.
- 5.46 **Sustainability and Energy:** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished, however it is proposed that the development would conform to Part L of the Building Regulations which as of 2010 requires a 25% reduction in carbon emissions over the 2006 standards. This is equivalent to Code

level 3 of the Code for Sustainable Homes. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;

- A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;
- B. Use of locally sourced, recycled materials and labour where practicable;
- C. Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins;
- D. Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service;
- E. Secure cycle provision to encourage sustainable modes of transport;
- F. 'A' rated electrical appliances and energy saving light fittings;
- G. 'A' rated double glazed windows with natural cross ventilation provision;
- H. Water butts fitted to the rainwater down pipes for watering the garden;
- I. Recycling of waste construction materials where practicable;
- J. Permeable driveway/parking spaces to avoid increase in surface water runoff;

- 5.47 The proposal is therefore considered to comply with sustainability objectives in this respect.
- 5.48 **Ecology:** Policy LD2 of the Core Strategy states that development proposals should conserve, restore and enhance the biodiversity assets of Herefordshire.
- 5.49 An Ecological Impact Assessment has been prepared and submitted alongside this application.
- 5.50 Habitat features within the application site are considered to be of low ecological value overall, with the proposals considered to retain the biodiversity interest through retaining a managed grassland buffer adjacent to the ancient woodland habitat. A range of other ecological enhancement measures are recommended to maximise biodiversity gains for a range of faunal groups.
- 5.51 Following the adoption of the recommendations and precautionary mitigation set out in the Ecological Impact Assessment, there are considered to be no overriding ecological constraints that would preclude implementation of the proposals.
- 5.52 The proposals are therefore in accordance with Policy LD2 of the Core Strategy.
- 5.53 **Affordable Housing:** As the proposal is for five dwellings, it does not meet the threshold set out in Policy H1 of the Core Strategy for affordable housing contribution.

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would contribute an appropriate windfall site to the Borough's housing supply, without adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

Rosie Brace BSc (Hons) MSc MRTPI

Senior Planner | ET Planning

200 Dukes Ride Crowthorne RG45 6DS



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Contact

Address

200 Dukes Ride RG45 6DS
One St Aldates OX1 1DE
32 London Road GU1 2AB
14 The Square SY1 1LH

Phone

01344 508048
01865 507265
01483 363950
01743 612043

Web & Mail

Email: office@etplanning.co.uk
ET Planning Ltd | 10646740

Web: www.etplanning.co.uk