

MME PLANNING SERVICES

Erection of 1no detached self-build / custom-build
dwelling.

at

Land Opposite Codmore Field House, Hill Farm Lane,
Codmore Hill, Pulborough, West Sussex, RH20 1BJ

Planning Statement

Ref: P-048

June 2025

Version 1

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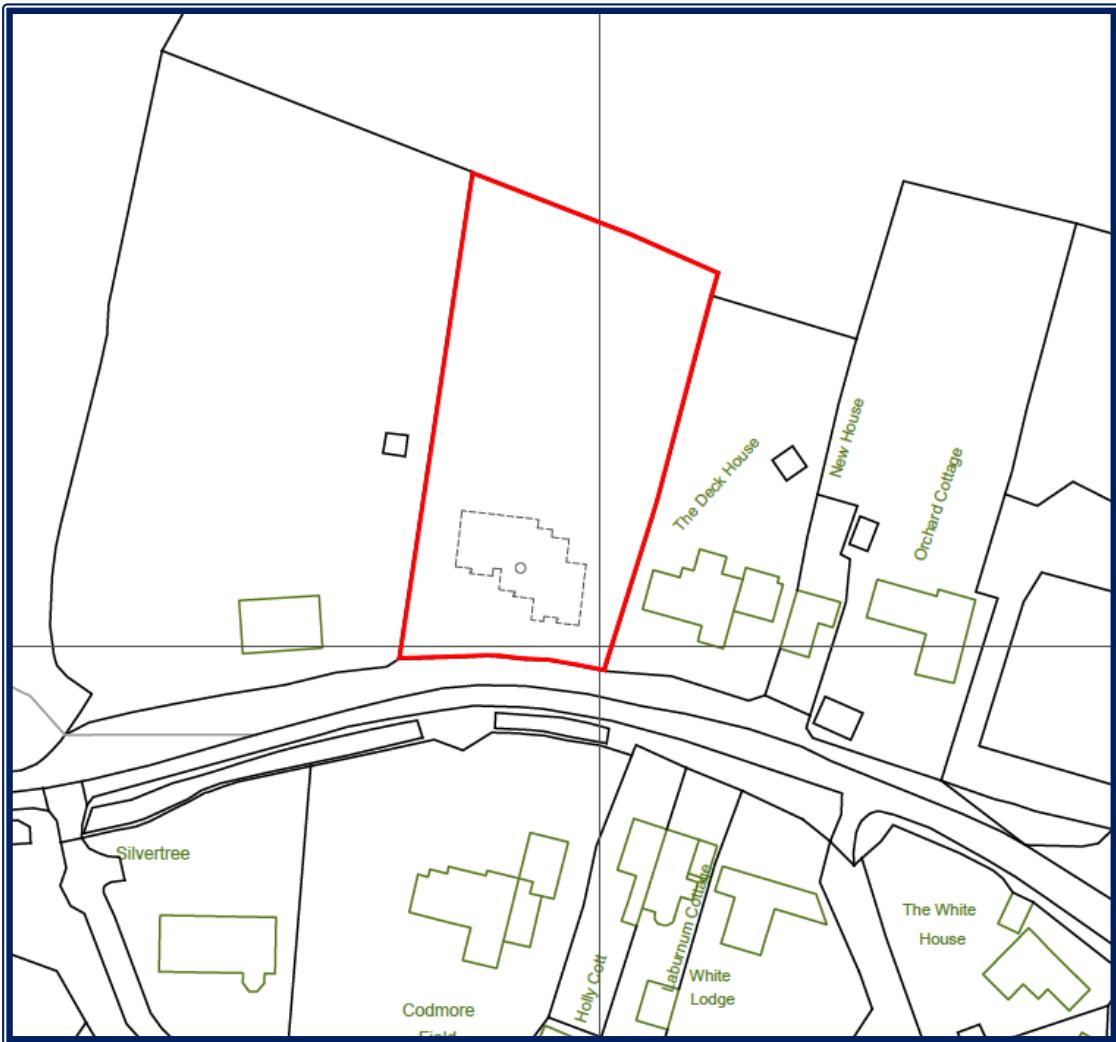


Figure 1: Site Location / Red Line Area

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1. Introduction

- 1.1 We are instructed to prepare and submit this full planning application for the erection of a detached 4-bedroom self-build / custom-build dwelling at Land Opposite Codmore Field House, Hill Farm Lane, Codmore Hill, Pulborough, West Sussex, RH20 1BJ.
- 1.2 This statement sets out the proposed scheme in detail with regard to the following aspects: the planning history of the site, the development proposals, the relevant planning policy, the planning merits of the scheme and how the proposals comply with the Council's policies.

2. Site, Surroundings and Background

- 2.1 The application site relates to a parcel of scrubland located on the northern side of Hill Farm Lane, close to the junction with Stane Street (A29). The site consists of unmaintained soft landscaping and is bound by mature and established foliage to all boundaries. The site is accessed from Hill Farm Lane via an existing access and slopes down from the south towards the north.
- 2.2 The proposed red line area, as indicated on the submitted plans, extends to some 0.26ha. It is noted that the site slopes down slightly from east to west. The application site adjoins the built-up area boundary (BUAB) of Codmore Hill (as confirmed by the Inspector within the recent appeal under reference DC/23/1166 (Appeal Reference APP/Z3825/W/24/3344082)), with Hill Farm Lane characterised by residential development, with existing properties located to the south and east of the application site.
- 2.3 As such, the site is not considered to be in an isolated rural location. The settlement of Pulborough and Codmore Hill is identified as a Smaller Town and Larger Village within the Horsham District Planning Framework (HDPF) 2015, with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and / or bus services. These settlements act as hubs for smaller villages to meet their daily needs, but also have some reliance on larger settlements / each other to meet some of their requirements. There is a bus stop located to the south-east of the site approximately 190m away on Stane Street, providing links to the centre of Pulborough and larger settlements.

- 2.4 Given the location of the site in relation to the BUAB and public transport links, it is therefore considered that the site is in a sustainable location. This position is enhanced by the FAD document, which will be expanded on later in this statement.
- 2.5 Neighbouring and surrounding residential dwellings are generally characterised by an eclectic mix of predominantly detached properties, all with varied plot sizes, materials and built forms.
- 2.6 It is noted that there is a tree located to the south-eastern corner of the site which is covered by a Tree Preservation Order (TPO).

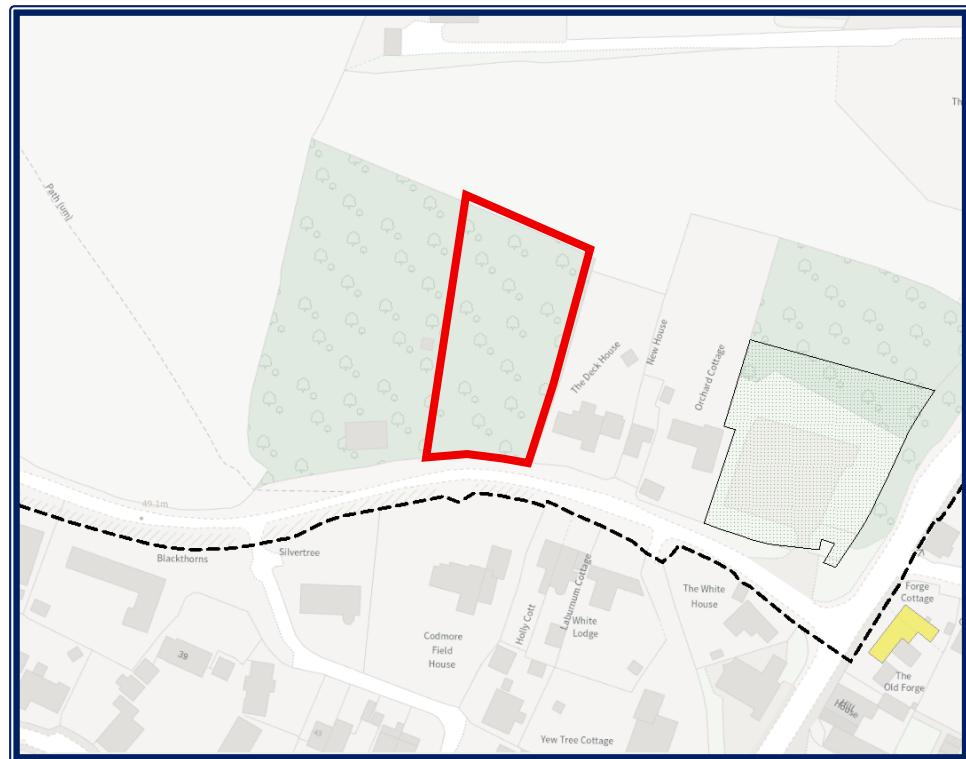


Figure 2: Plan showing relationship of the site with the Built-Up Area Boundary (BUAB) (dashed black line).

3. Planning History

- 3.1 Planning Application – Ref: DC/22/1922 – Description: Change of use of land for the provision of four (4) no. pitches for settled gypsy and traveller accommodation – Decision: Refusal, 16/09/2024.
- 3.2 Planning Application – Ref: DC/23/1166 – Description: Proposed single pitch settled gypsy accommodation site – Decision: Refusal, 30/04/2024 – Appeal Dismissed, 27/11/2024.

4. Proposals

- 4.1 As detailed above, planning permission is sought for the erection of a detached dwelling to be positioned towards the front of the application site.
- 4.2 The proposed dwelling would have an overall width of approximately 20.2m, an overall depth of approximately 15.8m and an overall height to the ridge measuring approximately 4.6m when measured from the front / south elevation. The proposal has been developed with regard to the topography of the site, with a stepped front elevation and appearing as a single storey dwelling to the front, with accommodation provided at lower ground floor level, stepping down to the rear / north.



Figure 3: Proposed Site Plan

4.3 The proposed dwelling has been designed to reflect the semi-rural location, reflecting the appearance of an agricultural barn, with multiple pitched roofs in order to keep the overall height to a minimum, particularly when viewed from the front of the site from Hill Farm Lane. The proposed design would also take its cues from the adjoining property to the east at the Deck House, which has split levels given the topography of the site, appearing as a single storey dwelling to the front, and a two-storey dwelling to the rear.

4.4 A natural materials palette would be utilised within the design, which would be reflective of the overall rural design and form of the building, as well as creating a modern appearance. The proposals would consist of brick, stone and metal cladding to the external walls, metal cladding to the roof, metal framed windows and doors. The proposed dwelling would have a GIA of approximately 269sqm.

4.5 The proposed design is considered to be in keeping with the setting and the overall scale would be comparable to existing development within the immediate vicinity, and appropriate in terms of the size of the plot.

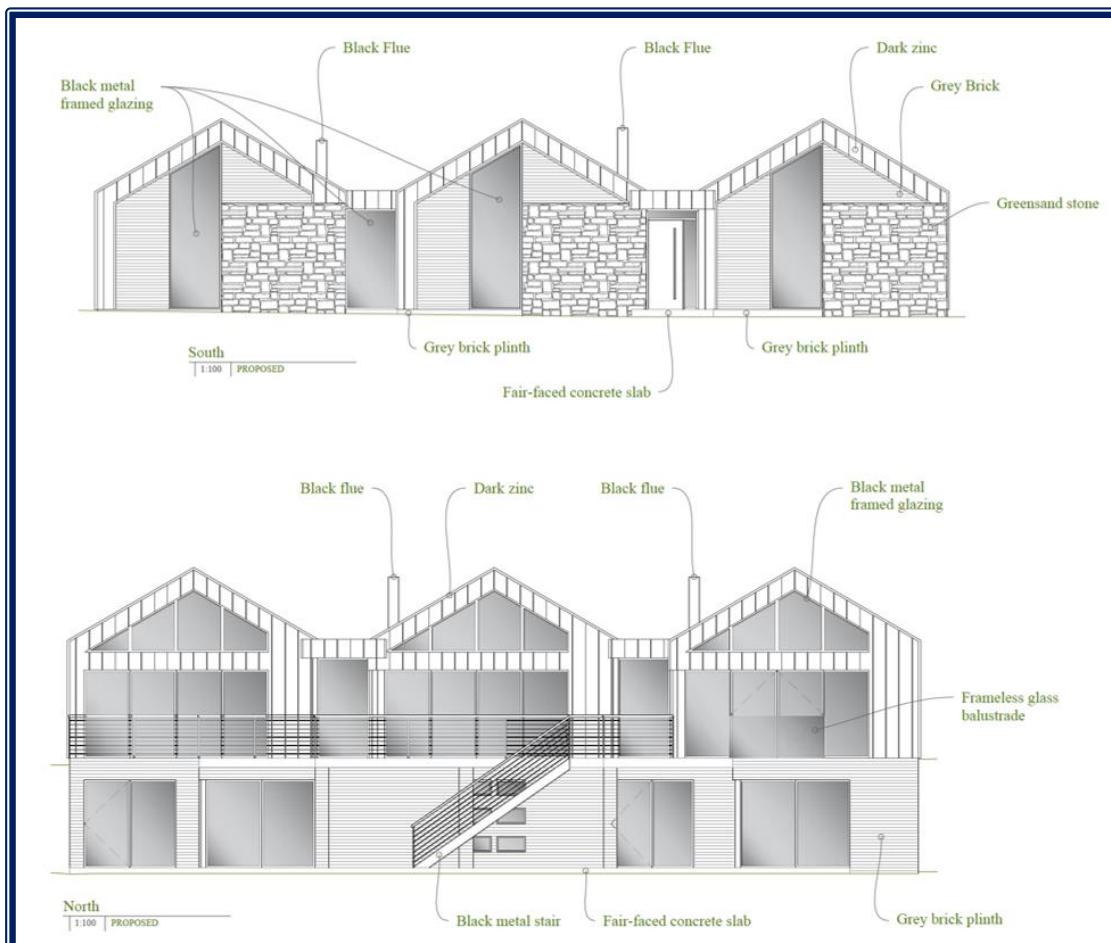


Figure 4: Proposed South and North Elevations

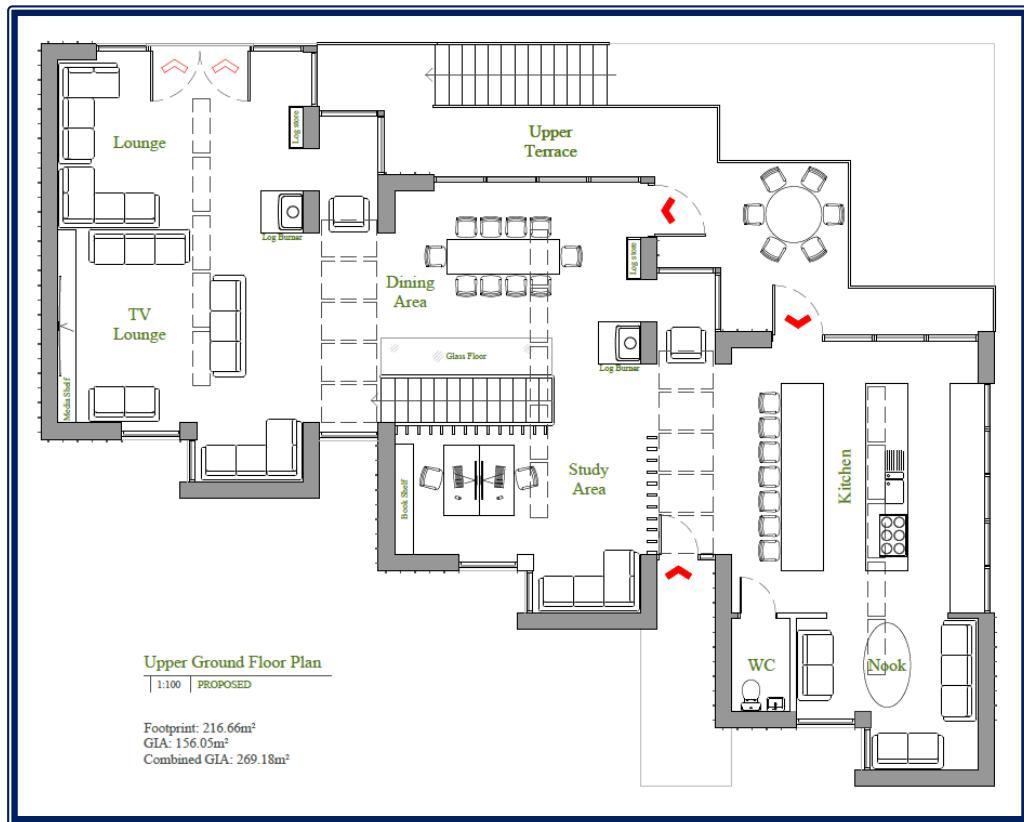


Figure 5: Upper Ground Floor Plan

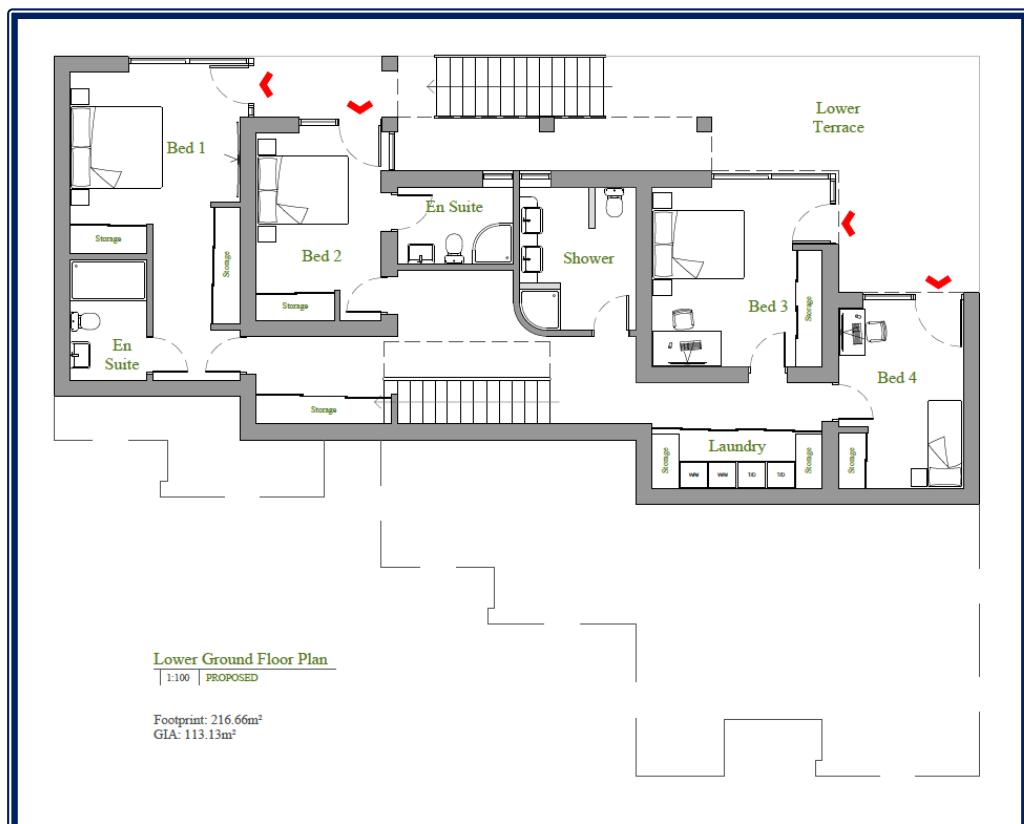


Figure 6: Lower Ground Floor Plan

- 4.6 As detailed within the submitted plans and above, the proposed dwelling would be sited towards the front of the site, in line with the neighbouring properties to the east, retaining the linear build pattern of the properties on the northern side of Hill Farm Lane.
- 4.7 The proposed development is considered to be appropriately separated from neighbouring properties to avoid any impact on amenity and would provide a good level of accommodation for future occupiers. The proposals incorporate the main living accommodation at upper ground floor level, with the bedrooms located at lower ground floor level. Sufficient parking would also be provided to serve the proposed development with the site served by an existing access from Hill Farm Lane.
- 4.8 Given the single storey design to the front and the sloping nature of the site, the proposed dwelling, and existing screening to be retained, the proposed development would not appear prominently when viewed from Hill Farm Lane.
- 4.9 It is noted that a number of non-TPO trees would be removed to facilitate the proposed development as detailed within the submitted plans and supporting information, however the existing landscape character would be retained, with additional planting proposed as part of the works. The proposals also incorporate a terrace area to the rear owing to the topography of the site.
- 4.10 Regard has also been given to the recent decisions as set out under Section 3 of this statement, with detailed reports provided in relation to landscaping, trees and ecology. In particular, the proposals would not have a detrimental impact on the landscape character of the site and surrounding area, as set out within the submitted details.

5. Planning Policy

National Planning Policy Framework (NPPF) (2024)

- 5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.
- 5.2 Running throughout the NPPF is a presumption in favour of sustainable development. Sustainable development is achieved through three main objectives: economic, social and environmental.

- 5.3 Paragraph 11 of the NPPF states that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.4 Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless the policies of the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or, any adverse impact of doing so would 'significantly and demonstrably outweigh the benefits' when assessed against the policies of the NPPF when taken as a whole (NPPF paragraph 11(d)).

Horsham District Planning Framework (HDPF) (2015)

- 5.5 Paragraph 34 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council has submitted its new local plan for examination, however at this stage, the emerging policies carry only limited weight in decision making.
- 5.6 A Local Development Scheme (LDS) was published in February 2025 by the Council. The LDS sets out the production timetable for the New Local Plan anticipated to be adopted in April 2026. Notwithstanding the above, as the HDPF is now over 5 years old, the most important policies for determining this application are now considered to be 'out-of-date'. This position is further highlighted given that the Horsham District Local Plan examination hearing meetings scheduled for January 2025 were cancelled by the appointed Inspector, and in April 2025 advised that the Plan is withdrawn due to concerns about its legal compliance.
- 5.7 The Council is currently unable to demonstrate a 5-year supply of deliverable housing sites. The presumption in favour of development within Paragraph 11(d) of the NPPF therefore applies in the consideration of all applications for housing development within the District, with Policies 2, 4, 15 and 26 now carrying limited weight in decision making.
- 5.8 While considered to be out of date, the main HDPF policies relevant to this application are as follows:
 - Policy 1 - Strategic Policy: Sustainable Development
 - Policy 2 - Strategic Policy: Strategic Development
 - Policy 3 - Strategic Policy: Development Hierarchy
 - Policy 4 - Strategic Policy: Settlement Expansion
 - Policy 15 - Strategic Policy: Housing Provision

- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

Pulborough Neighbourhood Plan (PNP)

5.9 Pulborough Parish have produced a neighbourhood plan which has been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. While not yet a 'made Plan', the policies relevant to this application are as follows:

- Policy 1: Spatial Plan for the Parish
- Policy 15: Design Policy
- Policy 16: Water Neutrality

Planning Advice Note(s) (PAN)

5.10 Relevant PAN's to this application are as follows:

- Facilitating Appropriate Development – Specifically Paragraph 5.7
- Biodiversity and Green Infrastructure

6. Planning Considerations

Principle of Development

6.1 The spatial development strategy of the HDPF, as outlined in policies 2, 3, and 4, directs development to sites within built-up area boundaries, encourage the effective use of brownfield land, and aim to manage development around the edges of existing settlements in order to protect the rural character and landscape.

6.2 The site is located outside of the BUAB and is not allocated within Horsham's adopted development plan (comprising in this case the HDPF). It is again noted that this is now out of date.

6.3 As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 (Settlement Expansion) of the HDPF and Policy 1 of the emerging PNP. In addition, the development would conflict with Policy 26 owing to its siting outside the BUAB where the proposed development is not considered to be essential to this countryside location. Furthermore, the site, given that it adjoins the BUAB, as confirmed within the recent appeal in relation to application DC/23/1166, is not in an isolated location, Paragraph 84 of the NPPF does not apply in this instance.

6.4 Notwithstanding the above, the Council is currently unable to demonstrate a five-year housing land supply, with the latest Authority Monitoring Report (May 2025) detailing a supply of only 1 year. Therefore, the tilted balance contained in paragraph 11(d) of the NPPF is engaged. While the Council has submitted the New Horsham District Local Plan for examination, as detailed above, in April 2025, the appointed Inspector advised that the Plan be withdrawn due to concerns about its legal compliance. As such, the weight given to the above policies and the New Local Plan is therefore limited at this stage.

6.5 Additionally, limited weight is attached to the conflict with Policy 26 in respect of development outside of the BUAB given that the deficient housing supply position dictates that these boundaries are out of date. As such, the fact that a site may lie outside of the built-up area boundary does not, in and of itself, constitute a reason to refuse planning permission.

6.6 Furthermore, as detailed above, the site adjoins the BUAB of Codmore Hill. Pulborough and Codmore Hill benefits from a number of facilities and the site is located in close proximity to public transport links, with buses available to the centre of Pulborough and other settlements. It is therefore considered that there is opportunity for future residents of the property to utilise the facilities in Pulborough and surrounding areas by alternative methods of transport and would not be unduly reliant on private vehicles for day-to-day needs. In terms of its location, the site is therefore considered to be sustainable.

6.7 In addition, since the adoption of the HDPF, and given the housing land supply position which the Council is currently in, the Council has issued a Facilitating Appropriate Development (FAD) Supplementary Planning Document. The document sets out the Council's aspirations and the weight that can be given to current and emerging policy within the context of current legislation, national policy, and guidance.

6.8 Section 5 of the Document provides advice as to how the Council will continue to facilitate appropriate development. Specifically, Paragraph 5.7 states that –

The Council recognises that it is likely to receive applications outside of defined Built Up Area Boundaries (BUAB)s and on unallocated sites as it is unable to demonstrate a five-year housing land supply. Given this position and the principles behind HDPF Policy 4, it will consider positively applications that meet all of the criteria below:

- *The site adjoins the existing settlement edge as defined by the BUAB;*

The application adjoins the defined BUAB of Codmore Hill, and therefore complies with this point of the criteria.

- *The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;*

The proposal would be for the creation of 1 no appropriately sized dwelling within a comparable plot size to neighbouring development, where there are existing dwellings located to the east and south of the site. The level of expansion is therefore considered to be appropriate and would comply with the above criteria.

- *The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;*

The proposals would represent windfall development which would adjoin the BUAB boundary and given that the FAD post-dates the HDPF and the PNP has not been 'made', the proposal would deliver sustainable and appropriate housing development, which takes into account 'established character', as required by paragraph 5.14 of the FAD.

- *The impact of the development individually or cumulatively does not prejudice comprehensive long-term development;*

The proposal is for 1no dwelling of an appropriate scale, which would make a contribution to the Council's housing numbers. Given the scale and nature of the development and the surrounding context, with existing development located within the immediate vicinity, the proposal would not individually or cumulatively prejudice comprehensive long-term development, as it effectively represents windfall development.

- *The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.*

The proposed dwelling is comfortably contained within the site of which has clearly defined boundaries to all sides with foliage consisting of extensive mature hedging, trees and vegetation, as confirmed by the Council within the recent application under planning reference DC/23/1166. While a small number of non-TPO trees with no especial merit would be removed, additional planting would be proposed within the site as well as ecological improvements and the application is supported by detailed landscaping proposals, resulting in an overall enhancement in terms of landscape character and biodiversity.

- 6.9 As such, overall, the proposal would comply fully with the relevant criteria within the FAD and the HDPF and would therefore represent appropriate residential development in this location.
- 6.10 Further to this, it is noted that there are a number of recent decisions which have granted residential developments outside of the defined BUAB. Examples include reference numbers DC/22/0495 and DC/22/2250 which each sought permission for 1no dwelling and were granted at appeal in August 2023 and March 2024 respectively, and DC/23/2278 which sought permission for 8no dwellings and was granted by the Council's planning committee in April 2024.
- 6.11 Further, more recent examples of applications for the creation of dwellings outside BUAB include reference numbers DC/23/0627 which sought permission for the conversion of stables and was granted at appeal in December 2024; DC/21/0501 and DC/24/1710 which each sought permission for the conversion of existing buildings to form 1no dwelling and both granted under delegated powers by the Council in January 2025 and; DC/23/1023, which also sought permission for the conversion of an existing building to form 1no dwelling and was granted under delegated powers by the Council in March 2025.

6.12 While it is acknowledged that every application and site context should be considered on its own merits, taking into account the current situation of the Council in terms of its 5-year housing supply and the above examples, there is an expectation that a consistent approach is applied to decision making.

6.13 It is highlighted that these permitted dwellings were located a significant distance away from any defined BUAB, and did not adjoin a BUAB, as is the case with the site the subject of this application. The above examples clearly show, that notwithstanding the distances to the respective settlement boundaries, given the lack of 5-year housing supply, the tilted balance is engaged and the principle of residential development in this location is acceptable.

6.14 This position is confirmed by the Inspector within the appeal decision in relation to application reference DC/22/0495, which states “I have attached limited weight to the conflict with HDPF Policy 26 in respect of development outside of BUAB. The housing shortfall dictates that those boundaries are out of date. I consider that some weight can still be given to the strategy set out within HDPF Policy 2, in terms of the general locations of new development, but the fact that a site may lie outside of the BUAB does not, in and of itself, constitute a reason to refuse planning permission”.

6.15 Notwithstanding this viewpoint, given that the site adjoins the BUAB of Codmore Hill, it is considered that the proposal would accord with criterion 4 of Policy 26 of the HDPF, as it would enable the sustainable development of rural areas and future occupiers would have access to a range of facilities and services located in Pulborough, similar to the existing residents within the immediate vicinity.

6.16 The housing supply position of the Council is significantly deficient, standing at only 1 year. 1no additional dwelling would contribute towards the much-needed supply of houses. Small sites can often be built out relatively quickly. There would be economic benefits arising from construction and spend in the local economy. Although these benefits are tempered by the small contribution that 1no dwelling would make in the context of the current circumstances, the additional dwelling would be valuable.

6.17 Lastly, it is noted that the site has been deemed to be an appropriate location for provision of gypsy and traveller pitches, which is considered to be residential development, as per the proposals within this current submission. Under application reference DC/23/1166, the Council considered the “sustainable location with good access to services”. This is considered to be a significant material consideration

6.18 In summary, given the lack of a 5-year housing supply, the location of the site adjoining the BUAB of Codmore Hill, clear compliance with the FAD and Policy 4 of the HDPF and relevant recent examples of housing developments permitted outside of the BUAB, the principle of residential development is therefore acceptable.

Design, Appearance and Landscape Character

6.19 Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve, and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. In addition, development will be supported where it maintains and enhances the Green Infrastructure Network.

6.20 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.

6.21 As detailed within the submitted plans, the current proposal has been considered and developed with regard to the overall context of the site and immediate surrounding character. The provision of 1no dwelling would be in keeping and would be commensurate with the prevailing character of the area. The proposal would be appropriately sited and scaled when viewed against the overall site area and topography, and taking into account the surrounding residential context and the size of the dwellings and plots to neighbouring residential properties.

6.22 The proposed design, utilising an agricultural style appearance with a multiple pitched roof design and use of natural materials, is highly appropriate to both the context of this rural edge location and the mixture of materials found within the vicinity to neighbouring properties. The proposed design has been formulated to reflect the topography of the site and mimic that of the neighbouring property to the east at the Deck House in terms of the configuration, which is designed over split levels. This would keep the overall height of the proposed dwelling when viewed from the Hill Farm Lane to a minimum.

6.23 The orientation and positioning of the proposed dwelling would also be reflective of the existing properties particularly to the east, with the principle elevation of the proposed dwelling facing towards Hill Farm Lane to the south.

6.24 As detailed above, the site is bound by mature and established foliage to all boundaries. Taking this into account, the topography of the site and the design and scale, the proposed development would not be clearly visible or appear prominently when viewed from any public vantage points along Hill Farm Lane. The application is supported by a Landscape and Visual Impact Assessment (LVIA), which states that the proposed dwelling “would be congruous and discreet, located in the rural-residential, wooded ridge-line, village context of Codmore Hill”.

6.25 Additional planting would be proposed within the site and to the boundaries with full details set out within the accompanying landscaping documents, as well as a biodiversity enhancements, as detailed within the submitted ecology information, which would serve to preserve the semi-rural character of the site.

6.26 Given the size of the proposed dwelling and the plot, which are reflective of neighbouring properties, the proposal is therefore considered to sit comfortably within the site and the proposal would not result in a cramped form of development or an overdevelopment of the site.

6.27 Overall, the proposals would represent appropriate development within this setting and would be in accordance with Policies 25, 32 and 33 of the HDPF.

Water Neutrality

6.28 The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

6.29 Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

6.30 The application is supported by a detailed Water Neutrality Statement which sets out through rainwater and greywater harvesting, that the proposed development would be water neutral. Full details are set out within the Water Neutrality Statement and are not repeated in this statement to avoid duplication of the information.

6.31 As such, the grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with Policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Neighbouring Amenity

6.32 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

6.33 The proposed dwelling would be located approximately 10m away from the closest residential property, located to the east at The Deck House. No windows to the side elevations are proposed which would result in harmful overlooking. While it is noted that the proposals include the provision of terrace areas, this is merely owing to the topography of the site. Had the site been flat, the terrace would have been a patio area for instance, at the same level as the neighbouring property to the east. As such it is not anticipated that the proposed development would warrant any concerns or a reason for refusal in this regard. The applicant would be happy to add screening if this were deemed necessary by the Council and would be agreeable to a suitably worded condition covering this.

6.34 There would be no other issues with regards to overbearing impact or loss of light to neighbouring residential properties. It is contended that there would be no issues in terms of noise or disturbance as a result of the proposed development. The resulting context and relationship between dwellings would be similar to the relationships between the existing properties along Hill Farm Lane.

6.35 The proposed garden area associated with the proposed dwelling would also be of an appropriate size and the proposals would provide for an appropriate standard of accommodation for future occupiers of the dwelling.

6.36 Overall, the proposed development would not result in demonstrable harm to neighbouring amenity and would therefore be in accordance with Policy 33 of the HDPF.

Parking and Highways

6.37 Policies 40 and 41 of the Horsham District Planning Framework relates to transport and parking, and states that more transport choice including community transport where appropriate will be encouraged, as well as a reduction in private car use and greater accessibility to more sustainable modes of transport. The district has a good rail network so the increased use of stations will be encouraged through better pedestrian and cycle links. Adequate parking and facilities must be provided within developments to meet the needs of anticipated users.

6.38 As detailed within the submitted plans, the proposed dwelling would be served by an existing access from Hill Farm Lane, with a hardstanding area proposed to the front of the dwelling for turning and parking. Given that the proposed development would be served by an existing access with no reported or apparent issues, the proposals would not result in any highway safety concerns and the provision of 1no dwelling would not result in a marked increase in trips to and from the site which would be detrimental to the function of the highway network.

6.39 Sufficient parking spaces would be provided on site for a dwelling of this size, and overall, the proposals would be acceptable in this regard.

Ecological and Biodiversity Considerations / Enhancements

6.40 Policy 31 of the HDPF states that –

“Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks”.

6.41 The application is supported by a detailed Preliminary Ecological Assessment (PEA) and a Roost Assessment, as well as proposals for ecological enhancements and Biodiversity Net Gain (BNG) on site. A Reptile Survey has also been carried out on site.

6.42 The PEA and Reptile Survey set out that no habitats or species would be impacted upon as a result of the proposals with precautionary and mitigation measures and recommendations made to ensure that there would be no detrimental impact. No further surveys have been recommended.

6.43 As such, the submitted details provided clearly indicate a significant enhancement to the site in this regard, where there would be no detrimental impact on habitats or protected species, in accordance with Policy 31 of the HDPF.

Trees

6.44 The application is supported by a tree survey and Method Statement, which includes an Arboricultural Impact Assessment and a Tree Protection Plan. The submitted information sets out that a total of 6no low quality category B, C and U trees would be removed to facilitate the proposed development. The Arboricultural Method Statement concludes that “the overall quality and longevity of the amenity contribution provided for by retained trees within and adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development”. It is also highlighted that the proposed dwelling would remain well screened given the extent of existing soft landscaping to be retained and the topography of the site.

6.45 It is noted that the dwelling has been sited to avoid unnecessary impact on root protection areas (RPA's) and retained trees would be protected as per the Tree Protection Plan provided, in-line with the relevant British Standard(s). Additional planting is proposed and the application is supported by extensive landscaping details, including full details of proposed hard and soft landscaping.

7. Summary and Conclusion

7.1 Overall, given the position of the Council with regards to its 5-year housing land supply, the location of the site which adjoins a defined settlement boundary, and recent decisions relating to residential development outside of BUAB, the proposal represents an appropriate form of development in this location. The proposals for 1no dwelling would be commensurate with the prevailing character of the vicinity and would be comfortably contained within the site / plot. The proposals would also be acceptable when considered against all other material matters, as detailed within this statement.

7.2 As such, while now considered to be out of date, the proposals would be in accordance with Policies 4, 25, 26, 31, 32, 33 and 34 of the HDPF as well as the FAD document and therefore, the Local Planning Authority is respectfully asked to grant permission accordingly.