



LEWIS & CO

PLANNING STATEMENT

LAND TO THE REAR OF "THE CROW'S NEST", NEW
HALL LANE, SMALL DOLE, WEST SUSSEX BN5 9YH

ON BEHALF OF MR STEVE CAMPBELL



Client: Mr Steve Campbell

Site Location: LAND TO THE REAR OF "THE CROW'S NEST", NEW HALL LANE,
SMALL DOLE, WEST SUSSEX BN5 9YH

Job History:

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1.0 INTRODUCTION AND SUMMARY

- 1.1 This Planning Supporting Statement is submitted on behalf of Mr Steve Campbell in support of a full planning application for the erection of a single chalet bungalow within the rear garden of The Crow's Nest, New Hall Lane, Small Dole, West Sussex.
- 1.2 The proposal has been prepared by Frost Lomax Architects and is supported by ecological and arboricultural assessments undertaken by Lizard Landscapes.
- 1.3 Further information is provided within the submitted drawings and supporting documents. This statement addresses the proposed development, site and surrounding area and compliance with relevant local and national planning policies and guidance.



2.0 APPLICATION SITE & SURROUNDING AREA

- 2.1. The application site forms part of the established residential curtilage to the rear of Crow's Nest.



Site and surrounding context

- 2.2. The site is on the north side of New Hall Lane in Small Dole and lies immediately adjacent to, but outside of, the defined settlement boundary of Small Dole.
- 2.3. The surrounding area comprises detached residential properties set within generous plots, with mature boundary vegetation contributing to the village edge character.



3.0 PLANNING HISTORY

- 3.1 The site has recently been the subject of planning application DC/24/1799 for the part demolition and extension of the existing dwelling at The Crow's nest together with demolition of the existing garage and erection of a replacement garage.
- 3.2 In addition, pre-application advice was sought from Horsham District Council under reference PE/23/0256 in relation to residential development within the site.
- 3.3 The Council's pre-application response confirmed that there were no fundamental concerns regarding the proposed plot size or design approach. The planning history demonstrates an established acceptance of residential use and ongoing investment in the property.



4.0 PROPOSED DEVELOPMENT

- 4.1 The application seeks full planning permission for the erection of a single detached chalet bungalow, known as "The Roost", together with associated access arrangements, parking, landscaping, drainage infrastructure and ancillary works. The development is proposed within the rear curtilage of The Crow's nest and would provide a single high-quality dwelling in a well-contained location adjoining the existing settlement edge.



Above: Artists Impression of Proposed dwelling

- 4.2 Overall, the proposal represents a modest and carefully considered form of residential development which responds positively to the character of the surrounding area, retains important landscape features and provides a high-quality dwelling within a sustainable and well-contained village-edge location.



5.0 RELEVANT PLANNING POLICIES

5.1 The development plan comprises of the Horsham District Planning Framework and the Small Dole Neighbourhood Plan as well as the NPPF and the Horsham District Council 'Shaping Development in Horsham District' Planning Advice Note (September 2025).

5.2 The most relevant policies are:

Horsham District Planning Framework (2015)

5.3 Policies 2, 3 and 4 of the Horsham District Planning Framework 2015 (HDPF) seek to direct development to within settlements with defined built-up areas or as expansions of those settlements.

5.4 Policy 3 identifies Small Dole as a “Smaller Village” – which is defined as “*Villages with limited services, facilities, social networks but with good accessibility to larger settlements (e.g. road or rail) or settlements with some employment but limited services facilities or accessibility. Residents are reliant on larger settlements to access most of their requirements*”.

5.5 Policy 25 (Natural Environment & Landscape Character) seeks to protect, conserve and enhance the landscape and townscape character of the district, taking into account areas identified as being of landscape importance, individual settlement characteristics, and settlement separation.

5.6 Policy 26 (Countryside Protection) states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Proposals must be essential to the countryside location and meet one of the following criteria:

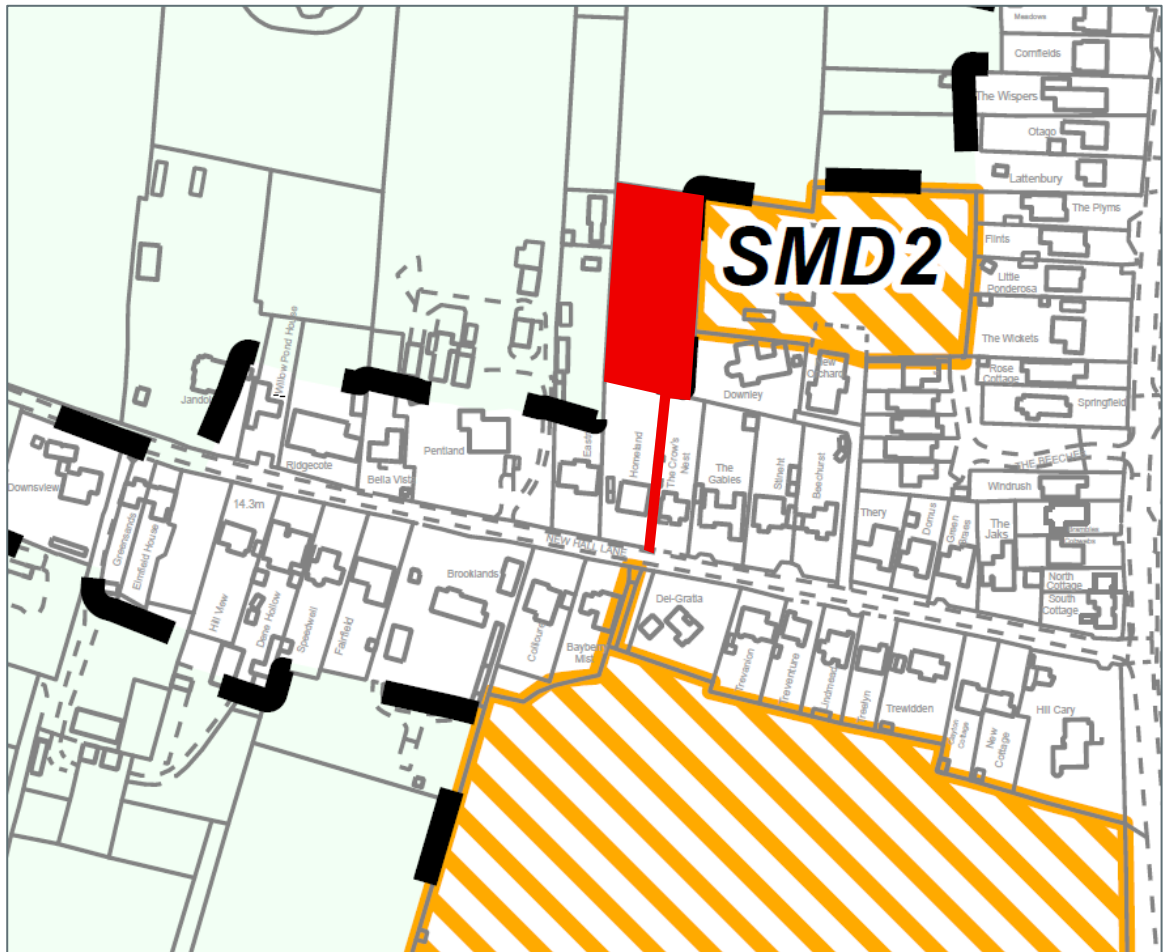
1. Support the needs of agriculture or forestry,
2. Enable the extraction of minerals or the disposal of waste,
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.



- 5.7 The policy goes on to require proposals to be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead to a significant increase in the overall level of activity in the countryside and protects or enhances the key features and characteristics of the landscape character area.
- 5.8 Policy 32 (Quality of New Development) seeks to achieve high quality and inclusive design which integrates with the surroundings and the historic landscape. Policy 33 (Development Principles) provides several criteria to ensure the conservation and enhancement of the natural and built environment.

Emerging Local Plan – Horsham District Local Plan 2023-2040

- 5.9 The District Council are currently preparing a new Local Plan in accordance with the National Planning Policy Framework. This plan is not yet adopted and is currently out for consultation on a number of changes proposed to the plan following the Examination in Public and the Inspectors letter dated 05th May 2026 which called for additional housing sites to be found in order to meet local housing need.
- 5.10 Of significance to this planning application, one of the proposed modifications to the draft Local Plan is the additional allocation of site SMD2 (Land at Highdown Nursery) for the erection of 10 new homes. This land is immediately adjacent to the application site and is now allocated for development of homes in the latest draft of the Development Plan.
- 5.11 The emerging allocation of the adjacent land at Highdown Nursery for residential development demonstrates this part of the village edge is capable of accommodating additional housing without unacceptable harm to character or settlement form. The allocation is at an advanced stage and provides a strong indication of the future character of the locality.



(Map source HDC local plan reg 19 main modifications policy map July 2026. Site location in red added by Lewis & co Planning)

5.12 The Shaping Development in Horsham District' PAN was introduced on 17th September 2025 (replacing the 'Facilitating Appropriate Development' (FAD) PAN) because the policies set out in the Horsham District Planning Framework are now over 10 years old and the Council's Authority Monitoring Report 2023/24 indicates that HDC can only demonstrate a one-year housing land supply, (substantially less than the five-year supply required by Government). In seeking to ensure that local housing needs are met, the PAN provides advice on how to deliver sustainable and appropriate development.



5.13 FAD Para 5.7 Applications for housing outside of defined built up area boundaries on unallocated sites will be considered positively provided all of the criteria below are met:

- *The site adjoins the existing settlement edge as defined by the BUAB,*
- *The level of expansion is appropriate to the scale and function of the settlement the proposal relates to,*
- *The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services,*
- *The impact of the development individually or cumulatively does not prejudice comprehensive long-term development, and*
- *The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.*

National Planning Policy Framework (2024)

5.14 The National Planning Policy Framework sets out a presumption in favour of sustainable development. The Framework provides three dimensions of sustainable development as economic, social and environmental.

5.15 Paragraph 11 of the NPPF states that development proposals that accord with the development plan should be approved without delay. Where the policies which are most important for determining the application are out-of-date, permission must be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

5.16 Paragraph 70 of the Framework confirms 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.

5.17 Paragraph 124 requires planning decisions to promote an effective use of land in meeting the need for homes.

5.18 NPPF Glossary:

Previously developed land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface



infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.



6.0 PLANNING ASSESSMENT

6.1 The key material planning considerations relevant to this proposal are:

- The Principle of Development
- Design and Siting
- Character and Amenity
- Residential Amenity
- Ecology and Biodiversity
- Trees
- Flood Risk and Drainage
- Sustainability and Energy
- Transport and Parking

Principle of Development

6.2 The proposal represents a sustainable form of residential development immediately adjoining the defined settlement boundary of Small Dole. Although the site falls outside the Built-Up Area Boundary, it occupies a location that is physically related to the existing settlement, benefits from access to services and facilities, and sits within a part of New Hall Lane that has already been identified by the Council as possessing characteristics materially different from the wider village edge.

6.3 The Council has previously resisted residential development on backland sites along New Hall Lane, including at Brooklands (DC/24/1101) and Jandola (DC/24/1225). However, the reasoning in those decisions is highly site-specific and cannot be applied to the current proposal. In both officer reports, the Council noted that there were no other examples of backland residential development along the south side of New Hall Lane and that development beyond the established building line generally comprised agricultural buildings.

6.4 Significantly, the Council has identified an important exception to that general pattern in the officer reports for the applications at Brooklands and Jandola which acknowledged that sites Downley and Highdown, both on New Hall Lane are located to the rear of the principal building line and benefit from



development extending from Shoreham Road to the north, creating circumstances that lend themselves to a more infill-style form of development rather than an extension into open countryside.

- 6.5 That distinction is directly relevant to the present proposal. The application site lies immediately adjacent to Downley and Highdown and therefore occupies the same spatial context identified by the Council as differing from the prevailing pattern of development elsewhere along New Hall Lane.
- 6.6 The application site is bounded by established residential development to the north, including properties fronting Shoreham Road. It also shares a close relationship with the existing dwellings at Downley and Highdown and to the west there is substantial built development at the adjacent cattery site, where buildings extend significantly into the rear land beyond the traditional frontage pattern.
- 6.7 Furthermore, the emerging Horsham Local Plan proposes the allocation of the adjoining Highdown Nursery site for approximately ten new dwellings. Taken together, these factors demonstrate that the site is not perceived as an isolated projection into open countryside. Rather, it forms part of an edge-of-settlement environment where development already extends beyond the traditional frontage line.
- 6.8 The Council has already accepted that this part of New Hall Lane is capable of accommodating infill-style development beyond the established building line. The current proposal falls squarely within that identified exception and should be assessed accordingly.

Brooklands and Jandola Appeal Decisions

- 6.9 The subsequent appeal decisions at Brooklands and Jandola provide further assistance in assessing the principle of development.
- 6.10 In the Brooklands appeal (APP/Z3825/W/24/3356684), the Inspector accepted that the site adjoined the village edge and did not dismiss the proposal simply because it lay outside the settlement boundary. Rather, the Inspector's concerns related principally to the scale of development proposed and the resulting



effects on the character of the area. The conflict with the settlement boundary policy attracted only modest weight within the overall planning balance.

- 6.11 A similar approach was adopted in the Jandola appeal (APP/Z3825/W/24/3357209), where the Inspector again attributed limited weight to conflict with the Built-Up Area Boundary. As at Brooklands, the principal concerns related to the specific characteristics of that proposal and the extent of its perceived encroachment into the countryside.
- 6.12 These decisions are noteworthy because they demonstrate that settlement boundary policies are no longer carrying determinative weight in the current planning context. They also confirm that the reason those appeals were dismissed was not their location outside the settlement boundary itself, but the particular character and landscape impacts arising from the schemes proposed.
- 6.13 The current proposal differs materially from both developments. It comprises a single modest dwelling rather than multiple units, is contained entirely within an established residential curtilage and occupies a location that the Council has already recognised as possessing infill characteristics. Consequently, the Brooklands and Jandola decisions do not weigh against the proposal. If anything, they reinforce the conclusion that conflict with the settlement boundary designation, in isolation, attracts only limited weight.

[Appeal Decision: Land Adjacent Quince Cottage, Mill Lane, Partridge Green \(APP/Z3825/W/24/6004865\)](#)

- 6.14 A recent and relevant appeal is the Inspector's decision dated 2 June 2026 relating to land adjacent to Quince Cottage, Mill Lane, Partridge Green.
- 6.15 In allowing that appeal, the Inspector attached substantial weight to the fact that Horsham District Council was unable to demonstrate a five-year supply of deliverable housing land and had failed the Housing Delivery Test. The Inspector concluded that the Council's policy-led approach was not currently delivering the level of housing growth anticipated by national policy and that this significant shortfall weighed positively in favour of granting planning permission.



- 6.16 Although the appeal site lay outside the settlement boundary and was therefore technically within the countryside, the Inspector concluded that it occupied a sustainable location, was not isolated from existing development and benefited from access to services and transport options. The Inspector further found that the proposal would not result in unacceptable harm to the character or appearance of the area and would not conflict with relevant design or landscape policies. Whilst there remained conflict with settlement boundary policies, that conflict was afforded only limited weight because of the Council's housing supply position.
- 6.17 The Inspector also confirmed that paragraph 11(d) of the National Planning Policy Framework was engaged and that planning permission should therefore be granted unless the adverse impacts of development would *significantly and demonstrably* outweigh its benefits when assessed against the policies of the Framework as a whole.
- 6.18 In carrying out that exercise, the Inspector recognised that even a modest residential scheme provides benefits through additional housing delivery, construction activity and local expenditure. Although these benefits were limited by the scale of the proposal, they nevertheless weighed in favour of development.
- 6.19 The Inspector ultimately concluded that the limited adverse effects arising from the site's location beyond the settlement boundary did not significantly and demonstrably outweigh the benefits associated with delivering additional housing in a sustainable location. The same reasoning applies with considerable force in the present case. The application site adjoins the settlement boundary, occupies a sustainable and non-isolated location, would deliver a single additional dwelling, and would contribute, albeit modestly, towards addressing the Council's acknowledged housing shortfall.

[Appeal Decision: Land at Thornhill Stables, Billingshurst Road, Coolham \(APP/Z3825/W/25/3361339\)](#)

- 6.20 Further support is provided by the Inspector's decision dated 28 October 2025 concerning a single dwelling at Thornhill Stables, Coolham.



- 6.21 In allowing that appeal, the Inspector concluded that the site formed part of a small cluster of development and did not appear isolated within its immediate surroundings. The proposal was therefore found to accord with the objectives of national policy relating to rural housing. The Inspector additionally recognised that, in circumstances where Horsham District Council could not demonstrate a five-year housing land supply, greater flexibility in the application of settlement boundary policies was justified. The decision confirms that housing development adjoining existing built form may be acceptable notwithstanding a location beyond a defined settlement boundary where no significant harm arises.

Horsham District Council Decision: Delta, Shoreham Road (DC/25/0849)

- 6.22 Further highly relevant local context is provided by the Planning Committee's resolution of 18 November 2025 in respect of land at Delta, Shoreham Road (DC/25/0849). The application sought Permission in Principle for the demolition of existing buildings and the erection of up to nine dwellings on land immediately adjoining the northern boundary of the application site at Crow's Nest.
- 6.23 The proposal extended beyond the established building line and into land that previously formed part of a larger open field. Nevertheless, the officer assessment concluded that the development represented proportionate and appropriate growth for Small Dole, that future occupiers would have acceptable access to local services and facilities, and that the absence of a five-year housing land supply weighed significantly in favour of development.
- 6.24 The committee report confirms that unallocated land adjoining the settlement can be considered sustainable, that development can be acceptable where it forms a defensible settlement edge, and that physical containment is an important material consideration when assessing proposals extending beyond the traditional built form.
- 6.25 Those conclusions apply with equal, if not greater, force to the current proposal. The Crow's nest site is enclosed by existing residential curtilages and established boundaries, occupies a position between built development to the south, east and west and emerging development to the north, and represents a far more modest and tightly contained form of development than that proposed at Delta.



Summary of Planning Position

- 6.26 When considered together, the relevant decisions establish a clear and consistent pattern in recent planning decision-making across the District. Both Horsham District Council and Planning Inspectors have accepted that settlement boundary conflict attracts limited weight in circumstances where the authority cannot demonstrate a five-year housing land supply. They have also accepted that development beyond traditional building lines can be acceptable where sites are physically contained, relate well to existing development and do not give rise to unacceptable harm to landscape character or settlement form.
- 6.27 Importantly, the Council's own assessments have identified the area surrounding Downley and Highdown as possessing characteristics associated with infill development rather than open countryside encroachment. The current application occupies precisely such a location.
- 6.28 The refusal of the Brooklands and Jandola schemes do not undermine this position. Rather, those cases help define the extent of acceptable development and demonstrate that site-specific concerns relating to scale and character remain important considerations. The current proposal falls comfortably within those parameters.

Conclusion on the Principle of Development

- 6.29 The application site occupies a materially different and more favourable position than the sites considered in previous refusals along New Hall Lane. It lies immediately adjacent to Downley and Highdown, an area expressly identified by the Council as having infill characteristics. It also benefits from a clear relationship with existing and emerging development to the north, including the proposed allocation at Highdown Nursery and the approved expansion of development at Delta.
- 6.30 The site is physically contained, forms a logical extension to existing development and would accommodate a single modest dwelling whose scale and design avoid the concerns identified in previous appeal decisions. When these factors are considered alongside the limited weight now attributable to settlement boundary conflict and the substantial weight that must be given to



the Council's housing land supply shortfall, the planning balance falls decisively in favour of the proposal.

- 6.31 There is now a clear and consistent body of appeal and local decision-making within Horsham District that supports modest, well-contained residential development in sustainable edge-of-settlement locations such as this. The proposal accords with that approach, and the principle of development should therefore be accepted.

Design and Visual Impact

- 6.32 The proposed dwelling has been carefully designed in response to both the physical characteristics of the site and the established pattern of development in the surrounding area. The design has evolved through a pre-application process with Horsham District Council, during which no fundamental concerns were raised regarding either the proposed plot size or the overall design approach. The scheme has subsequently been refined whilst remaining faithful to the design principles established at pre-app stage.
- 6.33 The development comprises a one-and-a-half storey chalet bungalow with a gross floor area of approximately 230 square metres, comprising 125 square metres at ground floor level and 105 square metres at first floor level.
- 6.34 The dwelling is positioned broadly within the centre of the site and has been orientated to respond positively to both the surrounding landscape and neighbouring development. The building is angled to provide attractive views towards the South Downs whilst maintaining an appropriate relationship with adjoining properties.



Above: Site plan showing location of proposed dwelling, car port and existing store

- 6.35 The design strategy has been informed by a number of key objectives identified during the pre-application process. These include ensuring that the proposed dwelling remains visually subservient to the existing The Crow's nest property, responding positively to the chalet bungalow form of the neighbouring dwelling at Downley, retaining the spacious character of the site, and protecting the mature trees and landscape features which contribute to local character. The site layout has been developed around the root protection areas of existing mature trees, including two significant English Oak trees located along the western boundary.
- 6.36 The proposed dwelling adopts a traditional vernacular appearance which reflects the character of surrounding residential properties. The building incorporates steeply pitched gabled roofs, hipped roof elements and dormer windows, features which are characteristic of nearby chalet-style dwellings. External materials have been selected to complement those used on The Crow's



nest and include red brick elevations, Sussex blend clay roof tiles, tile-hung dormers and painted timber windows. The overall architectural approach seeks to create a building which appears well integrated within its surroundings whilst maintaining a distinct residential identity.



Above: Artists Impression of Proposed dwelling

- 6.37 A detached four-bay car port is proposed to the south-east of the dwelling. The structure has been designed as a subordinate outbuilding and incorporates a half-hipped tiled roof and traditional timber boarding.
- 6.38 The car port provides covered vehicle parking whilst maintaining the appearance of a simple rural ancillary building appropriate to its setting. In addition, sufficient space is available within the site for visitor parking, vehicle turning and servicing arrangements.
- 6.39 Access to the proposed dwelling would be from New Hall Lane via a new 3.8-metre-wide (minimum) access track running along the western side of Crow's Nest. The access arrangement utilises the existing point of entry from the public highway and provides suitable access for residents, visitors, emergency vehicles and service vehicles. A dedicated refuse collection point will be provided adjacent to New Hall Lane.



- 6.40 The hard and soft landscaping strategy adopts a light-touch approach which seeks to retain and enhance the existing landscape character of the site. Existing mature trees and boundary vegetation will be retained wherever possible and supplemented through additional native tree and hedge planting. The development has been positioned to avoid unnecessary impacts on high-value landscape features and to maintain the spacious, green character which presently defines the site. The access track will be formed using a stabilised gravel surface, reinforcing the semi-rural character of the development.

Character and Amenity

- 6.41 The application site occupies the rear garden of The Crow's nest on the north side of New Hall Lane. Whilst outside the defined Built-Up Area Boundary, the site does not form part of an area of open countryside. Instead, it occupies a transitional area between the established residential frontage development along New Hall Lane and back land development to the north of New Hall Lane, development extending west from Shoreham Road, existing dwellings at Downley and Highdown and substantial built development associated with the neighbouring cattery site.
- 6.42 Whilst the site lies outside of the Built-Up Area Boundary, the proposed development is influenced by surrounding residential development rather than by an agricultural landscape. The site forms part of an established domestic curtilage and is enclosed by built development and mature boundary vegetation on all sides.
- 6.43 Views of the site from New Hall Lane are heavily restricted by the existing The Crow's nest dwelling, mature boundary vegetation and intervening structures. Longer distance views from the wider countryside are similarly limited by existing tree cover and the contained nature of the site amongst surrounding buildings.
- 6.44 The proposed dwelling would be situated within a substantial plot and would maintain generous separation from neighbouring boundaries and surrounding development. The retention of mature trees and boundary vegetation, together with the modest chalet-bungalow design and relatively limited ridge height,



would ensure that the development integrates successfully into its surroundings and preserves the spacious, landscaped character that defines this part of the village edge.

- 6.45 Whilst the proposal would extend built development beyond the settlement boundary, it would not appear isolated, intrusive or incongruous and would not result in material harm to the character and appearance of the area or the wider countryside. Consequently, the proposal accords with the objectives of Policies 25, 32 and 33 of the HDPF and attracts only limited conflict with Policy 26.

Residential Amenity

- 6.46 The proposal avoids unacceptable impacts on neighbouring occupiers in terms of privacy, outlook and daylight.
- 6.47 The scale and massing of the chalet bungalow, including its reduced ridge height compared to a conventional two-storey dwelling, would further minimise its presence when viewed from adjoining residential properties.
- 6.48 Existing boundaries will be retained and enhanced through the planting of boundary hedgerows and post and rail fences. Where greater separation is required, such as between the existing rear garden of The Crow's nest and the proposed driveway to the new house, taller close-boarded fences will be erected to ensure privacy.
- 6.49 The location of upper floor windows in the chalet bungalow, along with their distance to the boundaries and orientation will ensure that there is no overlooking of neighbouring gardens or homes.
- 6.50 Occupiers of the proposed dwelling will have their amenities protected from overlooking by reason of the orientation and location of the house away from boundaries, and the spacious nature of the pattern of surrounding development. The home will provide good sized gardens, with mature planting already established and enhanced to the front and rear.

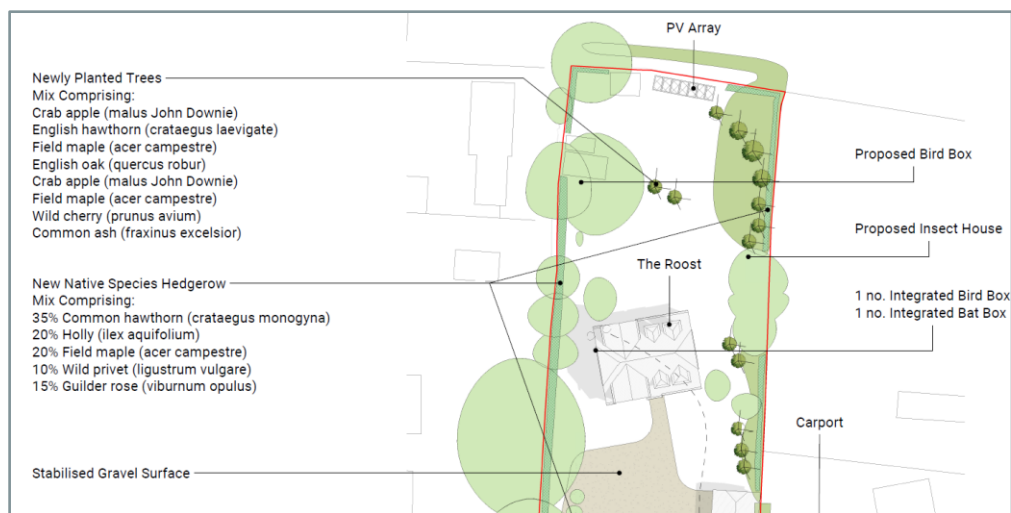


Ecology and Landscaping

- 6.51 The surveys prepared by Lizard Landscapes confirm that ecological impacts can be appropriately mitigated and biodiversity enhancements delivered. The submitted Ecological Impact Assessment confirms that:
- 6.52 All new areas of soft landscaping within the development will be designed to maximize biodiversity value. This will be achieved by selecting native species and, where non-natives are used, choosing those with known wildlife value (such as those listed on the RHS Plants for Pollinators Lists). The aim is to compensate for the loss of modified grassland (which is of low ecological value) and to enhance the site's overall ecological function.
- 6.53 Existing boundary vegetation (including trees, shrubs, and hedgerows) is of higher ecological value and will be retained and protected during construction. These areas will be enhanced through additional native planting, providing improved habitat for birds, invertebrates, and small mammals.
- 6.54 The landscaping scheme will include pollinator-friendly species to support invertebrates, particularly bees and butterflies. New native trees and shrubs will be planted, especially along site boundaries and within new landscaped areas, to provide foraging and nesting resources for birds and shelter for small mammals.
- 6.55 The majority of habitat creation and enhancement will occur along the site boundaries, where existing vegetation will be supplemented with new native planting. These areas are prioritized because they already provide some ecological value and act as corridors for wildlife movement.
- 6.56 Within the footprint of the development, new soft landscaping (such as garden beds, borders, and lawn edges) will be created using native and wildlife-friendly species. These areas will replace the modified grassland lost to development and are designed to maximize ecological value within the developed part of the site. The proposed new dwelling will have an integrated bird box and an integrated bat box built into the eaves/gable of the house, with at least one further bird nesting box to be provided in the boughs of an existing tree in the garden.



- 6.57 Deadwood and retained stumps will be preserved where possible for ecological benefits. Arisings from vegetation removal will be used to create deadwood habitats, supporting biodiversity. Retained arisings include logs, branches, and leaf litter, placed at tree bases or under scrub for invertebrates and small fauna. Vegetation clearance will avoid bird nesting seasons or be supervised by ecologists.
- 6.58 A Proposed Landscape Plan (26493-FLA-ZZ-00-DR-A-012 – Frost Lomax Architects) is submitted with the application documents showing the location, type and density of new habitat creation/ planting and landscaping.



Above: Extract of Landscaping and habitat plan

Trees

- 6.59 An Arboricultural survey, impact report and, method statement has been prepared by Lizard Landscapes, and these reports are submitted with the application documents. These reports identified 36 trees, including 3 Category A high-value trees and 8 Category B trees.
- 6.60 Most remaining vegetation is lower quality, with 13 trees classified as Category U due to poor condition.



- 6.61 Four low-quality trees and eight unsuitable trees will be fully removed; partial removal of one group is planned. Three trees (T33, T34, T54) will be translocated within the site using specialist equipment, with proper aftercare.
- 6.62 The proposed development avoids most tree loss; protective fencing, ground protection, and operational zones will minimize root damage. No new buildings are planned within the root protection areas (RPAs), but temporary works may extend into these zones. Protective fencing, typically 2 meters high, is to be installed around RPAs to prevent encroachment.
- 6.63 'No-dig' methods will be used for new areas of driveway within root zones to prevent root disturbance.
- 6.64 Minor crown lifting and reductions will be performed on retained trees to ensure clearance. Tree work will follow industry standards, and all removals and relocations will be undertaken by qualified professionals.
- 6.65 The project will follow phased operations: tree removal, fencing, protection installation, and construction. Pre-construction meetings and contractor inductions will ensure protection measures are implemented correctly.
- 6.66 The Arboricultural Impact Assessment concludes that the development can be accommodated without unacceptable impact upon trees of recognised Arboricultural value.

Flood Risk and Drainage

- 6.67 The site lies within Flood Zone 1 (lowest risk of flooding).
- 6.68 A sustainable drainage approach is proposed which will collect rainwater from the new house in drainpipes and gutters and direct this surface water to an attenuation tank below ground on the east side of the building. From this attenuation tank surface water will be released at a controlled rate into a ditch on the west boundary which will direct water into the nearby.



Above: Extract of Drainage Strategy Plan showing location of attenuation tank and drainage ditches

Sustainability and Energy

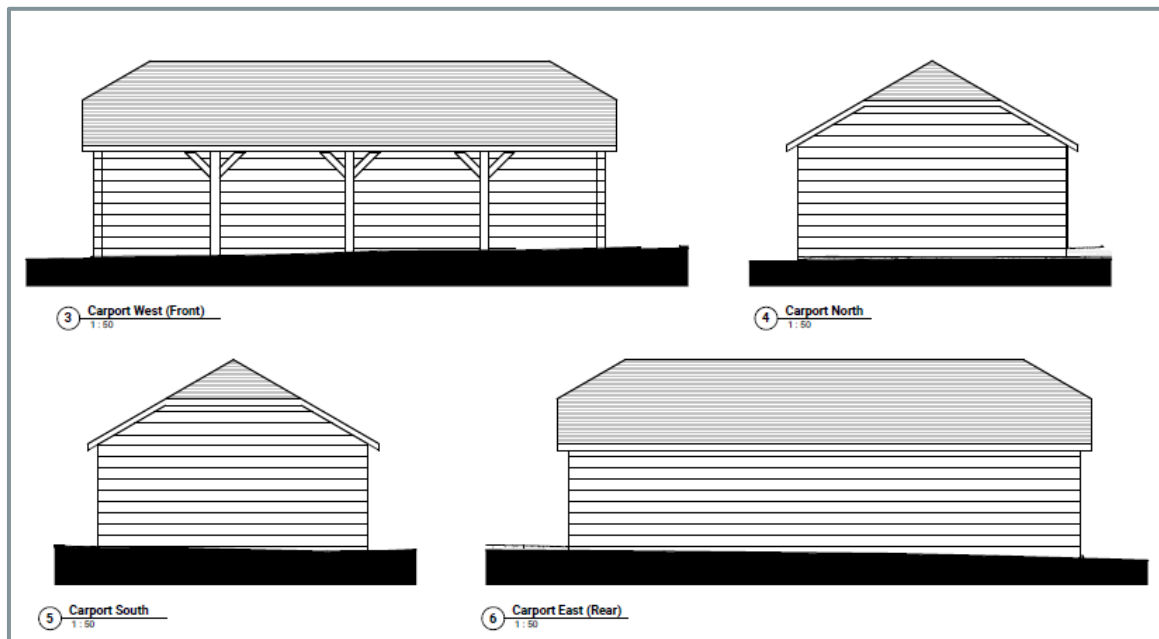
- 6.69 The proposal also incorporates sustainable drainage infrastructure and a fabric-first approach to construction. The dwelling will be designed to achieve high levels of energy efficiency through enhanced insulation, airtightness and passive design measures, supplemented by on-site renewable energy generation through a proposed photovoltaic array at the north end of the site.



Above: reference image of free-standing domestic solar array similar to that proposed by this application (Source: SolarPlanet)

Transport and Parking

- 6.70 The approach to sustainability is set out within the accompanying Design and Access Statement and Energy and Sustainability Strategy.
- 6.71 Proposed access is via the existing driveway to the west side of the main dwelling. This is a minimum of 3.8m wide and provides adequate and safe access to the single dwellinghouse proposed.
- 6.72 A detached four-bay car port is proposed to the south-east corner of the plot. This has been designed with the appearance of an open bayed, timber framed building, with horizontal timber cladding to the elevations and a low-slung half hipped roof to be covered in shingles, slates or clay tiles.
- 6.73 This building will appear as a subservient out-building to the main house and is visually innocuous and understated, in keeping with its function.
- 6.74 The car port provides covered vehicle parking whilst maintaining the appearance of a simple rural ancillary building appropriate to its setting.



Above: Elevations of proposed car port

- 6.75 In addition to the car-port, there will be ample hardstanding space for visitor's parking and turning of vehicles within the site as shown on the landscaping/block plans.
- 6.76 The existing storage shed on the south west corner of the plot will be retained, and this will provide ample secure storage for bicycles as well as other domestic storage for garden equipment and tools etc.



Above: Photo of existing storage building to be retained.



7.0 CONCLUSIONS

- 7.1 The proposal seeks the erection of a single dwelling within the rear curtilage of The Crow's nest on a site that lies immediately adjacent to the Small Dole settlement boundary. Whilst the site is located outside the defined Built-Up Area Boundary, it occupies a sustainable location that is closely related to existing residential development and is not in an isolated countryside location.
- 7.2 The development has been carefully designed to respond to its surroundings through its scale, chalet bungalow form, retention of mature landscaping and generous plot size, ensuring that it integrates successfully with the character of the locality.
- 7.3 The proposal would deliver a number of important planning benefits. These include the provision of an additional dwelling within a District that is unable to demonstrate a five-year supply of deliverable housing land, economic benefits arising from construction activity and future household expenditure, and ecological enhancements secured through new landscaping, habitat creation and biodiversity measures. The proposal would also make effective use of an existing residential curtilage in a sustainable location adjoining the settlement.
- 7.4 The proposal would not result in unacceptable effects on landscape character, neighbouring amenity, ecology, trees, highways or drainage, and no other significant adverse impacts have been identified.
- 7.5 In these circumstances, the Council's inability to demonstrate a five-year housing land supply engages the presumption in favour of sustainable development set out at paragraph 11(d) of the National Planning Policy Framework. The proposal therefore falls to be approved unless any adverse impacts would significantly and demonstrably outweigh its benefits when assessed against the policies of the Framework as a whole.
- 7.6 Having regard to the site's sustainable location, its relationship with surrounding development, the contained nature of the proposal, the absence of any significant environmental harm and the acknowledged housing land supply shortfall, there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the development. The proposal represents sustainable



development for the purposes of the Framework and accords with the objectives of local and national planning policy when considered as a whole.

7.7 For these reasons, planning permission should be granted.

Lewis and Co Planning

July 2026