GREENACRES, HURSTON LANE, STORRINGTON, PULBOROUGH, RH20 4HH

RESERVED MATTERS APPLICATION
PLANNING STATEMENT

PREPARED ON BEHALF OF SIMON PATIENCE NEW HOMES LTD
BY FREDRICK ADAM LTD

20 SEPTEMBER 2022

GREENACRES, HURSTON LANE,
STORRINGTON, PULBOROUGH, RH20 4HH

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APPENDICES

Appendix 1 - Appeal decision dated 30 June 2020 (APP/Z3825/W/20/3246901)

1.0 INTRODUCTION

1.1 This planning statement has been prepared by Fredrick Adam Ltd, on behalf of Simon Patience New Homes (the "Applicant") in support of an application for the approval of reserved matters for the following development:

> **"Approval of reserved matters (appearance, landscaping and scale relating to the demolition of the existing dwelling and redevelopment of the site to provide six residential dwellings with detached garages pursuant to outline planning permission DC/18/2744 and PINS Ref: APP/Z3825/W/20/3246901 dated 30 June 2021."**

1.2 The site to which this application relates, is identified on the site location plan, drawing number FA-RM21-04-A400C.

1.3 This Reserved Matters (RM) application is submitted pursuant to the grant of outline planning permission dated 30 June 2020[1] and receipt of decision dated 6 May 2022, refusing to approve RM on one ground as follows:

> **1 "Notwithstanding information submitted, insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species)."**

[1] **(LPA Ref: DC/18/2744 & PINS Ref: APP/Z3825/W/20/3246901))**

1.4 Additional information[2] is submitted in support of this application to demonstrate that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation Special Protection Area by way of increase water abstraction.

1.5 This planning statement provides details of the site, an outline of the proposed development, a summary of the applicable planning policies, and provides an analysis of the planning considerations relevant to the submission. It should be read in conjunction with the technical reports, drawings and documentation submitted in support of the application.

1.6 This application seeks RM approval for the appearance, landscaping and scale, relating to the demolition of the existing dwelling and redevelopment of the site to provide six residential dwellings with detached garages.

[2] **Water Neutrality Report Design & Maintenance Supporting Detail dated 12 September 2022 and Borehole Prognosis Report prepared by WSP dated September 2022**

2.0 THE SITE AND RELEVANT BACKGROUND

2.1 This section provides further details of the site's location and planning history.

Site Description and Location

2.2 As shown on drawing number FA-RM21-04-A401B, the site measures 0.539 acres and is located within the administrative area of Horsham District Council (HDC).

2.3 The site comprises a detached dwelling and garage, and is accessed directly off Hurston Lane.

2.4 The site is located partly within the Built Up Area Boundary for Storrington and Sullington and within a Bat Sustenance Zone. Part of the site is located outside the Built Up Area Boundary, but directly adjacent to the Built up Area Boundary.

Planning History

2.5 A review of the online planning history for the site confirms the following decisions have been made:

- **LPA Ref: SR/5/90:** erection of a nursing home/health centre for the elderly and alterations to access. Refused on 21 February 1990.

- **LPA Ref: SR/73/90:** erection of a bungalow and double garage. Application withdrawn on 30 January 1991.

- **LPA Ref: SR/30/91:** erection of a bungalow and garage. Application refused on 24 July 1991.

- **LPA Ref: SR/51/91:** 2 storey extension. Permission granted on 20 November 1991.

- **LPA Ref: SR/60/91:** retention of storage shed. Application refused on 19 December 1991.

- **LPA Ref: SR/6/92:** retention of storage shed. Application refused on 22 April 1992.

- **LPA Ref: SR/53/92:** erection of a detached garage. Application permitted on 24 December 1992.

- **LPA Ref: DC/18/2744 & APP/Z3825/W.20/3246901:** demolition of the existing dwelling and redevelopment to provide six residential dwellings with detached garages. Allowed at appeal on 30 June 2020.

- **LPA Ref: DC/21/1577:** reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744. Refused under cover of decision dated 5 May 2022.

- **LPA Ref: DISC/21/0201:** approval of details reserved by conditions 5 and 8 to approved application DC/18/2744. Approved under cover of decision dated 1 March 2022.

- **LPA Ref: DISC/21/0242:** approval of details reserved by condition 7 on application DC/18/2744. Withdrawn on 2 March 2022.

- **LPA Ref: DISC/21/0222:** approval of detailed reserved by condition 7 on application DC/18/2744. Approved under cover of decision dated 1 March 2022.

- **LPA Ref: DISC/21/0261:** approval of detailed reserved by condition 6 on application DC/18/2744. Approved under cover of decision dated 1 March 2022.

2.6 This application relates to outline planning permission DC/18/2744, allowed at appeal on 30 June 2020 APP/Z3825/W.20/3246901.

2.7 Following the decision the case officer confirmed verbally that the council do not issue a decision following an appeal. The appeal decision constitutes the formal decision.

Approved Development

2.8 The extant outline planning permission establishes that the principle of demolishing the existing dwelling and redeveloping the site to provide six residential dwellings is acceptable. Condition 2 of decision requires a RM application to be made not later than three years from the date of the permission i.e. by 30 June 2023.

2.9 The following conditions of the outline permission are also of relevance to this application:

Table 1: Conditions

Condition	Requirement
Condition 1	Details of the appearance, landscaping and scale (the RM) shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
Condition 2	Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission.
Condition 3	The development hereby permitted shall take place not later than 2 years from the date of the approval of the last of the reserved matters to be approved.
Condition 4	Except where matters are reserved for final approval, the development hereby permitted shall be carried out in accordance with the following approved plans: - FA-PA18-04-A100A Rev. A - FA-PA18-04-A101A Rev. A - FA-PA18-04-A102C Rev. C - FA-PA18-04-A103F Rev. F - FA-PA18-04-A104 Rev. A - FA-PA18-04-A105 Rev. A
Condition 5 **DISCHARGED**	No development shall commence, including any works of demolition, until the following construction site set-up details have been submitted to and approved in writing by the Local Planning Authority: i) The location for the loading and unloading of plant and materials, set offices, and storage of plant and materials (including any stripped topsoil); and ii) Measures to control the emission of dust and dirt during construction.

Condition	Requirement
Condition 6 **DISCHARGED**	No development, including any works of demolition, ground clearance, or bringing equipment, machinery or materials onto the site shall commence until an Arboricultural Method Statement detailing all trees/ hedgerows on and adjacent to the site to be retained, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations. The development shall be implemented in accordance with the agreed details. If any retained trees or hedges on the site die or become damaged during the construction process, they shall be replaced by a replacement tree or hedge of a type, size and in a position in accordance with details which have first been submitted to an approved in writing by the Local Planning Authority.
Condition 7 **DISCHARGED**	No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The dwellings hereby permitted shall not be occupied until the foul and surface water disposal works have been completed in accordance with the approved details.
Condition 8 **DISCHARGED**	No demolition or other works to the existing detached property at Greenacres shall take place until the Local Planning Authority has been provided with either a licence issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017 authorising the specified licensing body to the effect that it does not consider that the specified development will require a licence.
Condition 9	The dwellings hereby permitted shall not be occupied until optional requirement G2 to the Building Regulations 2010 (as amended) to limit water usage of that dwelling to 110 litres per person per day has been achieved. Water limiting measures to meet this standard shall thereafter be retained.
Condition 10	Prior to the first occupation of each dwelling hereby permitted, a scheme for in-building and external site-wide infrastructure to enable the delivery of high-speed broadband access and to enable provision of future technologies where available shall be submitted to an approved in writing by the Local Planning Authority. The installation of infrastructure shall be completed in accordance with the approved scheme prior to first occupation of the relevant dwelling.

Condition	Requirement
Condition 11	Prior to first occupation of any part of the development hereby permitted, vehicular access to serve the development shall be constructed in accordance with the approved details as shown on plan FA-PA18-04-A103F Rev.F.
Condition 12	Prior to first occupation of any part of the development hereby permitted, visibility splays of 2.4m by 43m shall be provided at the proposed vehicular access onto Hurston Lane in accordance with the approved details as shown on plan FA-PA18-04-A103F Rev.F. The splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6m above the adjoining carriageway.
Condition 13	Prior to first occupation of any dwelling hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details as shown on plan FA-PA18-04-A103F Rev.F. and that space shall thereafter be kept available at all times for those purposes.
Condition 14	Prior to the first occupation of any dwelling hereby permitted, secure and covered cycle parking facilities for the occupants of, and visitors to, the relevant dwelling shall be provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The provision for cycle parking shall thereafter be retained for that use at all times.
Condition 15	Prior to the first occupation of each dwelling hereby permitted, a scheme for the fast charge electric vehicle charging point for that dwelling with a minimum specification of 7kW mode 3 with type 2 connector shall be submitted to an approved in writing by the Local Planning Authority. The means for charging electric vehicles shall be installed in accordance with the approved scheme prior to first occupation of the relevant dwelling and shall be retained as such thereafter.
Condition 16	Prior to the first occupation of any dwelling herb permitted, provision for the storage of refuse and recycling shall be made for that dwelling in accordance with details which have first been submitted to an approved in writing by the Local Planning Authority. The provision for the storage of refuse and recycling shall thereafter be retained for use at all times.
Condition 17	The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Bat Survey Report dated 16 July 2019 and the Preliminary Ecological Appraisal dated 18 December 2018.

Condition	Requirement
Condition 18	If during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.
Condition 19	No external lighting or floodlighting shall be installed unless details of the lighting have first been submitted to and approved in writing by the Local Planning Authority.
Condition 20	No works for the implementation of the development hereby approved shall take place outside of the hours of 0800-1800 Monday to Friday and 0800 - 1300 Saturdays, nor at any time on Sundays or on Bank pr Public Holidays.

2.10 Conditions 5, 6, 7 and 8 have all been discharged.

3.0 THE PROPOSED DEVELOPMENT

3.1 This application follows HDCs decision to grant outline planning permission for the erection of six residential dwellings with detached garages[3] and refuse an application for RM's due to a concern relating to increased water abstraction[4].

3.2 This RM application considers the appearance, landscaping and scale of the approved development,[5] and addresses the single reason for refusal set out on decision notice 6 May 2022.

3.3 Condition 4 of permission APP/Z3825/W/20/3246901 requires the RM application to be made in accordance with the parameters set out in the following plans and documents:

- FA-PA18-04-A100A Rev. A.
- FA-PA18-04-A101A Rev. A
- FA-PA18-04-A102C Rev. C.
- FA-PA18-04-A103F Rev. F.
- FA-PA18-04-A104 Rev. A.
- FA-PA18-04-A105 Rev. A.

3.4 As shown on approved drawing number FA-PA18-04-A103F Rev. F, the proposed scheme will provide five new dwellings, and one replacement dwelling. In assessing the outline scheme, the Inspector at paragraph 20 of the appeal decision states:

> **"The development would utilise an existing access from Hurston Lane which already serves buildings set behind dwellings fronting the street, reducing the impact on the street scene. To the rear part of the site, the layout would be similar to nearby development to the south of the site where dwellings are set around an access, and the spacious arrangement proposed would retain a significant degree of openness. Vegetation to the boundaries of the site would provide for enclosure of**

[3] **LPA Ref: DC/18/2744 and APP/Z3825/W/20/3246901) dated 30 June 2020.**

[4] **LPA Ref: DC/21/1577**

[5] **Access and layout were approved at outline stage.**

the development, and I am satisfied that defensible boundaries could be provided at reserved matters stage, for the detailed design to respond sympathetically to the surrounding character and appearance or townscape features. Given these factors, I see no reason to disagree with the Council that there would be no harm to the countryside or the wider character and appearance of the area."

3.5 As shown on drawing number FA-RM21-04-A402F, the proposed layout is based on the principles agreed as part of the outline planning permission. The submitted layout encompasses minor revisions from the approved plan in order to facilitate changes made in conjunction with adjoining neighbours with regards to the proposed garages for plot 1 and Plot 6. Separately, as a result of the detailed landscaping design, there are slight changes to the location of the dwellings on each plot. Overall distances to adjoining properties and adjacent dwellings have been maintained as per the approved layout plan

3.6 Further details relating to the appearance, landscaping and scale are set out in section 5 of this report.

3.7 A Borehole Prognosis Report (Sept. 2022) and a Water Neutrality Report containing Design and Maintenance Supporting Detail (Sept. 2022) is submitted to address the single reason for refusal relating to water abstraction.

3.8 A borehole is proposed to serve the 6 dwellings without using mains water and thus being “neutral”. This solution has been investigated at a high level with the Environment Agency (EA) and local geologist, and in details with Nicholls Boreholes.

3.9 The Borehole Prognosis Report concludes that strata in the location should be sufficient to provide a combined water supply of up to 25 m3/d (12.5 m3/d from each borehole).

4.0 PLANNING POLICY CONTEXT

4.1 For decision-taking, section 38(6) of the Planning and Compulsory Purchase Act (2004), as amended requires that if regard is to be had to the development plan (DP) for the purposes of determination, then that determination must be made in accordance with the DP unless material considerations indicate otherwise.

4.2 The extant outline planning permission has established the principle of development on the site and therefore a full policy analysis of the principle of the proposed development is not required.

4.3 This statement considers the appropriateness of the detailed design in relation to both national and local planning policies.

The Development Plan

4.4 The statutory DP comprises the following:

- The Horsham District Planning Framework (2015); and
- The Storrington, Sullington and Washington Neighbourhood Plan (2019).

4.5 The Council is reviewing its Local Plan. Due to the stage in preparation, we understand that no weight should be given to it in the determination of this application.

Horsham District Planning Framework (2015)

4.6 The following policies are considered relevant:

- **Policy 1** - the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- **Policy 24** - developments will be expected to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution.

- **Policy 25** - the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development.

- **Policy 26** - proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

    1. The development pattern of the area, its historical and ecological qualities, tranquility and sensitivity to change;

    2. The pattern of woodlands, fields, hedgerows, trees and waterbodies and other features; and

    3. The landform of the area.

- **Policy 26** - Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Proposals must be of a scale appropriate to its countryside character and location.

- **Policy 27** - landscapes will be protected from development which would result in the coalescence of settlements.

- **Policy 28** - outside the defined built-up areas...replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. Criterion 2 requires replacement dwellings to not be disproportionate to the size of the existing dwelling. Criterion 3 requires ancillary accommodation and garaging to meet with all other appropriate policies, particularly design principles.

- **Policy 31** - Criterion 2 requires development to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

- **Policy 32** - high quality and inclusive design for all development tin the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. Criterion 4 confirms development should optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses.

- **Policy 33** - to conserve and enhance the natural and built environment, developments are required to meet seven criteria. Where relevant, proposals are required to take into account criteria 8-11.

- **Policy 35** - development will be supported to make a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the districts carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009,

- **Policy 36** - all development will be required to contribute to clean, efficient energy in Horsham based on a hierarchy. All applications for residential...must include an Energy Statement demonstrating and quantifying how the development will comply with the Energy Hierarchy.

- **Policy 37** - proposals must seek to improve the sustainability of development. All development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design.

The Storrington, Sullington and Washington Neighbourhood Plan (2019)

4.7 The following policies are considered relevant:

- **Policy 8** - new development shall protect views shown on the Green Gap and Views Map.

- **Policy 14** - the scale, density, massing, height, landscape design, layout and materials of all development proposals...will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

- **Policy 15** - development proposals must ensure that the green infrastructure assets of the Parishes are protected and maintained, and wherever possible, enhanced.

4.8 Further to the above, weight will also be given to the following documents which are material considerations in the determination of the RM application:

- National Planning Policy Framework (NPPF) (2021).
- National Design Guide (NDG) (2021).

National Planning Policy Framework

4.9 Paragraph 11 d) confirms that for decision-taking applying a presumption in favour of sustainable development means approving development proposals that accord with an up-to-date development plan without delay.

4.10 Paragraph 134 confirms that permission should be refused for development that is not well designed. Conversely, significant weight should be given to development which inter alia, reflects local design policies and government guidance on design, taking into account local design guidance and supplementary planning documents, such as design guides and codes.

4.11 Paragraph 174 a) states that planning policies and decision should contribute to and enhance the natural and local environment by (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner considerate with their statutory status or identified quality in the development plan).

4.12 Paragraph 188 states:

"The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the

control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities."

4.13 Paragraph 219 states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight shoal due given to them, accordingly to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

National Design Guide

4.14 The NDG seeks to illustrate how well-designed places can be achieved in practice.

4.15 A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes though making the right choice at all levels, including:

- The layout (or masterplan);
- The form and scale of buildings;
- Their appearance;
- Landscape;
- Materials; and
- Their detailing.

4.16 Appearance is defined as 'the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. In the case of a space, its landscape also influences its appearance'.

4.17 Landscape is defined as 'the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment'.

4.18 Layout is defined as ‘how routes and blocks of development are arranged and relate to one another to create streets, open spaces and buildings.’

4.19 Scale is defined as ‘the height, width and length of each building proposed within a development in relation to its surroundings.’



5.0 RESERVED MATTERS APPROVAL

5.1 This section assesses the proposed scheme against relevant policy considerations which relate to this application; namely:

- Appearance;
- Landscaping; and
- Scale.

5.2 Condition 4 of permission DC/18/2744 / APP/Z3825/W/20/3246901 requires the RM application to be made in accordance with inter alia, the site location plan (drawing number: FA-PA18-04-A100A), the proposed site block plan (drawing number: FA-PA18-04-A102C), the proposed site layout plan (drawing number: FA-PA18-04-A103F).

5.3 In R(on the Application of Fulford Parish Council) V City of York Council [2019] the Court of Appeal confirms that the statutory power conferred by section 96A of the Town and Country Planning Act to make non-material changes to a planning permission, includes the power to make non-material changes to conditional approval of reserved matters.

5.4 The Court decided that the grant of outline planning permission is the grant of planning permission defined by the Act, and since the grant is 'subject to' conditions, the conditions must be seen as an intrinsic part of the grant; therefore the conditional approval of a reserved matters application is itself a condition to which the planning permission has been granted.

5.5 The following non-material changes are proposed:

- Amendment to the footprint of plots 1 - 6 (comparison of approved drawing FA-PA18-04-A103F and FA-RM21-04-A402F).

- Revision to garage access for plots 2 and 6. On plot, the approved garage has been rotated 90 degrees counter clockwise (comparison of approved drawing FA-PA18-04-A103F and FA-RM21-04-A402F).

5.6 The proposed changes are all in accordance with the parameters of the outline planning permission.

5.7 We address the proposed changes in the context of the outline planning permission and with reference to the provisions of the DP and material considerations below.

Appearance

5.8 Appearance is defined at paragraph 28 of the NDG as ***'the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. In the case of a space, it's landscape also influences its appearance'.***

5.9 Drawing numbers FA-RM21-04-A405B, FA-RM21-04-A406C, FA-RM21-04-B, FA-RM21-04-A410B, FA-RM21-04-A413B, FA-RM21-04-A414B, FA-RM21-04-A417B, FA-RM21-04-A418B, FA-RM21-04-A421B, FA-RM21-04-A422B, FA-RM21-04-A425B and FA-RM21-04-A426B confirm the external appearance of the proposed dwellings and the ancillary garage buildings.

5.10 Criterion 3 of policy 33 sets out that development proposals shall be required to:

> **"Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views."**

5.11 The appearance of the dwellings is in keeping with those along Hurston Lane and the surrounding area. Red brick and tile hanging is utilised along with feature brick soldier courses and plinths to provide feature details on each plot. A mixture of red clay tile and slate roofs are proposed throughout the development mirroring the mixture of these materials along Hurston Lane. Specific details such as Oak post porches are also included in reference to local examples and provide high quality construction as well as aesthetic benefits to the site.

5.12 The appearance responds to the site and local context, and aligns with the principles established by the outline planning permission and the provisions of DP policy.

Landscaping

5.13 Landscape is defined at paragraph 29 of the NDG as '***the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape such as surfacing, boundary treatments...soft landscape - trees, shrubs and other planting'.***

5.14 Drawing numbers NC21.659-P-200 Rev. A and NC21.659-P-201 Rev. A, prepared by Nigel Cowlin Landscape Assessment & Design confirm the landscape proposals.

5.15 The landscape proposal is supported by a Soft Landscape Specification dated 22 June 2021, also prepared by Nigel Cowlin Landscape Assessment & Design.

5.16 Policy 26 requires proposals to be inter alia, appropriate to its countryside character and location. Development will be considered acceptable where inter alia, it protects, and/or conserved, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including:

"1. The development pattern of the area, its historical and ecological qualities, tranquility and sensitivity to change;

2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and

3. The landform of the area."

5.17 Paragraph 9.36 of the supporting text to Policy 32 confirms that good design is a key element in sustainable development. The policy seeks to ensure that development promotes a high standard of urban design, architecture and landscape.

5.18 Criterion 3 of policy 33 sets out that development proposals shall be required to:

"Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views."

5.19 Criterion 6 of policy 33 states:

"Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development."

5.20 Criterion 7 of policy 33 states:

"Ensure building and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality."

5.21 As shown on drawings NC21.659-P-200 Rev. A and NC21.659-P-201 Rev. A the proposed landscaping scheme both conserves the existing site boundaries and mature planting as well as providing new opportunities for enhancing the biodiversity of the site. Soft landscaping in the form of new trees, specimen plants, shrubs and formal hedging has been added along with herbaceous plants and climbers to provide a high quality setting for the proposed dwellings.

5.22 In terms of hard landscaping, a mixture of herringbone brick driveways in charcoal and harvest colours are proposed along with flagstones for terrace areas. Brick walls and closebaord timber fences provide plot boundary treatments and feature estate railings are utilised to provide low level plot delineation. High quality timber gates complete the boundary treatments providing long lasting secure access to private areas.

Scale

5.23 Scale is defined at paragraph 26 of the NDG as ***'the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced. The relationship between the different dimensions or component are known as its proportions.'***

5.24 Policy 26 seeks to ensure that proposals must be of a scale appropriate to its countryside character and location.

5.25 Criterion 3 of policy 26 seeks to ensure that the size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house.

5.26 Criterion 3 of policy 33 sets out that development proposals shall be required to:

> **"Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views."**

5.27 The proposed scheme delivers a high standard of design and layout by means of the spacious landscaping around the dwellings, the open spaces and efficient access route within the site and the choice of materials matching seamlessly with nearby dwellings. The size of the proposed dwellings is in keeping with those located along Hurston Lane and the surrounding areas, and is sympathetic to the character and location of the scheme. The detached garages are subservient to their main dwellings and grouped closely to them within their individual plots.

5.28 The site topography drops slightly to the rear of the site, with units 4-6 set lower than units 2-3. This generates a feeling of additional space and a sense of reduced impact on the skyline of the dwellings adjacent to the scheme and within the scheme itself. In consultation with neighbouring owners on both sides of the site, ridge heights on the car port and garages have been reduced and re-orientated in order to minimise any potential impact of the scheme.

5.29 The use of quality materials throughout the proposals along with the detailed soft landscaping scheme will deliver a small development which sits sympathetically within its surroundings whilst delivering a scheme which enhances the local area.

Summary

5.30 It is considered that the scheme as submitted will ensure that a high-quality development is delivered on the site in accordance with the principles and parameters established by the extant outline planning permission (LPA Ref: DC/18/2744 / APP/Z3825/W/20/3246901).

6.0 TECHNICAL CONSIDERATIONS

6.1 The outline planning permission requires information relating to the following issues to be submitted alongside the RM application:

- (**Condition 5**) - Construction site set-up details.
- (**Condition 6**) - Arboricultural Method Statement detailing all trees and hedgerows to be agreed.
- (**Condition 7**) - Drainage strategy to be submitted and approved.
- **(Condition 8**) - Natural England licence to be obtained.
- (Condition 10) - Scheme for high-speed broadband to be submitted.
- (Condition 14) - Plan to show covered cycle facilities to be submitted.
- (Condition 15) - Scheme for a fast charging electric vehicle charging point for each dwelling to be submitted.
- (Condition 16) - Scheme for the storage of refuse and recycling to be submitted.

6.2 Conditions 5, 6, 7 and 8 have all been discharged.

6.3 The additional technical details will be submitted imminently for the council to consider in conjunction with this RM application.

7.0 CONCLUSIONS

7.1 This planning statement has been prepared in support of a RM application to comply with condition 1 of outline planning permission DC/18/2744 / APP/Z3825/W/20/3246901.

7.2 This statement has assessed the application against the relevant planning policies and other material considerations, including the planning conditions attached to the outline permission. In addition additional information is submitted to address the earlier single reason for refusal.

7.3 Careful consideration has been given to the characteristics of the site and surrounding area. The proposals respond to the site characteristics and build upon the principles established by the outline planning permission in relation to appearance, landscaping and scale.

7.4 We respectfully request that the RM application is approved without delay.