

PLANNING AND DESIGN & ACCESS **STATEMENT**

OUTLINE PLANNING APPLICATION FOR 5 NO. X 2 BED
AFFORDABLE DWELLINGS (RURAL EXCEPTION SITE)

LAND WEST OF WORKS LANE, BARNSTONE,
NOTTINGHAMSHIRE

OCTOBER 2017

GRACE | MACHIN
PLANNING&PROPERTY

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared to support an Outline Planning Application by The Harwood Family for a development of 5 no. x 2 bed affordable dwellings (Rural Exception Site), on a parcel of land off Works Lane, Barnstone, Nottinghamshire.
- 1.2 Initially, this Statement describes the Site and its surroundings, and sets out the relevant planning history of the Site, before moving on to consider the prevailing planning policy framework and assessing the proposal against the relevant national and local planning policies. Against this background, this Statement will conclude that the proposed development accords with all material planning considerations and that this justifies the approval of planning permission for this scheme. This document will then go on to provide a Design and Access Statement in relation to this proposal, completed in accordance with the guidance set out by CABE, as detailed in 'Design and Access Statements - How to Write and Read them'. This Section of the report also concludes that the proposed development accords with relevant policy and guidance in respect of the design and access proposals in relation to this scheme.
- 1.3 This Statement should be read alongside other supporting reports, which accompany this Application, including:
- Topographical Survey
 - Local Housing Needs Survey Report

2.0 THE SITE AND SURROUNDINGS

- 2.1 The Application Site extends to approximately 0.272 hectares, which currently comprises an area of arable agricultural land, associated with the Applicant's wider agricultural operation. The Application Site forms a small part of a larger arable field, which fronts directly onto both Main Road and Works Lane within the village of Barnstone, Nottinghamshire.
- 2.2 The field has built development meeting the landholding in a northerly direction, through existing residential development. Immediately opposite the Site (to the east), lies a row of terraced houses & cottages and their residential curtilages.

- 2.3 The landholding also immediately fronts onto Works Lane to the east, with a hedgerow forming the boundary between the proposed development Site and the highway itself. To the south and west of the Site, the landholding comprises further agricultural land, with currently no distinct boundary around the Application Site itself.
- 2.4 The Site lies towards the southern end of the village of Barnstone (population of ca. 980 for the Parish of Langar cum Barnstone, according to the 2011 census), a settlement which accommodates a varied mix of property types, designs and ages. Main Road itself is the main route through the settlement, linking Barnstone to Langar in the west and Granby to the east; however, it remains lightly trafficked, with a 30 mph speed limit and has a pedestrian footway along its northern side, opposite the Application Site.
- 2.5 The village forms one of a group of neighbouring villages, which together form a network of settlements, providing a close association and the sharing of local facilities and services. Barnstone itself has a good range of local facilities, including a Village Hall, a play area and community playing fields, incorporating a MUGA and skate park. The village also offers an excellent range of regular community events and groups, including a monthly 'Vale Market Café' within the Village Hall, a weekly Brownies Group, a Bowls Club, a running club, a reading group and walking and arts clubs. Barnstone is served by Centrebus Route 24 between Bingham and Melton Mowbray, running Monday to Saturday, three times each day, with the bus stop located on Main Road, within walking distance of the Application Site.
- 2.6 Barnstone offers good local employment options, with Lafarge Tarmac Ltd. operating its cement operation from its premises at the end of Works Lane, Barnstone, which is within walking or cycling distance from the Application Site. In addition, a small retail / industrial area is also located further to the west of the Application Site, which accommodates Sercon Building Supplies, DeLucy's Deli (which sells all essential day-to-day items), The Barbers, Kessler Kitchens, Belvoir Bakery, Rock Civil Engineering and Belvoir Fencing and Landscaping.

Again, these facilities and employment providers are within walking distance of the Application Site, along a pedestrian footway on Main Road.

- 2.7 Barnstone forms part of the Parish of Langar cum Barnstone, with the village of Langar being just 870 metres away from the Application Site. Langar accommodates a Primary School and pre-school (including school holiday club), a public house (The Unicorn's Head) and restaurant / hotel (Langar Hall). Within the wider area, is a network of villages, which each offer local

facilities and services, with a larger range of retail, leisure, sport, educational and employment opportunities found just 6.4 km away in Bingham.

- 2.8 Visually and physically, the Site is closely related to existing built development and offers the opportunity to deliver a sympathetically designed affordable housing scheme which sits comfortably within its setting and which provides much needed new housing within the rural part of the Borough.

3.0 RELEVANT PLANNING HISTORY

- 3.1 The only specific planning history in respect of this Site is the previously submitted Outline Application for 6 no x dwellings (Reference 17/01717/OUT), which was withdrawn, on the basis that the Council could not support a development of open market homes on this Site.

- 3.2 We are also aware of two recent Planning Applications within Rushcliffe Borough, which have raised similar considerations to those within this submission. An Application for two live-work units to replace an existing bungalow at the edge of the village of Hawksworth (within Rushcliffe Borough) was recently refused consent under Reference 16/02097/FUL, with the reason for refusal stating:

“1. The application site is considered to occupy a location within open countryside that does not relate physically or visually to the settlement of Hawksworth. As such the development of two dwellings on the site to replace the single dwelling would constitute inappropriate development in the open countryside which would detrimentally impact upon the rural character of the area and adversely affect the approach to and rural character from the village. As such the proposal is contrary to Rushcliffe Local Plan Part 1- Core Strategy 10 (1c, 2f, 2g, 2h and 5) and the Rushcliffe Borough Non Statutory Replacement Local Plan Policies GP2(d), EN19, EN20 and HOU6 which seek to resist development that would be visually harmful and to restrict the number and nature of replacement dwellings in the countryside”.

- 3.3 An Appeal was made against this decision, which was subsequently dismissed, owing to the significant increase of built form within the countryside and the significant degree of separation between the settlement of Hawksworth and the proposed development, which was therefore considered harmful to the character of the surrounding rural setting.
- 3.4 In this regard, it is stressed that the proposal, the subject of this Application, differs materially from the above development at Hawksworth, owing to the closer relationship of the Application Site to the existing settlement of

Barnstone. The Application Site in this case sits alongside existing built development at the southern end of Barnstone and therefore represents an obvious site within the existing built framework of the settlement, which offers the potential to deliver affordable housing to meet local need, with sustainable access to a range of facilities and services as described above.

3.5 With this in mind, it is also worth highlighting a further recent case on Hawksworth Road, Screveton, where a Planning Application sought consent for a development of 6 no. dwellings to meet an identified local housing need. This had Rushcliffe Borough Council reference 16/01466/FUL. This scheme was refused planning permission on 9th August 2016 for the following reasons:

“1. Given the lack of development on the south side of Hawksworth Road, the width of the area of open space and its contribution to the character of Screveton the land is considered an edge of settlement site within the open countryside. Therefore any development would represent an extension to the settlement, not small scale infill, so would only be considered suitable for exception site development. The development of this land for open market housing is therefore contrary to policy 3 of the Rushcliffe Local Plan Part 1: Core Strategy and policy HOU2 (Development on Unallocated Sites) of the Rushcliffe Non-Statutory Replacement Local Plan.

2. The proposal due to its close proximity, would result in harm to the setting of the adjacent complex of listed buildings at Top Farm; by failing to preserve or enhance its setting, which is considered to be a ‘desirable’ objective within section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 this conflict gives rise to a statutory presumption against granting planning permission. By harming the setting of the listed building, without being outweighed by any public benefit the proposal would also be contrary to policies 10 part 2(i) and part 4 and 11 part 1 of the Rushcliffe Local Plan Part 1: Core Strategy, policies GP2 (Design and Amenity) (h) and EN4 (Listed Buildings) of the Rushcliffe Borough Non-Statutory Replacement Local Plan and paragraphs 134, 137 and 140 of the National Planning Policy Framework.

3. The proposal would result in the loss of a site which by virtue of its character and open nature makes a significant contribution to the amenity of the surrounding area contrary to policy HOU2 (Development on Unallocated Sites) of the Rushcliffe Non-Statutory Replacement Local Plan and paragraph 135 of the National Planning Policy Framework.

4. The proposal would result in the development of residential properties which would be reliant on the private car to access services contrary to the policy HOU2 (Development on Unallocated Sites) of the Rushcliffe Non-Statutory Replacement Local Plan.”

- 3.6 This decision was also subsequently the subject of an Appeal to the Planning Inspectorate, which was allowed on 6th January 2017, primarily based upon the conclusion reached that the development represented sustainable development and assisted in meeting an identified local housing need, at a time when Rushcliffe Borough did not have a demonstrable five year housing land supply. The full decision of the Inspector in this case is appended to this Statement.
- 3.7 With the findings of the Inspector in this case in mind, it is considered that the development proposals, the subject of this Application also represent sustainable 'small scale' development, which delivers the three strands of economic, social and environmental benefits, whilst also contributing to the 5 year housing land supply deficit, in a location with local housing need.

4.0 CURRENT PROPOSAL

- 4.1 The current proposal envisages the development of 5 no. x 2 bed dwellings no. affordable dwellings, along with a new access driveway, which form the subject of this Outline Planning Application. The proposed scheme envisages the provision of a mix of dwelling types, including two bedroom bungalows and two bedroom semi-detached houses. Each dwelling will be provided with readily accessible private garden space, of a size commensurate with the unit size. Car parking will be provided next to each plot. This will ensure maximum security, reduce car crime and ensure that parking spaces are well related to the dwellings they serve, whilst also ensuring that car parking does not become overly dominant.
- 4.2 Vehicular and pedestrian access into the development will be provided through a new access drive directly from Works Lane. Suitable visibility splays in both directions along Works Lane are shown on the submitted Application Plans.
- 4.3 A structural landscaping scheme will be provided in association with this proposal at the Reserved Matters stage, which will detail additional planting on the boundaries of the Site, in particular the western and southern boundaries. It is anticipated that this will retain the rural characteristics of the location, incorporating post and rail wooden fencing, with appropriate planting provided to assist in assimilating the new built form into the existing settlement and its natural surroundings, whilst providing a defensible boundary to the development.
- 4.4 The design, materials, siting and vernacular detailing of the proposed dwellings will also be considered further at Reserved Matters stage. However, careful consideration of the site context, along with a desire to

produce a high standard and quality of design will ensure that this development provides a strong contribution to the street scene, whilst protecting the residential amenities of neighbouring dwellings.

- 4.5 Further details of the proposed access and design of this residential scheme and a consideration of its context and setting are provided in the accompanying Design and Access Statement (provided below within Section 9), which should be read in conjunction with this Planning Statement.

5.0 NATIONAL PLANNING POLICY FRAMEWORK

- 5.1 The National Planning Policy Framework (NPPF), adopted in March 2012, has replaced all previous Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) in respect of the consideration and determination of planning applications. The heart of the NPPF is set out within Paragraph 14, which stresses the presumption in favour of sustainable development. In decision making, this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; Or
 - Specific policies in this Framework indicate development should be restricted.

- 5.2 The following Paragraphs are considered relevant to the consideration of the current Application and the approach Authorities should take in decision making.

- 5.2.1 Paragraph 17 sets out 'Core Planning Principles', which will underpin plan making and decision taking. These principles include a need to support sustainable development to deliver the homes, business units, infrastructure and thriving local places that are needed. In addition, it is stressed that new development should secure high quality design and provide a good standard of amenity for existing and future occupants.

- 5.2.2 Housing matters are considered and addressed within Section 6 of the NPPF, where a key objective for local planning authorities is to 'significantly boost the supply of housing'. Local Planning Authorities are required to

meet the full, objectively assessed needs for market and affordable housing in the relevant housing market area. Paragraph 47 establishes that LPAs must be able to identify a supply of specific deliverable sites to provide 5 years' worth of housing, with an additional buffer of 5% to ensure choice and competition in the market for land. In cases where there has been a record of persistent under-delivery of housing, a buffer of 20% should be applied.

5.2.3 Where a Local Planning Authority cannot demonstrate a 5 year housing land supply, Local Plan policies in respect of housing supply should not be considered up-to-date and should, accordingly, be given proportionately less weight in the determination of planning applications for residential development. Instead, Paragraph 49 of the NPPF confirms that such applications should be considered in the context of the presumption in favour of sustainable development.

5.2.4 Paragraph 50 seeks to ensure the delivery of a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities and therefore, it requires local planning authorities to (inter alia):

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.”

5.2.5 Paragraph 55 of the NPPF focusses specifically on rural housing and states that:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances”.

5.2.6 The need to achieve good design is set out through Section 7 of the NPPF. Paragraph 56 highlights the weight that the Government will attach to the design of the built environment. As such ‘good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.’

5.2.7 Planning policies and decisions should aim to ensure that developments – as noted in Paragraph 58 (inter alia):

- “Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.”

5.2.8 Paragraph 187 stresses that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

5.3 The proposed development reflects the above policy considerations and the Planning Application accords with the named NPPF paragraphs which should all be taken in to account in the decision making process.

5.4 In particular, the proposed development offers the potential to deliver a high quality, interesting housing scheme, which would provide a range of sensitively designed new affordable homes, which reflect the recognised local housing need within Rushcliffe Borough, as required by Paragraph 50 of the NPPF.

5.5 Indeed, the delivery of new housing within the Borough is now a key consideration, given the apparent lack of a deliverable 5 year land supply, as required by paragraph 47 of the NPPF. The most up-to-date assessment of Housing Land Supply is provided through the Local Planning Authority’s Assessment dated 31st March 2016, which covers the period 1st April 2016 – 31st March 2021. This assessment indicates a demonstrable housing land supply of just 3.43 years, based upon the objectively assessed need set out within the Adopted Core Strategy (Local Plan Part 1).

5.6 With this in mind, it is clear that the planning balance outlined within paragraph 14 of the NPPF is conclusively engaged and therefore for planning permission to be refused, the adverse impacts of granting permission must "significantly and demonstrably outweigh the benefits".

Furthermore, it is clear that in order to overcome the current undersupply of housing across the Borough, the Council must identify and support opportunities to increase housing delivery in the short term, particularly affordable housing in rural areas. It is submitted that the current proposal, the subject of this Application, offers such an opportunity.

- 5.7 In considering Paragraph 55 of the NPPF it is clear that, in rural areas, planning permission for new 'isolated' new dwellings should not be approved, unless in exceptional circumstances. It is equally clear however, that the Government wishes to support appropriate small scale housing developments, particularly affordable housing, which offers support to the vitality and longevity of such communities, where such development is well related to the existing built form of the settlement. This matter was considered through Application Reference 14/02255/OUT, where the Planning Officer stated in her report to Planning Committee that:

"...in light of the recent appeal decisions in Wysall at the Plough Inn and land north of Church Farm Church Lane, Widmerpool it is clear that development on the edge of villages, that adjoins or follows the existing pattern of development, is being viewed by Inspectors as being acceptable and in compliance with paragraph 55 of the NPPF in relation to the interpretation of the term 'isolated'. Therefore, it is considered that Policy HOU4 of the RBNSRLP, which aimed to restrict new dwellings in the countryside, does not accord with paragraph 55 of the NPPF which promotes rural housing and seeks only to restrict new dwellings that are 'isolated'. It is considered that Policy 2 of the Core Strategy is compliant with the aims of Paragraph 55 of the NPPF in supporting limited development in rural villages.

Paragraph 14 of the NPPF makes clear that where the development plan is absent or out of date planning permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.' It is anticipated that Part 2 of the Local Plan will provide more detailed policies in respect of development on unallocated sites. In this instance, it is not considered that other policies of the NPPF indicate that development should be restricted".

- 5.8 It is submitted that the same considerations should be applied to the current Application and that in applying the NPPF guidance at Paragraph 55, it is concluded that the submitted scheme represents an opportunity to deliver a small scale affordable housing development ("Rural Exception Site"), which will support and enhance this rural area and which is well related to the settlement and follows the existing pattern of development along Works Lane, Barnstone, rather than 'isolated' new dwellings in the countryside.

- 5.9 It is also clear that the NPPF envisages that carefully designed proposals should be considered acceptable in principle and should be supported, where opportunities exist to make a positive contribution to the character of the locality. In this case, it is submitted that the proposed new affordable dwellings will be sensitively designed and sited, such that they will sit comfortably within the street scene and respect and reflect the existing setting and context. Further consideration of the design and layout of the proposal and how it assimilates into the existing built and natural form is set out within the Design and Access Statement below.
- 5.10 Based upon the above analysis of the proposed development, against the provisions of the NPPF, it is submitted that the proposal meets the requirements of this key policy document, particularly with regard to boosting the supply of housing in the short term and the design ethos being proposed.

6.0 RUSHCLIFFE LOCAL PLAN PART 1: CORE STRATEGY – ADOPTED DECEMBER 2014

- 6.1 The Council adopted the Rushcliffe Local Plan Part 1: Core Strategy on 22nd December 2014. This document seeks to sets out the strategic approach to new development in the Borough and identifies the main strategic land use allocations.
- 6.2 Of particular relevance to this Planning Application are the following policies:
- Policy 1 – Presumption in Favour of Sustainable Development
 - Policy 3 – Spatial Strategy
 - Policy 8 – Housing Size, Mix and Choice
 - Policy 10 – Design and Enhancing Local Identity
- 6.3 Policy 1 reflects the guidance provided within Paragraph 14 of the NPPF and supports the presumption in favour of sustainable development. It also stresses that the Council will take a positive approach to development proposals and will work proactively with applicants to find solutions which mean the proposals can be approved wherever possible. At point 2, this Policy also states that planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.
- 6.4 With regard to this Policy, it is submitted that the proposal seeks to deliver sustainable development, which offers improvements to the economic, social and environmental conditions in the area, as follows:

Social Sustainability

- the development would help to deliver and sustain a balanced community through the provision of affordable housing, the demand for which has been evidenced through the Housing Needs Survey for Barnstone (the full report is submitted with this application) and which will provide for the specific needs of these local residents.
- the small scale development of the Application Site (five affordable dwellings only) will provide much needed support to local facilities and services within the Parish of Langar cum Barnstone and across the wider rural area, where small settlements are interdependent, and as supported through Paragraph 55 of the NPPF.

Economic sustainability

- the construction phase of the development would help to sustain and create employment opportunities.
- the development would create additional population and customer base that would help to preserve the long term viability and vitality of existing community services and facilities within the locality and across the network of interdependent villages in the area.

Environmental sustainability

- the site is not within any designated landscape, flood risk, heritage, ecological or archaeological designations.
- the proposed layout submitted responds positively to the vernacular character of the village and the scheme has been designed to sit sensitively within the existing built framework of the village, without extending or protruding significantly into the open countryside beyond.

6.5 In considering the above matters, it is submitted that the proposed development, the subject of this Application delivers significant sustainability benefits to the community and will meet the wider requirements of the NPPF in respect of the delivery of sustainable development.

6.6 Policy 3 of the Core Strategy sets out the spatial strategy for the Borough and indicates that new development will be focused upon the main built up area of Nottingham, followed by the Key Settlements identified for growth, incorporating Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington. Beyond these areas, **development will be for local needs only.**

6.7 The term 'local needs only' is not defined within the Local Plan; however, it is absolutely clear that residential development will be predominantly

focussed upon the main urban areas, unless it can be demonstrated that new housing is required to fulfil a local need within the rural part of the Borough. With this in mind, the Applicant has commissioned a Local Needs Survey, from Midlands Rural Housing (the housing partner to Rushcliffe Borough Council), which has sought to establish if there is a need for open market or affordable housing within the Parish of Langar cum Barnstone.

6.8 The complete findings of this survey are provided within the report produced by Midlands Rural Housing, dated June 2017, which accompanies this Planning Application. The conclusion to this report indicates a total need for 10 no. dwellings across the survey area within the next five years.

6.9 On this basis, the current Application at Works Lane, Barnstone for 5 no. affordable dwellings has sought to provide the following mix of dwelling sizes:

2 x 2 bed affordable houses
3 x 2 bed affordable bungalows

It is considered that this mix of unit sizes envisaged meets the express requirements for the local area, whilst providing an amount and density of development which is appropriate and sensitive to its location and which will ensure that the new affordable dwellings sit comfortably within their surroundings.

6.10 The supporting justification to Policy 3 of the Core Strategy, indicates at Paragraph 3.3.17, that any local needs housing to be provided in other settlements beyond the identified 'Key Settlements' will be delivered through small scale infill development or on exception sites. In this respect, it is submitted that the Application Site does represent a site that would follow the existing pattern of development down Works Lane. The Site lies directly alongside Works Lane, providing access to Main Road. Opposite the Application Site (to the east) on the opposite side of Works Lane, lies further residential development. In these respects therefore, it is submitted that the Application Site sits comfortably within the existing built framework of Barnstone and doesn't extend the built form significantly beyond the existing structure of the village.

Importantly, the Application Proposal proposes five affordable dwellings only and consequently can be classified as a Rural Exception Site for the purposes of Policy 3.

6.11 For these reasons, it is submitted the proposed scheme meets the provisions of Policy 3 of the Local Plan Part 1: Core Strategy.

- 6.12 Policy 8 considers the specific housing requirements of the Borough and sets out the Council's requirements for new developments, which should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities. Consideration should also be given to the ability of new homes to be adapted in the future to suit the lifetime of its occupants and to delivering housing suitable for the elderly.
- 6.13 With the requirements of this Policy in mind, it is submitted that the proposed scheme has endeavoured to meet the specific needs of this local community, by providing a mix of affordable housing sizes and types required by local people, as evidenced through the submitted Local Housing Needs Survey. The design of the proposed development, with dwellings which have the potential for future adaptation, means that the properties will be suitable for the lifetime of the occupiers and will also provide suitable living space for elderly occupiers or those with reduced mobility.
- 6.14 Building upon the requirements of Policy 8 as outlined above, Policy 10 sets out the Council's expectations in respect of design and enhancing local identity. A number of detailed considerations are set out within this Policy, which should be applied to any new development proposal and which should be given due consideration throughout the design process. It is submitted that the design approach taken in respect of this proposal has sought to consider each of the criteria set out within this Policy and has specifically sought to provide a scheme which reflects its local context. In addition, the proposed layout and orientation of the dwellings has been developed, with great care given to the street scene and pattern of local development, in order to allow the new development to sit comfortably within this existing public realm. Further detail regarding the design ethos employed in the development of this proposal and how it meets the detailed requirements of Policy 10 are provided below in Section 9: Design and Access Statement.
- 6.15 With the above assessment in mind, it is submitted that the proposed affordable housing development meets the requirements of the relevant policies contained within the Adopted Local Plan Part 1: Core Strategy and as such, should be considered favourably, unless material consideration indicate otherwise. No such considerations exist in this case and therefore we would urge an approval of planning permission for this scheme.

7.0 SAVED POLICIES OF THE NON-STATUTORY REPLACEMENT RUSHCLIFFE LOCAL PLAN, 2006

- 7.1 In considering Local Planning Policy, the new Rushcliffe Local Plan Part 2: Land and Planning Policies remains at a relatively early stage and for this reason, the saved policies of the Non-Statutory Replacement Rushcliffe Local Plan remain relevant for decision making purposes (where they comply with the provisions of the NPPF).
- 7.2 The following Policies have been identified as being of particular relevance to this proposal:
- 7.2.1 GP1 - DELIVERING SUSTAINABLE DEVELOPMENT – The requirements of this Policy have now been subsumed and overtaken by the provisions of the NPPF and therefore the content of this Policy is not addressed further herein.
- 7.2.2 GP2 – DESIGN AND AMENITY CRITERIA – This Policy is permissive of new development proposals, provided that a range of criteria are considered and achieved. It is submitted that each of these requirements have been given due consideration in the formulation of this proposal and in particular, the scheme has been designed to ensure that it does not adversely impact upon the amenities of neighbouring occupiers, by way of overbearing, overshadowing or loss of privacy. A new point of access is envisaged into the development, which will take the form of a private driveway – this has been positioned and designed to allow adequate visibility splays onto Works Lane and will not exacerbate highway danger in the locality, particularly owing to the low traffic speeds through the village and the low number of dwellings being proposed.
- 7.2.3 The development has been designed to make the best use of the land available, whilst also being sensitive to its context and the prevailing pattern of development within the village. In this respect, the scheme allows sufficient space for private amenity and circulation between dwellings, whilst also encouraging natural surveillance from each property, in order to discourage crime or anti-social behaviour.
- 7.2.4 Again, significant thought and consideration has been given to the layout of the proposed dwellings, in order to create interest and variety within the development and also to allow views from Works Lane between and across the new dwellings to the open countryside beyond.

7.2.5 HOU2 - DEVELOPMENT ON UNALLOCATED SITES AND HOU4 – NEW DWELLINGS IN THE COUNTRYSIDE – Policy HOU2 is permissive of new development within settlements, provided that certain criteria are met in respect of design, character, patterns of development and visual impact. Policy HOU4 seeks to restrict new residential development in the countryside, to that which is absolutely essential for the purposes of agriculture or other defined uses. With these policies in mind, it is acknowledged that the settlement of Barnstone has not historically been subject to a village envelope and as such, the Application Site would be considered to lie within the countryside.

7.2.6 However, based upon the more up-to-date guidance contained within the NPPF, and particularly with regard to Paragraphs 47 and 55 of this document, along with the overarching need to boost significantly the supply of housing and to provide a demonstrable 5 year housing land supply, it is submitted that the content of Policies HOU2 and HOU4 of the Non-Statutory Replacement Rushcliffe Local Plan can no longer be considered up-to-date or relevant for decision making purposes.

7.3 In summary therefore, and in considering the relevant Adopted and Saved Local planning policies highlighted above, it is clear that the current proposal for five affordable dwellings complies with the provisions of the development plan and raises no unresolved issues in relation to amenity, character, or design. Instead, the proposal seeks to make the best and most efficient use of this sustainably located rural Site and provides an opportunity to develop a high quality and sensitively designed small scale residential scheme, which seeks to target evidenced local housing requirements and deliver in the short term, thereby assisting to meet an urgent housing need in this location.

8.0 EMERGING RUSHCLIFFE LOCAL PLAN PART 2: LAND AND PLANNING POLICIES

8.1 The Land and Planning Policies Issues and Options Paper was consulted upon early in 2016, with the consultation period ending in March of that year. An additional round of consultation was then carried out early in 2017, in order to allow consideration of 'Further Options' in respect of potential housing land allocations. Representations to this consultation are now being considered; however, there is no current indication as to the proposed timescale for submission, examination and adoption of the Part 2 Local Plan. Clearly, at this stage in its preparation, the Part 2 Local Plan does not have any draft Policies which can be given any significant weight in the formulation of development proposals.

9.0 DESIGN AND ACCESS STATEMENT

9.1 ASSESSMENT OF CONTEXT

9.1.1 The physical context of the Site is set out within Section 2 above. This context and setting have been given careful consideration in the formulation of this proposal, to ensure that the proposed new affordable dwellings will respect and reflect the existing built form within Barnstone, as well as the character and appearance of the countryside beyond.

9.1.2 In particular, the proposed layout, has taken careful account of the character and appearance of the locality. Again, this assessment of the existing site context and an understanding of the setting will ensure that the proposed development will assimilate comfortably into the street scene and public realm.

9.1.3 The other key matter in respect of the context of this Site, is its location within the village of Barnstone and the relationship between this village and the surrounding settlements, in respect of their inter-dependence and inter-reliance for a range of local services and facilities. In particular, the proximity between Barnstone and other settlements within the local area, such as Langar, Harby, Granby and Bingham assists in sustaining these communities, with the villages across the rural part of the Borough relying upon each other for local needs, thereby supporting the principle of this development, under the terms of Paragraph 55 of the NPPF.

9.2 USE

9.2.1 The proposed development is entirely residential in composition and envisages the development of 5 no. dwellings, each to be provided with a suitable amount of private amenity space and an appropriate allocation of car parking. The proposed residential use of the Site is based upon a need to deliver new homes in this location, to meet an identified rural housing need.

9.3 AMOUNT

9.3.1 The scheme envisages the development of 5 no. dwellings, comprising 2 no. 2 bed affordable starter houses and 3 no. affordable bungalows. This amount of development and the range of housing sizes and types have been informed by a Local Housing Needs Survey (see attached) and have therefore specifically sought to target current and expected future local need.

9.3.2 It can also be seen, through the Planning Layout which accompanies this Application, that this size and scale of development can be sensitively accommodated, having regard to the prevailing character, appearance, layout and street pattern of Works Lane and the wider village of Barnstone.

9.4 LAYOUT

9.4.1 The scheme which has been developed for this Site has taken careful consideration of the surrounding development, to ensure that the amenities of existing and future occupiers are protected.

9.5 SCALE

9.5.1 The proposed development will utilise a mix of single storey and two storey dwellings, which reflects the predominant built form in the locality and which will provide interest and variety within the street scene. In addition, the scale of buildings envisaged will minimise the visual impact of the new built form within the existing landscape and will allow views to be retained from the existing properties on Park Road across and between the new dwellings to the surrounding open countryside.

9.6 LANDSCAPING

9.6.1 There is hedgerow planting along the frontage of the Application Site and it is intended to retain as much of this existing planting as possible, both to protect any ecological value of these species and also to lend an instant maturity to the proposed development and to assist in assimilating the new dwellings into their environment.

9.6.2 As part of this proposal, it is envisaged that new hard and soft landscaping will be provided both within the Site, along its frontage and around its boundaries. It is anticipated that this landscaping will be reflective and considerate of its village location and will incorporate features which are appropriate for a rural settlement. The full details of the landscaping scheme have not yet been finalised and it is anticipated that this matter could be the subject of a suitably worded planning condition / at Reserved Matters stage.

9.7 APPEARANCE

9.7.1 The final appearance of the proposed dwellings will be submitted at Reserved Matters stage. However, the proposal will seek to deliver a sensitive design approach which is reflective of its locality and which can be tied in to this geographical area.

9.8 ACCESS

9.8.1 Vehicular access to this development will be provided via a new private driveway from Works Lane. The design for this new drive is shown on the Proposed Site Plan which forms part of this submission. This drawing indicates the visibility splays of 2.4m x 43m onto Works Lane, which will ensure that vehicles exiting the Site can do so safely and without increasing highway dangers.

- 9.8.2 Within the Site, the dwellings are set out along the private driveway, fronting onto the Works Lane highway, with each property being allocated car parking. Each dwelling has been allocated with 2 no. car parking spaces, which are closely related to the affordable dwelling to which it belongs and the layout of the development allows for natural surveillance, thereby reducing the opportunity for car crime.
- 9.8.3 The proposed dwellings will in due course be designed to meet the relevant Building Regulations and therefore will provide accommodation which is accessible and which will allow free movement internally and throughout the development.

10.0 CONCLUSION

- 10.1 The content of this Statement has demonstrated that the proposed development represents a small scale and 'affordable' residential scheme, which utilises a site within the village of Barnstone. The proposed scheme represents an opportunity to deliver a high quality and sensitively designed Rural Exception Site development, which specifically seeks to meet identified and evidenced local current and future housing need in this location, for affordable property only.
- 10.2 The Application submission has considered and addressed all relevant matters, including assessment in respect of housing need.
- 10.3 The Application proposal accords with the National Planning Policy Framework, which sets out a presumption in favour of sustainable development, including the key objective 'to boost significantly the supply of housing'. The proposed development would assist in meeting a recognised deficit in the provision of new affordable homes and would contribute towards the provision of a 5 year housing land supply.
- 10.4 The proposal accords with all other local and national planning policies, as demonstrated herein and as such, should be approved without delay.