
APPLICATION NO.	P16/V0531/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	9.3.2016
PARISH	FERNHAM
WARD MEMBER(S)	Simon Howell Elaine Ware
APPLICANT	Mr MN & HG Adams
SITE	Land to the south of Longcot Road and to the east of Silver street, Fernham, SN7 7NZ
PROPOSAL	Change of use of land to public open space, allotments and a community orchard and the construction of four new family dwellings.
AMENDMENTS	None
GRID REFERENCE	429138/191819
OFFICER	Kayleigh Mansfield

SUMMARY

- The application is referred to planning committee due to the number of neighbour objections received.
- The application is for the development of 4 new dwellings with additional community benefits. To include; public open space, orchard planting and allotment plots.
- The material planning considerations are the principle of the new housing and community benefits in this location and the impact adjacent heritage assets. Impacts on neighbours and highway safety must also be considered.
- The application is recommended for approval as the development is considered to be sustainable. The identified harm is considered to outweigh the benefits in terms of social, economic and environmental gains.

1.0 INTRODUCTION

- 1.1 The application site lies between Silver Street to the west and Manor Farm Close and Bakers Square to the east, south of the Milk Path linking Silver Street to Church Lane. A location plan is **attached** at appendix 1.
- 1.2 The land falls from north to south, with the lowest site levels being located in the south west portion of the site. The site has some landscape features, visually containing the site. Existing vegetation is predominantly located to the south of the site.
- 1.3 The Milk Path appears on both the 1878 and 1899 OS maps for Fernham which bisects the site, while a children's play area and small number of dispersed allotments lie to the south of the Milk Path.
- 1.4 Two new dwellings were approved at appeal to the north east of the site. The Inspector concluded the site location is considered to be in a sustainable location. (P14/V0386/FUL). A further two dwellings were approved by the District Council, north of the appeal site (P15/V0413/FUL).
- 1.5 The site is located within the Lowland Vale landscape designation and is located within the setting of listed buildings and other non-designated heritage assets. There

are no other planning restrictions or constraints applicable to this application.

2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of four new dwellings each with three car parking spaces per dwelling, including onsite visitor spaces. The proposed elevations and floor plans are **attached** at appendices 2, 3 and 4.

2.2 The proposal also seeks to develop a number of new community benefits on site, to include; public open space and an increase in allotment plots sited to the north of the site. Orchard planting is proposed into south west portion of the site. A proposed block plan is **attached** at Appendix 5.

2.3 Access into the site is proposed via Silver Street and new tree and hedgerow planting is proposed to supplement the existing boundary vegetation.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Below is a summary of the responses received to the application. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk

<p>Fernham Parish Meeting – No Objection</p>	<ul style="list-style-type: none"> • No further applications on the site • Build materials to be sensitive to the area • Milk path to be concrete edged and surfaced with tarmac
<p>Neighbour (7) – Object</p>	<ul style="list-style-type: none"> • Intensification of access on Silver Street • Impact on the heritage assets • Impact on PRow • Precedent for future development • Impact of construction process
<p>Countryside Access – No Objection – subject to conditions</p>	<p>1. Temporary obstructions. No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken on or adjacent to the Public Right of Way that may obstruct or dissuade the public from using the public right of way whilst development takes place.</p> <p>Reason: To ensure the public right of way remains available and convenient for public use.</p> <p>2. Route alterations. No changes to the public right of way direction, width, surface, signing or structures shall be made without prior permission approved by the countryside Access Team or necessary legal process.</p> <p>Reason: To ensure the public right of way remains available and convenient for public use.</p> <p>3. Vehicle access (construction): No construction / demolition vehicle access may be taken along or across a public right of way without prior permission and appropriate safety/mitigation measures approved by the Countryside Access Team. Any damage to the surface of the public right of way caused by such use will be the responsibility of the applicants or their contractors to</p>

	<p>put right / make good to a standard required by the Countryside Access Team.</p> <p>Reason: To ensure the public right of way remains available and convenient for public use.</p> <p>4. Vehicle access (Occupation): No vehicle access may be taken along or across a public right of way to residential or commercial sites without prior permission and appropriate safety and surfacing measures approved by the Countryside Access Team. Any damage to the surface of the public right of way caused by such use will be the responsibility of the applicants, their contractors, or the occupier to put right / make good to a standard required by the Countryside Access Team.</p> <p>Reason: To ensure the public right of way remains available and convenient for public use</p> <p>5. Gates / right of way: Any gates provided shall be set back from the public right of way or shall not open outwards from the site across the public right of way.</p> <p>Reason: To ensure that gates are opened or closed in the interests of public right of way user safety</p> <p>6. Improvements to routes: Public rights of way through the site should be integrated with the development and improved to meet the pressures caused by the development whilst retaining their character where appropriate. No improvements may be implemented without prior approval of the Countryside Access Team.</p> <p>Reason: To ensure the public right of way through the development retains character and use as a linear corridor and is able to integrate with the development.</p>
<p>Drainage Engineer – No Objection – subject to condition</p>	<p>No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:</p> <ul style="list-style-type: none"> i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; ii. include a timetable for its implementation; and iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption

	by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime."
Conservation Officer – No Objection – subject to condition	No objection to the proposed development but objections raised to widening and resurfacing Milk Lane to 1.8m. Recommend this element of the proposed development be revised to retain the informal characteristics of this historic footpath. Also recommend the following details be submitted: External material and finishes External lighting Landscape details, especially hard surfacing and boundary treatments.
Thames Water – No Objection – subject to condition and informatives	<p>Condition: With the information provided Thames Water, has been unable to determine the waste water infrastructure needs of this application. Should the Local Planning Authority look to approve the application ahead of further information being provided, we request that the following 'Grampian Style' condition be applied - "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed".</p> <p>Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.</p> <p>Informative: 1: With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.</p> <p>Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>2: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9</p>

	<p>litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p> <p>3: With the information provided Thames Water has been unable to determine the waste water infrastructure needs of this application. However provided foul flows are connected to the public sewer via gravity {not pumped}, and no surface water flows are connected to the public sewer, Thames Water does not anticipate any capacity concerns.</p>
Waste Team – No Objection – subject to informative	<p>The councils operate an alternate week refuse and recycling collection using wheeled bins and a weekly food waste collection. Recycling is collected co-mingled in a single bin and food waste is collected in a separate container. The councils also operate an opt-in 240lt wheeled bin fortnightly garden waste collection scheme. Planning for individual houses Each property will be provided with: -</p> <ul style="list-style-type: none"> 1 x 240lt wheeled bin for recycling – 1 x 180lt wheeled bin for refuse – 1 x 23lt food bin for storage outside the property – 1 x 7lt food bin for storage inside the property <p>Residents can also opt into our garden waste service which uses 240lt wheeled bins. Properties should be planned so bins can be stored within the property boundary and be moved to the presentation point without the need to go up or down steps or through the property. Garden gates need to be wide enough to accommodate a standard 240lt wheeled bin.</p>
Env. Protection Team – No Objection	
County Archaeologist – No Objection	
Neighbour (2) – Support	

4.0 **RELEVANT PLANNING HISTORY**

4.1 P15/V3033/PEM - Other Outcome (28/01/2016)

The proposal for 4 new dwellings with public open space was informally welcomed by the council.

P15/V0414/FUL - Approved (01/06/2015)

Erection of one new dwelling and detached carport. (Address changed from Land off Manor Farm Close to Land of Longcot Road)

P15/V0413/FUL - Approved (30/04/2015)

Proposed 2 new dwellings with car parking.

P14/V0386/FUL - Refused (22/05/2014) - Approved on appeal (26/09/2014)

Erection of 2 new dwellings and additional land adjoining the existing open space located to the south of the site (As clarified by Drainage Strategy accompanying agent's email dated 13 May 2014).

P13/V0929/FUL - Other Outcome (18/06/2013)

Erection of two new family dwellings and additional land adjoining the existing open space located to the south of the site.

P01/V1411/AG - Other Outcome (29/04/2002)

Agricultural development application for a grain store and dryer.

P01/V1580 - Approved (18/03/2002)

Extension to proposed agricultural building.

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse District Council Local Plan 2011

The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were 'saved' by direction on 1 July 2009.

Policy No.	Policy Title
GS1	Developments in Existing Settlements
GS2	Development in the Countryside
DC1	Design
DC5	Access
DC6	Landscaping
DC7	Waste Collection and Recycling
DC8	The Provision of Infrastructure and Services
DC9	The Impact of Development on Neighbouring Uses
DC13	Flood Risk and Water Run-off
DC14	Flood Risk and Water Run-off
H13	Development Elsewhere
H15	Housing Densities
H16	Size of Dwelling and Lifetime Homes
H17	Affordable Housing
H23	Open Space in New Housing Development
HE9	Archaeology
NE9	Lowland Vale
HE4	Listed buildings

5.2 Emerging Local Plan 2031 – Part 1

The draft local plan part 1 is not currently adopted policy. Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF. Whilst the plan has been through Examination the Inspector's has not been received and the objections to it remain unresolved. At present it is officers' opinion that the emerging Local Plan housing policies carry limited weight for decision making. The relevant policies are as follows:-

Policy No.	Policy Title
Core Policy 1	Presumption in favour of sustainable development
Core Policy 2	Co-operation on unmet housing need for Oxfordshire
Core Policy 3	Settlement hierarchy
Core Policy 4	Meeting our housing needs
Core Policy 7	Providing supporting infrastructure and services
Core Policy 22	Housing mix

Core Policy 23	Housing density
Core Policy 24	Affordable housing
Core Policy 37	Design and local distinctiveness
Core Policy 39	The historic environment
Core Policy 42	Flood risk
Core Policy 43	Natural resources
Core Policy 44	Landscape
Core Policy 46	Conservation and improvement of biodiversity

5.3 Supplementary Planning Guidance

- Design Guide – March 2015
The following sections of the Design Guide are particularly relevant to this application:-
Responding to Site and Setting
 - *Character Study (DG6) and Site appraisal (DG9)**Establishing the Framework*
 - *Existing natural resources, sustainability and heritage (DG10-13, 15, 19)*
 - *Landscape and SUDS (DG14, 16-18, 20)*
 - *Movement Framework and street hierarchy (DG21-24)*
 - *Density (DG26)*
 - *Urban Structure (blocks, frontages, nodes etc.) DG27-30**Layout*
 - *Streets and Spaces (DG31-43)*
 - *Parking (DG44-50)**Built Form*
 - *Scale, form, massing and position (DG51-54)*
 - *Boundary treatments (DG55)*
 - *Building Design (DG56-62)*
 - *Amenity, privacy and overlooking (DG63-64)*
 - *Refuse and services (DG67-68)*
- Open space, sport and recreation future provision – July 2008
- Sustainable Design and Construction – December 2009
- Affordable Housing – July 2006
- Flood Maps and Flood Risk – July 2006
- Planning and Public Art – July 2006

5.4 National Planning Policy Framework (NPPF) – March 2012

5.5 National Planning Practice Guidance 2014 (NPPG)

5.6 Neighbourhood Plan

Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF.

Fernham have not applied for a neighbourhood plan designation.

5.7 Environmental Impact

This proposal does not exceed 150 dwellings, the site area is under 5ha and is not within a 'sensitive area' as defined by the EIA regulations. Consequently the proposal is beneath the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended and this proposal is

not EIA development and there is no requirement under the Regulations to provide a screening opinion.

5.8 Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation Human Rights Act 1998
- Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

5.9 Human Rights Act

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.10 Equalities

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

6.1 The relevant planning considerations in the determination of this application are:

1. Principle of the development;
2. Design and layout
3. Impact on heritage assets;
4. Highway considerations;
5. Residential amenity.

6.2 Principle of development

The general locational strategy of both the adopted Local Plan 2011 and the emerging Local Plan 2031 is to concentrate development within the five main settlements and allow small scale development within the built up areas of villages, provided important areas of open land and their rural character are protected. In terms of a hierarchy for allocating development this strategy is consistent with the NPPF, as is the intention to protect the character of villages.

6.3 Fernham is categorised as one of Vale's smallest villages, and as such policy H13 of the adopted local plan would apply. This permits small scale new housing developments provided it would not harm the form, structure or character of the settlement.

6.4 However, both the adopted and emerging local plan hold very limited material planning weight in light of the lack of a 5 year housing supply. Consequently the proposed works should therefore be assessed under the NPPF where there is a clear presumption in favour of sustainable development. Sustainable development is seen as the golden thread running through the decision making process. Having a deliverable 5 year housing supply is considered sustainable under the three strands. Therefore, with the lack of a 5 year housing supply, the proposed works are acceptable in principle. Unless any adverse impacts can be identified that would significantly and demonstrably outweigh the benefits of meeting this objective.

6.5 Sustainable Development

Consideration must be given as to whether this proposal accords with the definition of

sustainable development, which comprises three strands being social, economic and environmental. The NPPF makes it clear that these are mutually dependent and gains should be sought in all three areas simultaneously.

6.6 **Social and Economic**

The application site forms part of the village, which has limited services. Fernham lies centrally to Longcot, Uffington and the Coxwell Villages and is distanced approximately between 1 and 2 miles away from these settlements. Paragraph 55 of the NPPF states that development in one village may support services in a village nearby; in this case namely Longcot, Uffington and the Coxwell villages. House building also brings social and economic benefits in terms of job creation, support for local services and will ultimately provide a sustainable location for future generations.

- 6.7 The inspector on the appeal site to the North East of the application site concluded *“Although there may only be a limited bus service operating locally, necessitating journeys from any new houses by car, I do not consider that this sole indicator would automatically identify the proposal as being within an unsustainable location.”*

- 6.8 Further to this, the development will enhance the public open space featured along Fernham road and extend the allotment plots to accommodate more of the residents in Fernham. This provides additional social gains for the village. As such the proposal is considered to be sustainable in social and economic terms.

6.9 **Environmental Role**
Visual impact and character

In terms of the environmental strand, the proposed dwelling will be viewed within the context of the existing dwellings in the vicinity. Given the existing housing in close proximity, it is not considered the proposed dwellings would appear out of place or compromise the visual amenity of the area. Whilst the site is within the Lowland Vale, a 01local landscape designation, it is visually well contained and does not constitute an important and prominent open space which contributes significantly to the character of the area. There will be no impact upon any views across open landscapes, from public vantage points or from the street scene. The proposal also seeks to provide orchard planting which provides not only a visual barrier between the Public Right of Way (PRoW) and the residential development, but additional benefits within the application site in terms of improved biodiversity and ecology. Further to this, the scheme has been assessed against the 12 principles of Building for Life, and will meet the equivalent of Code for Sustainable Homes Level 4. Materials are proposed to be sourced locally from sustainable locations. As such the application site is considered to be in a sustainable location in environmental terms in that its location would not compromise the settlement character of the village or wider views in the landscape.

6.10 **Design and Layout**

The NPPF and Local Plan Policy DC1 are explicit in seeking a high quality outcome of good design in terms of layout and building form, which are a key aspect of sustainable development.

- 6.11 The design approach represents traditional design, therefore providing a sense of local distinctiveness in response to the prevailing village character and rural context. The proposed car ports will be timber clad to represent their subservient relationships to the host dwellings. Plain tiles are proposed for the new dwellings roof slopes with random course natural stone and brickwork detailing for the external elevations.

- 6.12 Plot 3 (The Farmhouse) is proposed to have a simply formed roof, provided over a square footprint. Two gables are proposed to the front elevation providing architectural

visual interest, with fenestrations matching those which can be found in the development West of Silver Street.

- 6.13 Plot 1, 2 and 4 (The Barns) have simple large roofs with low eaves. Openings and fenestration are more agricultural in proportion. The barns have rectangular footprints with a contrast of stone and boarding, which is considered to reflect and compliment the surrounding residential developments.
- 6.14 The application site is located within the existing built up area of the village and has existing residential development on both the east and west boundaries. The proposed development would not project into the open countryside, but would be kept within the line of the existing residential developments to the east and west. It is acknowledged by the Officers that the proposal will result in a change to the visual appearance of the local landscape character of this part of the village, however, given the application site will not go beyond the line of the existing built up area of that part of the village, the impact on the wider Lowland Vale character area is not considered to be significant.
- 6.15 In addition, due to the declining topography of the application site, the views obtained from Fernham Road of the proposed dwellings will be limited as the public open space is sited in the northern half of the site. The development will viewed in the context of the existing residential development of the village on both sides, and is therefore considered acceptable.
- 6.16 The proposed development, when viewed from the Public Right of Way (Fernham footpath 04) which runs along the west of the application site, will be visible in the context of the existing residential properties to the east and west. The addition the proposed Orchard landscaping will help to soften the appearance of the proposal from this viewpoint.
- 6.17 Whilst the application site is within the Lowland Vale, the existing site is not a particularly crucial part of it, and does not play an integral role to the character. The new dwellings would not be significantly more prominent or visually intrusive in the wider views across the Lowland Vale, than the houses sited on the boundaries. As such the development is considered to comply with adopted Local Plan Policy DC1, the adopted Design Guide and the NPPF.
- 6.18 **Impact on Heritage Assets**
The proposal impacts the setting of the Dairy Farm a Grade II listed building, therefore adopted Local Plan Policy HE4 is relevant. The conservation officer was consulted as part of this application and has provided no objection to the principle of the development. The proposed development is limited to land adjacent to existing buildings in the village and will not harm the setting of the neighbouring listed farm complex. However it has been requested the Milk Path not undergo the widening and resurfacing proposed due to its historic nature.
- 6.19 The conservation officer has requested the following details by way of condition:
- External material and finishes
 - External lighting
 - Landscape details, especially hard surfacing and boundary treatments.

These condition requests are considered to meet the statutory tests for applying planning conditions, as per paragraph 206 of the NPPF.

6.20 **Highway Considerations**

Adopted local plan policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely. The NPPF (Paragraph 32) requires plans and decisions to take account of whether:-

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

6.21 Paragraph 32 goes on to state: *“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”*

6.22 The proposed site would achieve access from Silver Street that already serves a number of residential units. The existing private road is a shared surface arrangement and has a metalled surface.

6.23 The following requests were made by the Highways Authority:

- Speed mitigation measures along Silver Street;
- Extension of footway from Silver Street into the development;
- Improvements to Milk Path to adopted standards;
- Pedestrian linkage from the dwellings to the Milk Path;
- Access arrangements into the public open space, allotments and Playground.

6.24 However, it is considered by officers these requests would not meet the statutory tests for applying planning conditions for the following reasons:

- Silver Street is a private road with limited vehicle movements at slow moving speeds, speed mitigation is therefore considered unreasonable and the request is not considered to be proportionate with the nature of the proposal;
- The agent has confirmed an extension to the footway would be undeliverable as ownership belongs to the Vale of White Horse District Council and is therefore unenforceable. Furthermore Silver Street is a defined Public Right of Way, making the request unnecessary;
- Improvements to the Milk Path have been considered against the conservation officer's request. Officers are of the opinion that this heritage asset should be left as is and attach significant weight to its preservation. Officers are of the opinion that the lack of upgrading and widening of the path would not warrant refusal of the proposal;
- Pedestrian linkage from the development to the Milk Path is again considered unnecessary and contrary to maintaining the historic character of the path;
- The established access arrangements for the public open space playground and allotments will continue to be used, via Fernham Road, Silver Street and The Milk Path, therefore this request is unnecessary.

6.25 The proposal is considered acceptable without the inclusion of these elements and without these inclusions, severe harm could not be demonstrated.

6.26 The development provides three parking spaces per dwelling with additional visitor spaces, it can be accessed safely and does not pose severe harm on the adjacent

highway network, as such the development is considered to comply with adopted Local Plan Policy DC5 and the NPPF.

6.27 Residential Amenity

Adopted local plan policy DC9 seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment. Protecting amenity is a core principle of the NPPF. Design principles DG63-64 of the Design Guide pertain to amenity, privacy and overlooking.

6.28 A number of local residents have objected to the development of this proposal, for reasons highlighted in section 3.0 of this report.

6.29 The dwelling most impacted by the development is considered to be 4 Bakers Square. This dwelling has a west facing habitable window, however the dwelling is not directly facing the north east elevation of Plot 4 and is in excess of 12 metres distance. The proposed height of Plot 4 is approximately 8.7 metres and 4 Bakers Square is approximately 9.3 metres. It is therefore considered the impact on 4 Bakers Square in terms of loss of privacy, daylight and dominance is negligible and would not warrant refusal of the application.

6.30 With respect to the development as a whole complying with this policy, Officers consider there to be no private amenity conflict between the proposed plots. As such the development is considered to comply with adopted Local Plan Policy DC9 and the NPPF.

7.0 CONCLUSION

7.1 This application has been assessed against the National Planning Policy Framework (NPPF), relevant saved policies in the local plan and all other material planning considerations. While the council lacks a five year supply of housing land paragraph 14 of the NPPF states that sustainable development should be permitted unless the adverse effects significantly and demonstrably outweigh the benefits.

7.2 The proposal would provide a four new dwellings in a location identified with a some services and facilities. Officers consider that this is a balanced case. Although the proposal has some impact on historic assets it is considered the benefit of new housing in the village and additional community facilities outweighs the harm.

7.3 Overall, and in view of the emphasis in the NPPF, the development is considered to amount to sustainable development, and whilst there will be some limited adverse impacts, these do not significantly and demonstrably outweigh the benefits. Consequently, the application is recommended for approval subject to conditions

8.0 RECOMMENDATION

It is recommended that planning permission is granted subject to the following conditions:

- 1. Development to commence within three years of the decision date.**
- 2. Development to accord with approved plans.**
- 3. Access, parking and turning to accord with approved plans.**
- 4. Visibility splays to remain unobstructed.**
- 5. No temporary obstructions of public rights of way.**
- 6. No route alterations to public rights of way.**
- 7. No construction access across public rights of way.**
- 8. No residential access across public rights of way.**

- 9. Gates to be set back from public rights of way.**
- 10. Improvements to the public rights of way.**
- 11. Details to be submitted: Landscaping scheme – hardstanding and boundaries.**
- 12. Details to be submitted: External material and finishes.**
- 13. Details to be submitted: External lighting.**
- 14. Details to be submitted: Drainage strategy for Thames Water (Grampian).**
- 15. Details to be submitted: Sustainable drainage scheme.**

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