

September 2018

PLANNING,
DESIGN
& ACCESS
STATEMENT

RESIDENTIAL DEVELOPMENT
AT FORMER GEES GARAGE SITE (WEST),
NEW HEY ROAD, OUTLANE, HUDDERSFIELD.

Ref: 2554/1

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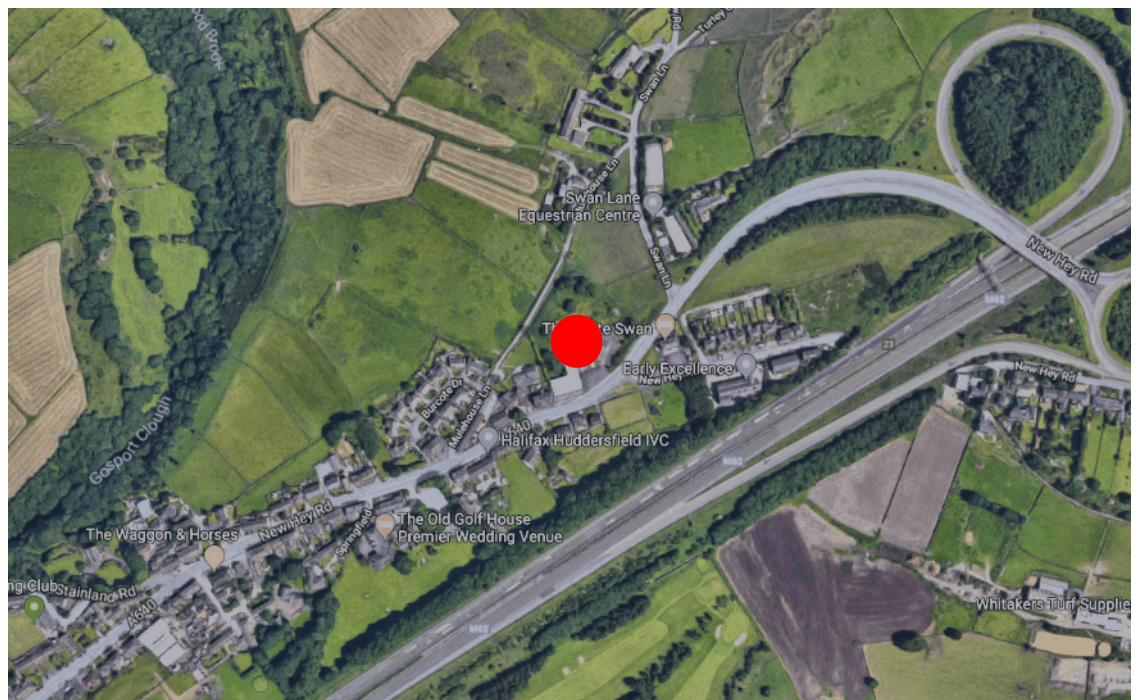
SECTION 1: INTRODUCTION

- 1.1 This Planning Policy Statement has been prepared to support an outline planning application for residential development on land at the former Gees Garage Site, New Hey Road, Outlane. This is an outline application with all matters reserved, except for access.
- 1.2 This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding areas.
- 1.3 The aims of this statement are to ensure design is integral to the creation of new developments; this further reinforces guidance contained within the National Planning Policy Framework.
- 1.4 The statement will also address the following factors
 - **Use:** What the land and buildings will be used for.
 - **Amount:** How much development can the site accommodate
 - **Layout:** How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.
 - **Scale:** How big the buildings and spaces will be, specifically their height, width and length.
 - **Appearance:** What the building and spaces will look like, for example building materials and architectural details.
 - **Landscaping:** How open spaces will be treated to enhance and protect the character of the local area.
- 1.5 The access element of the statement must include two aspects of access to the development:
 - **Vehicular and transport links:** Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
 - **Inclusive access:** How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping

SECTION 2: LOCATION AND SITE DESCRIPTION

- 2.1 The site is located in the settlement of Outlane, approximately 5.5 km to the west of Huddersfield Town Centre. Saledine Nook Local Centre is approximately 1.5km to the east.
- 2.2 The site is immediately adjacent to the A640 New Hey Road.
- 2.3 The application site covers an area of under 0.7 hectares. Most of the site comprises previously developed brownfield land that was occupied by Gees Garages. The garage buildings are still in situ on the site. The site is not allocated in the Kirklees Unitary Development Plan, but is part of a larger Housing Allocation within the emerging Local Plan (Ref: H2652). The emerging Local Plan identifies the whole allocation as having a capacity of 29 dwellings.

Photo 1: Application Site



- 2.4 The site is relatively flat, but the land rises to west beyond the site boundary. The land rises more steeply to the east.
- 2.5 To the east and north is open agricultural land, with extensive views over Calderdale to the north. To the west is medium to high density residential

development, that extends to the west forming the linear settlement of Outlane.

- 2.6 To the rear of the site is Mulehouse Lane, which forms the administrative boundary between Calderdale and Kirklees. Beyond that is open agricultural land.
- 2.7 The site is easily accessible by public transport with bus stops located immediately adjacent to the site on New Hey Road. The buses provide transport links with Huddersfield Town Centre, Halifax Town Centre and Hebden Bridge.
- 2.8 A number of employment centres are easily accessible from the site, primarily Huddersfield and the surrounding industrial and employment areas. The site is close to the M62 providing vehicular access to Manchester and Leeds.

SECTION 3: PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 3.1 The NPPF was published in July 2018 and replaces March 2012 NPPF.
- 3.2 The NPPF carries forward the Government's commitment to support sustainable economic growth and states that significant weight should be placed on the need to support economic recovery through the planning system and this includes building houses.
- 3.3 More specifically the NPPF states that decisions should apply a presumption in favour of sustainable development.
- 3.4 The NPPF also carries forward the requirement for local planning authorities to approve development proposals without delay unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits.
- 3.5 Paragraph 2 of the NPPF confirms that the NPPF itself should be a material consideration in the determination of planning applications. The NPPF states that planning permission "*be determined in accordance with the development plan, unless material considerations indicate otherwise*".
- 3.6 Paragraph 8 informs there are three overarching objectives to sustainable development, which are interdependent and need to be pursued in mutually supportive ways:

- **An economic role** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth.
- **A social role** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations.
- **An environmental role** – to contribute to protecting and enhancing our natural, built and historic environment.

3.7 Under the subheading “*The presumption in favour of sustainable development*” Paragraph 11 sets out the Government’s commitments to supporting sustainable development. In relation to decision making it states this means:-

- c) *approving development proposals that accord with the development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless;*
 - i *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
 - ii *any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

3.8 Paragraph 12 explains that the NPPF does not change the statutory status of the development plan as the starting point for decision making.

3.9 The NPPF sets out guidance in relation to topic areas, a number of which are considered of relevance to this planning application and are discussed below:

Section 5: Delivering a sufficient supply of homes

3.10 A main aim of the NPPF as set out in Paragraphs 59 to 79 is to “*Support the Government’s objective of significantly boosting significantly the supply of homes*”.

- 3.11 Paragraph 68 sets out the important contribution that small and medium sized sites can make in terms of meeting the housing requirement of an area. It explains that they are often built-out relatively quickly.

Section 6: Building a strong, competitive economy

- 3.12 Paragraph 80 makes it very clear that planning policies and decisions should help create the conditions in which businesses can invest, and that significant weight should be placed on the need to support economic growth and productivity taking into account local business needs and wider opportunities for development.

Section 9: Promoting sustainable transport

- 3.13 The importance of promoting sustainable transport is set out in Paragraphs 102 to 111. The following requirements are considered to be particularly relevant in this instance.
- 3.14 Paragraph 108 sets out that in assessing specific applications for development *“it should be ensured that:*
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
 - b) safe and suitable access to the site can be achieved for all users; and*
 - c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”*
- 3.15 Paragraph 109 explains that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 3.16 Paragraph 111 makes it clear that all developments that generate a significant amount of movement need to have a planning application supported by a transport statement or transport assessment.

Section 11: Making effective use of land

- 3.17 In this section the NPPF sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Section 14: Meeting the challenge of climate change, flooding and coastal change

- 3.18 In this section the NPPF sets out how planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change.
- 3.19 Paragraph 153 explains that in determining planning applications local planning authorities should expect new development to *“take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.”*
- 3.20 Paragraph 155 states that *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from the areas at highest risk (whether existing or future). Where development is necessary in such areas the, the development should be made safe for its lifetime without increasing flood risk elsewhere.”*
- 3.21 Paragraph 163 sets out that *“When determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception test, as applicable) it can be demonstrated that:*
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
 - b) the development is appropriately flood resistant and resilient;*
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
 - d) any residual risk can be safely managed; and*
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.”*

3.22 Paragraph 212 states that *“The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication”*

Local Policy Context

3.23 The development plan for this residential scheme comprises the following:-

- Kirklees Unitary Development Plan (adopted March 1999) – this report refers to those policies within the UDP saved under the direction of the Secretary of State beyond September 2007.

Kirklees Unitary Development Plan (March 1999)

3.24 The Kirklees Unitary Development Plan (UDP) was adopted in March 1999 having undergone an examination in public. On the basis that the UDP covered the period 1st April 1993 to 1st April 2006, it is now beyond its intended period of operation. As a result of a Direction issued by the Secretary of State for Communities and Local Government on 28th September 2007 only some of the policies within the UDP continue to have effect. This statement will refer to those policies within the UDP which have been saved.

3.25 ‘Saved’ Policies of the UDP have not been adopted in accordance with the Planning and Compulsory Purchase Act 2004, nor have they been objectively assessed against the provisions of the NPPF.

3.26 Due weight can only be given to ‘Saved’ Policies of the UDP according to their consistency with the Framework.

3.27 The saved UDP policies that are considered relevant to this planning application are discussed below.

3.28 The UDP policy D2 that states:-

Planning permission for the development (including change of use) of land and buildings without notation on the proposals map, and not subject to specific policies in the plan, will be granted provided that proposals do not prejudice:

i The implementation of proposals in the plan

ii The avoidance of over-development

iii The conservation of energy

iv Highway safety

v Residential amenity

- vi Visual amenity**
- vii The character of the surroundings**
- viii Wildlife interests**
- ix The efficient operation of existing and planned infrastructure**

3.29 Policy BE1 sets out guidance on design and states that:-

“All development should be of good quality design such that it contributes to a built environment which:

- i. Creates or retains a sense of local identity;*
- ii. Is visually attractive;*
- iii. Promotes safety, including crime prevention and reduction of hazards to highway users;*
- iv. Promotes a healthy environment, including space and landscaping about buildings and avoidance and of exposure to excessive noise or pollution;*
- v. Is energy efficient in terms of building design and orientation and conducive to energy efficient modes of travel, in particular walking, cycling and use of public transport”.*

3.30 Policy BE2 also deals with design and states:-

“New development should be designed so that:

- i. It is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;*
- ii. The topography of the site (particularly changes in level) is taken into account;*
- iii. Satisfactory access to existing highways can be achieved; and*
- iv. Existing and proposed landscape features (including trees) are incorporated as an integral part of the proposal”.*

3.31 Policy BE11 provides guidance on the material to be used in development and states that:-

“New development should be constructed in natural stone of a similar colour and texture to that prevailing in the area where the proposal is located”

- 3.32 Policies BE1, BE2 and BE11 having regard for the design requirements of new developments are detailed and considered further within the Design and Access Statement.
- 3.33 Policy BE12 'Space About Buildings' discusses space about dwellings, identifying that new dwellings should be designed to provide privacy and open space for occupants along with physical separation from adjacent properties and land.
- 3.34 The function of Policy EP11 'Ecological Landscaping' is to ensure applications for planning permission incorporate an integral landscaping scheme which protects and enhances the ecology of the site. All landscaping details are addressed within the Design and Access Statement.
- 3.35 Policy T10 sets out highway and accessibility considerations for new development and states:
- "New development will not normally be permitted if it will create or materially add to highway safety or environmental problems or, in the case of development which will attract or generate a significant number of journeys, if it cannot be served adequately by the existing highway network and by public transport. Proposals will be expected to incorporate appropriate highway infrastructure designed to meet relevant safety standards and to complement the appearance of the development".*
- 3.36 Policy T19 identifies that the provision of off street parking is required within new developments.
- 3.37 Policy H1 'Housing Need' addresses housing provision and of relevance to this application is that of the housing needs of the District being met by:
- iii *"The provision of houses affordable to those least able to compete in the housing market".*
- 3.38 Policy H6 identifies the site as a Housing Allocation H3.33 (Westcroft/Scotgate Road, Honley).
- 3.39 Policy H10 states:-
- "The provision of affordable housing will be a material consideration when planning applications are considered. The Council will negotiate with developers for the inclusion of an element of affordable housing where the lack of affordable housing has been demonstrated. The extent and nature of affordable housing provision will have regard to:*

- i. *Evidence of local need;*
- ii. *The size of the site and its suitability in terms of access to local services and facilities and the availability of public transport;*
- iii. *The viability of the overall development; and*
- iv. *The degree to which a mix of dwelling sizes and types is provided”.*

3.40 Policy H18 ‘sets out the requirements for public open space with residential development and states:-

“Proposals for housing development on sites of more than 0.4 hectares will normally be required to include measures within the site for the provision of public open space at a minimum rate of 30sqm per dwelling. The precise location, nature and extent of this provision will be determined by reference to:

- i. *The size of the site and number and type of dwellings proposed:*
- ii. *The physical characteristics of the site and the requirements for access and drainage.*

Off-site provision to the same minimum standard or improvements to established public open space will be acceptable as an alternative where there is land with potential as public open space or established public open space readily accessible to the site”.

Kirklees Local Plan

3.41 The Council’s Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The Examination in Public began in October 2017. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 48 of the National Planning Policy Framework. In particular, where the policies, proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2018), these may be given increased weight. At this stage of the Plan making process the Publication Draft Local Plan is considered to carry significant weight. Pending the adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees

3.42 As set out above the site is part of a larger Housing Allocation within the emerging Local Plan (Ref: H2652). The emerging Local Plan identifies the whole allocation as having a capacity for 29 dwellings.

3.43 Policy PLP 24 of the emerging plan states *“Good design should be at the core of all proposals in the district and should be considered at the outset*

of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

- a) the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;*
- b) they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;*
- c) extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;*
- d) high levels of sustainability through:*
 - i The re-use and adaptation of existing buildings, where practicable*
 - ii Design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;*
 - iii using innovative construction materials and techniques, including reclaimed and recycled materials*
 - iv minimising resource use in the building by orientating buildings to utilise passive solar design, incorporating vegetation and tree planting to assist heating and cooling and providing for the use of renewable energy;*
 - v encouraging the use of electric and low emission vehicles by providing charging points;*
 - vi incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;*
 - vii designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;*
 - viii designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.*

- e) *the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;*
- f) *the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;*
- g) *any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;*
- h) *development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure; i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and*
- i) *the provision of public art where appropriate.”*

**Other Local Policy Considerations:
Interim Affordable Housing Policy**

- 3.44 The Council has introduced an Interim Affordable Housing Policy, approved by Full Council on the 14th December 2016, which sets out the Council’s interim guidelines and policy for dealing with affordable housing contributions in new housing development. The Interim Policy does not replace the Council’s Supplementary Planning Document 2: Affordable Housing (SPD2) but provides a more reliable and up to date policy position by which officers can make their recommendations. The Interim Affordable Housing Policy is not part of the statutory Development Plan but is to be used as a material consideration in the decision making process for planning applications and will last until the Emerging Local Plan is formally adopted.
- 3.45 The Interim Policy is in line with the emerging Affordable Housing policy in the Local Plan. The Interim Policy seeks 20 percent affordable housing on schemes of 10 units and above and be based on the number of units rather than floorspace as set out in SPD2.

SECTION 4: PLANNING POLICY ASSESSMENT

- 4.1 This section considers the proposed development against planning policy requirements.

Building a strong competitive economy

- 4.2 The NPPF Paragraph 80 makes it very clear that *“planning policies and decisions should help create the conditions in which businesses can invest, and that significant weight should be placed on the need to support economic growth and productivity”*. The proposed development will bring direct and indirect benefits to the local economy through construction employment and tax revenue and support local community facilities. As such it is wholly consistent with the NPPF guidance in promoting sustainable economic growth.
- 4.3 The development will provide economic sustainability benefits to the area through increased use of local shops, services and facilities and will provide a domino effect through provision of local jobs in the area. The increase of residents within an area will have a positive impact on existing services and businesses within the wider Huddersfield area including increased demand for local services and increased expenditure within the local area. This will assist in building confidence for existing businesses within the area and attract new firms to move into the area.
- 4.4 The application proposals will generate a range of direct employment opportunities including construction jobs, jobs associated with the ongoing maintenance of the site and indirect jobs such as estate agents and solicitors. The proposals will therefore contribute to the local economy. The Home Builders Federation (HBF) “Building a Recovery” Document (December 2010) indicates that an average of 1.5 jobs are directly created and maintained for each property built, alongside a range of spin off jobs in the wider economy through service industries such as legal and professional staff. The Government’s Document ‘Laying the Foundations – A Housing Strategy for England’ (Nov 2011) confirms that *“for every new home built, up to two new jobs are created for a year”*. The proposals provide in the regions of 8 new homes which could therefore create between 12 and 16 direct construction jobs plus a range of spin off jobs.

Promoting Sustainable Transport

- 4.5 The NPPF indicates that applications for development need to demonstrate that opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location (paragraph 108).

- 4.6 Outlane provides local top up shops and services with a post office and convenience goods store within walking distance of the site. As outlined above the site is easily accessible by public transport with good bus routes immediately adjacent to the site on New Hey Road, providing easy access to Huddersfield and Halifax town centres. Moorlands Junior and Primary School is 1.1km from the site and Saledine Nook High School is just over 2km from the site.
- 4.7 The indicative layout that accompanies this application shows that access to the site will be taken from New Hey Road, where there is an established access into the site. Access through the site to the houses will be via a combination of an adoptable road with a turning head and shared private driveways. The indicative layout shows that there is ample space for off-street parking that complies with the parking standards set out in the UDP.
- 4.8 The development would give rise to a minimal number of peak hour vehicle movements causing negligible impact to the highway network.

Delivering a wide choice of high quality homes

- 4.9 Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Evidence produced in connection with the emerging Local Plan, including the Strategic Housing Market Assessment, confirms the demand for open market and affordable housing within the area. As such it is considered that the proposal is consistent with the current evidence base and will make a significant contribution to housing delivery and five year land supply.
- 4.10 The Interim Policy seeks 20 percent affordable housing on schemes of 10 units and above. As this is an outline planning application the number of residential properties on the site is not defined within this application. However the requirement for affordable housing can be dealt with either by way of a condition or at the reserved matters stage.
- 4.11 Further detail on the choice and quality of homes will be provided as part of a later reserved matters submission. As submitted in outline the proposals are considered to meet the provisions of the NPPF Paragraph 64.

Promoting Healthy Communities

- 4.12 The NPPF seeks to deliver social, recreational and cultural facilities which communities need and indicates that decisions should, amongst other things, plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues,

public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. It seeks to ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (paragraph 92).

- 4.13 The NPPF notes that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities (paragraph 96). Authorities should also seek opportunities to protect and enhance public rights of way and access (paragraph 98).

Requiring Good Design

- 4.14 The indicative scheme submitted as part of the planning submission demonstrates how development could successfully be accommodated on the site.
- 4.15 In terms of the layout within the site, although this is not for approval at this stage the indicative layout demonstrates how the housing on this site could be accommodated with all the houses having large rear gardens and parking spaces and/or garages.
- 4.16 Overall the scheme provides active frontages created by the proposed dwellings. The layout also includes both public and private amenity space for residents, which is carefully balanced with the provision of parking for all users of the site. However the layout ensures that the parking of cars will not be the dominant feature within the site.
- 4.17 Although not for approval at this stage the scheme demonstrates on the indicative plans that a suitable development is achievable in line with the NPPF Policies, Policies BE1, BE2, BE11, BE12 and BE23 of the Kirklees UDP and Policies PLP 24 of the emerging Local Plan.
- 4.18 The NPPF indicates that good design is a key aspect of sustainable development, creates better places in which we live and work, and helps make development acceptable in communities. (paragraph 124)
- 4.19 Paragraph 127 explains that planning policies and decisions should ensure that developments:
- a) 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;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 4.20 Whilst the proposals are submitted in outline, the development will seek to provide a high quality residential development with a clear character reflecting the site's location and inspired by its setting and attributes.
- 4.21 Whilst submitted in outline it is considered that the proposals respond positively to the site's landscape context and relationship to the existing urban form. More detailed consideration of design can be undertaken at reserved matters stage.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

- 4.22 The Framework notes that *"the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure"* (paragraph 148).
- 4.23 The Framework sets out that *"inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is*

necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere”

- 4.24 Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding (paragraph 158).
- 4.25 The proposed development does not fall within an area subject to flood risk and as such would satisfy the sequential approach set out within the NPPF.
- 4.26 Detailed design and the layout for the proposed development will be brought forward at reserved matters stage and will have full regard to the need to incorporate sustainable and renewable measures and these will be considered, having regard to the NPPF guidance and local policy.
- 4.27 The site is relatively flat where natural light and heat can be used to maximise the energy efficiency of the properties.

Conserving and Enhancing the Natural Environment

- 4.28 The NPPF, in paragraph 170, indicates that planning policies and decisions 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 commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

- 4.29 These issues are considered in a number of detailed technical reports prepared in connection with the application.
- 4.30 With regard to noise impacts arising during the construction and operational phases of the development a series of mitigation measures have been set out in technical reports. More detailed consideration of layout at reserved matters stage will ensure that noise impact upon, or resulting from the development will be within acceptable levels.
- 4.31 Overall therefore it can be concluded that the proposed development will not unduly impact upon ecological or landscape interest. No significant impacts in terms of noise, air quality or contamination are identified subject to the incorporation of the recommended mitigation measures. On this basis, it is considered the proposals accord with the guidance set out in the NPPF.
- 4.32 In relation to UDP Policy D2:-
- i The application site is unallocated within the UDP, as such the application will not affect proposals in the UDP or emerging Local Plan, where the proposed development accords with the proposed allocation.
 - ii The proposed development is within a partially residential and partly agricultural area. The drawings that accompany this planning application demonstrate the proposed dwellings can be accommodated on the site. The scale and density of the proposed development reflects the scale and the density of the surrounding dwellings, and achieve the capacity for the site set out in the emerging plan. The infrastructure in the area is more than sufficient to accommodate the proposed development.
 - iii As stated above the detailed design of the new dwelling seeks to be environmentally sustainable from the outset and the scheme will be constructed to Building Regulation standards ensuring a highly energy efficient scheme.
- The properties will be provided with private gardens. The property will also be provided, by design, with good natural daylight levels to ensure inhabitants' wellbeing and reduced reliance on artificial lighting.
- iv The indicative layout shows a new access onto New Hey Road, however access will be determined at a reserved matters application along with impact upon highway safety.
 - v The indicative layout shows how the proposed development accords with UDP Policy BE12 and will not impact upon residential amenity.

- vi The design and layout of the proposed development will be determined at a reserved matters application along with impact upon visual amenity.
- vii The materials used and the appearance of the proposed dwellings will be agreed at a reserved matters planning application.
- viii Previous planning applications have identified no wildlife interests on this site
- ix The proposed development will have no harmful impact on the existing or planned infrastructure.

SECTION 5: CONCLUSION

- 5.1 The 2018 National Planning Policy Framework identifies a clear presumption in favour of sustainable development and requires that Local Planning Authorities should, where relevant grant planning permissions unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 5.2 The proposed development is wholly consistent with the presumption in favour of sustainable development set out in the Framework and it positively addresses each of the Core Planning Principles. The development would not conflict with policies set out within the Framework and the development of the site, would accord with UDP and Publication Local Plan Policies.
- 5.3 Technical reports accompanying the application are comprehensive in their coverage and where necessary provide appropriate and deliverable mitigation measures. The proposed development will not give rise to any adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal.
- 5.4 The proposals are supported by the Government's commitment to ensuring the planning system does everything it can to support growth. The proposals provide a housing offer fit for the 21st century in the right place and will contribute to the Government's desire for economic competitiveness, which subsequently facilitates a mobile workforce and dynamic economy.