



DRY HILL FARM

CHANGE OF USE OF CARAVAN STORAGE FACILITY TO OUTLINE LAYOUT FOR 4 DWELIINGS

DESIGN AND ACCESS STATEMENT

JULY 2021

1.0 Introduction

The site currently commercially operates as a Caravan storage (B8) facility following grant of planning permission under the following permission 2019/92231.

This scheme seeks outline planning permission for a Change of Use for the demolition of the existing storage sheds and the erection of four detached dwelling houses with accompanying garages. The commercial use of the site will cease under the proposals.

This statement confirms when read alongside the accompanying information submitted with the application, that the proposals accord with National and Local Planning Policy. Furthermore despite the sites greenbelt designation under the UDP and taking into account all material considerations it is clear that permission should be granted. Upon considering the NPPF it should be noted that the proposal does not constitute inappropriate development, and therefore very special circumstances do not need to be demonstrated in this case.

2.0 The Site and Location

The subject buildings form part of a settlement of buildings, the majority of which are domestic properties, with a commercial dairy situated to the North East of the site (some distance away and well screened) and adjacent to the domestic properties to the East of the site. The buildings immediately surrounding the storage buildings are all domestic properties.

The buildings in question are all in full commercial use under B8 Storage. It should be noted that they form unsightly and conspicuous buildings within the countryside. They create an incongruous visual break in the open countryside and are also unsightly neighbours for the surrounding residential properties.

The area around the subject buildings is covered by concrete which is in poor condition generally, the proposal would involve the installation of an improved private access drive with permeable self-draining surface and the remaining space turning into soft landscaping to compliment the countryside location. The applicant is willing to discuss issues of curtilage in relation to the proposed dwellings with the LPA.

The proposal will bring significant benefits with regards to the character and openness of the greenbelt with a reduction in the volume of the proposed buildings by one third.

The existing volume of buildings - 6712m³

The proposed volume of buildings – 4476m³

3.0 Planning Policy

Section 11 of the NPPF in particular paragraph 118. Planning policies and decisions should:
(c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

(d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure

This proposal clearly aligns with section 11, Making effective use of land paragraph 118 C and D of the NPPF, as it involves the re-development of brownfield land.

Section 12: Achieving Well Designed Spaces - paragraph 127 states 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 46 ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying

expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Section 13 paragraph 145 of the NPPF states the following with regards to development within the greenbelt:

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(a) buildings for agriculture and forestry;

(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

(e) limited infilling in villages;

(f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

•not have a greater impact on the openness of the Green Belt than the existing development;

or

•not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

It is considered that the proposal accords with paragraph 145 in particular part E and part G. The proposal relates to land that is previously developed and classed as a brownfield site in a rural location.

The proposal is significantly smaller in volume than the existing commercial premises. The buildings as stated previously are incongruous and are unsightly within the existing residential settlement; the buildings proposed will have significantly less impact on the openness of the

greenbelt in that they will nestle within the surroundings more coherently than the existing commercial buildings currently do.

It is the object of the applicant that good design and well thought out spaces and buildings will be implemented throughout this proposal. The overall planning of the site ensures there is adequate space between dwellings and the orientation and positioning take into account existing buildings and their orientation and outlook, providing private amenity spaces and increased soft landscaping to increase biodiversity. Currently the site has very low biodiversity value due to the access infrastructure and use of the commercial buildings. The fact that much of the site has hard standing means that there is little opportunity for wildlife and plants to establish, themselves, the redevelopment of the site means there is increased opportunity for native species to establish, forage and thrive.

4.0 Local Planning Policy.

The design accords with at least the following local policies.

LP59 – Brownfield Sites in the greenbelt

The site accords with the above policy in the following ways;

- The site is a small gap in between existing residential properties. So is definitely classed as limited infill.
- The site is brownfield.
- The existing footprint is not exceeded
- The land within the site has limited environmental value.

LP28 –Drainage

The proposal under the application accords with the above policy in the following ways:

- Typical greenfield runoff rates will not be exceeded
- SUDS will be adopted in the drainage strategy for the access driveway and areas of hard standing will be limited.

LP24 - Design

Design of the buildings and site layout and landscaping will accord with the above policy in the following ways;

- The form scale and layout of the development are complimentary of the surrounding built environment and take into consideration orientation of surrounding properties.
- A high standard of amenity space for each dwelling is proposed.
- Sustainable construction methods including reclaimed and recyclable materials where appropriate.
- Separate waste storage facilities for each dwelling.
- Well thought out safe communal areas.

5.0 Material Considerations

Along with all of the factors discussed above in the NPPF and local planning policy there are the following material considerations to consider in determining the planning application:

5.1 Recent Planning permission for dwellings on neighbouring site

Planning permission was granted to create two detached dwellings within the greenbelt on the adjacent site following successful application for conversion of the barns under Part Q of the GPDO. Whilst this is a completely different set of circumstances given the site is commercial, the neighbouring properties are currently being implemented as private dwellings. Therefore the existing properties surrounding the site are all residential. The fact the commercial storage facilities are situated in between two residential settlements means that redevelopment of the site to residential would be wholly appropriate and have less impact upon the greenbelt and openness. This accords with all local and national planning policy on greenbelt, and limited infilling.

5.2 Brownfield Site

The site is a brownfield site. Therefore redevelopment is wholly appropriate when considered against the NPPF and local planning policies.

5.3 Greenbelt.

In terms of greenbelt, the site does not represent inappropriate development within the greenbelt. Following demolition of the existing unsightly buildings the openness of the greenbelt will be improved. The commercial operations will cease on the site.

5.4 Access

The existing access will be reused though improved and resurfaced and drained in accordance with SUDS.

5.5 Drainage

The application will involve the implementation of SUDS. Currently water run-off is not dealt with in accordance with SUDS and will therefore be a public benefit to neighbouring properties.

5.6 Landscaping

The applicant is willing to discuss landscaping with the Local Authority Planning Department. Boundaries have been shown as dry stone walling to complement the rural nature of the site.

6.0 Conclusion

Due to the clarifications set out in the above statement the application should be recommended for approval.