

Planning Design and Access Statement

Land Adjacent to 15 Billett Avenue, Waterloo, PO7 7SZ





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Project Team

Planning



Arboriculture



Client



Drainage



Ecology



Architecture



1. Introduction

1.1 Neame Sutton Limited, Chartered Town Planners, have been instructed by Peter Ernest Homes Holdings (the Applicant) to prepare and submit a full detailed planning application for:

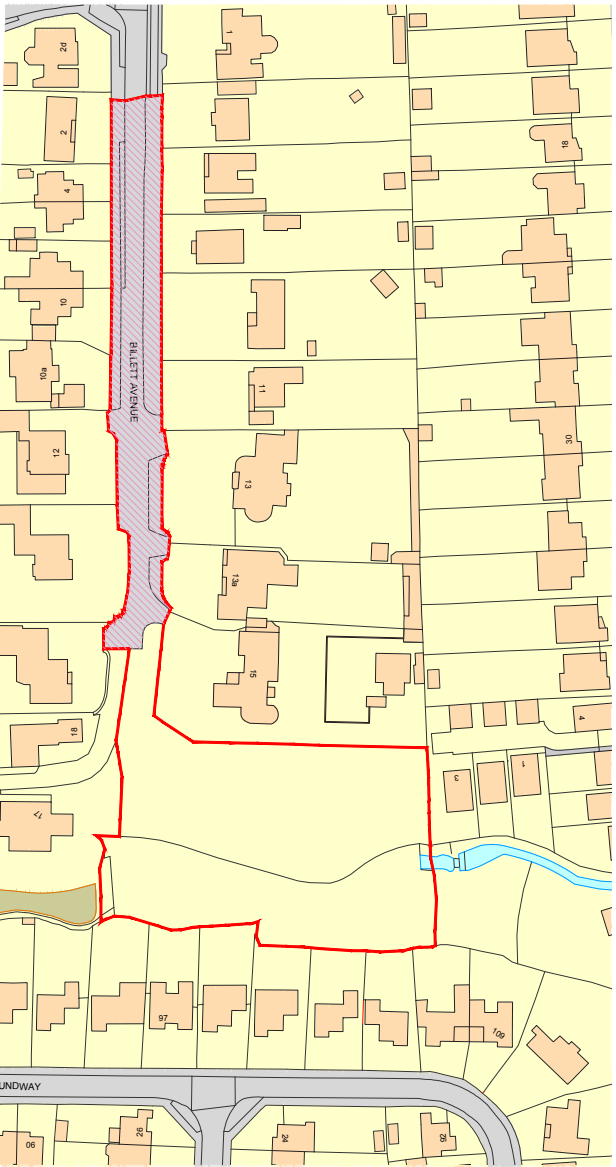
The replacement of the culverted section of Hermitage Stream running across the site and erection of four dwellings with the associated vehicular and pedestrian access, car parking, secure cycle storage and landscaping on land adjacent to 15 Billett Avenue, Waterlooville, PO7 7SZ.

1.2 This Planning, Design and Access Statement includes input from the Applicant's design team and should be read in conjunction with the application form, plans and other illustrative material. The following Consultants' advice has informed this application:

Scheme Design Drawings	Martin Ralph Architects
Ecology Surveys	The Ecology Co-op
Tree Survey	Bernie Harverson
Flood Risk and Drainage	Hamill Davies Ltd.
Culvert Replacement Details	Hamill Davies Ltd.

1.3 The following local requirements are also met within this Statement:

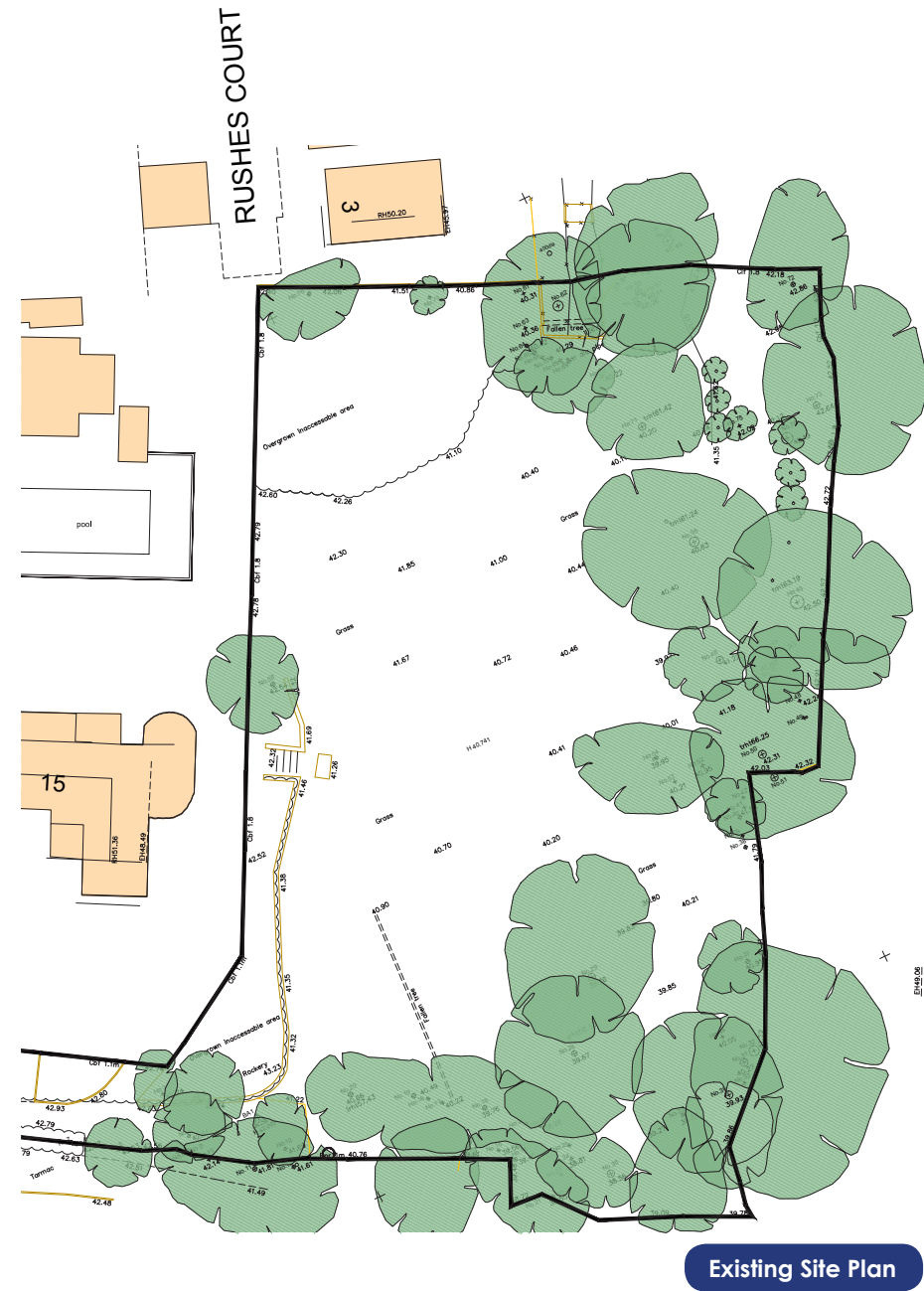
- Biodiversity/Ecological Assessment
- Community Infrastructure Levy
- Flood Risk and Drainage
- Landscaping
- Parking Provision
- Planning Obligations
- Tree Survey/Arboricultural Implications
- Access, car parking and secure cycle storage



Location Plan

2. Site Description

- 2.1 The site is situated in the town of Waterlooville, which is central to the residential community west of the A3 in the south-east of Hampshire. The site is bordered by large, two-storey residential dwellings on Billett Avenue, which is one of a number of cul-de-sacs in the area consisting of larger dwellings established in the later Victorian era.
- 2.2 The site is currently a plot of undeveloped land, rectangular in shape with an area of approximately 0.42 hectares. Access to the site is from Billett Avenue and there is a reasonable level of tree screening, particularly along the eastern boundary.
- 2.3 The eastern boundary of the site comprises the rear gardens of Roundway and to the west and south of the site is Billett Avenue. To the north of the site is the relatively recent development of Rushes Court, which is accessed from Highfield Avenue. Rushes Court is a higher density form of development than that of Roundway or Billett Avenue.
- 2.4 An important element of the site is the Hermitage Stream, which runs through the site in 1200mm diameter conduit, 3m below ground level. Running parallel to the stream, there is also a sewer 6m to the east.



3. Planning History

- 3.1 The application site has been the subject of extensive pre-application discussions with Officers at Havant Borough Council. Pre-application advice was previously sought by another applicant for the erection of three units on the site, where the principle of development, subject to all other development control criteria being met, was acceptable. Areas of concern included:
- The trees
 - The stream
 - Surface water flooding
- 3.2 The Applicant recognises the importance of engaging the professional project team with Case Officers in the preparation and submission of a full detailed planning application and as such, pre-application discussions have taken place with Officers at Havant Borough Council.
- 3.3 A pre-application advice request was first submitted by the Applicant in April 2017, where the principle of development was considered acceptable (subject to all other development control criteria being met) and areas of concern once again identified as:
- Drainage and flood risk, particularly in relation to the culverted section of Hermitage Stream.
 - The impact on the character and appearance of the area, particularly in relation to the amount of hardstanding and retaining walls.
 - The impact on the amenity of the neighbouring property, particularly in relation to overlooking.
- 3.4 With this in mind, Martin Ralph Architects were instructed to provide a sensitive design solution that addressed these concerns, whilst making best use of the land. Detailed plans were submitted to the Council in July 2017 and following further pre-application advice, these were amended

and resubmitted in November 2017, where the potential for perceived overlooking was still causing some concern.

- 3.5 The response to the remaining concern is set out in Sections 5 and 6. The application proposal has been comprehensively prepared having given full consideration to the conclusions of the pre-application advice, technical appraisals and National and Development Plan Policy.

4. Planning Policy Framework

4.1 The planning policy framework relevant to the planning application includes the National Planning Policy Framework (NPPF) and the adopted Havant Borough Council Core Strategy (2011).

(i) National Planning Policy Framework

4.2 The National Planning Policy Framework (NPPF) was published by the Coalition Government on the 27th March 2012 and introduced a fundamental change to national planning policy. The NPPF supersedes all previous Planning Policy Guidance and Planning Policy Statements, as well as several Circulars and is intended to simplify the national planning policy framework by amalgamating Government planning policy into a single document.

4.3 The NPPF provides a proactive national policy framework that operates to encourage sustainable growth. Paragraph 14 states that the core of the NPPF is in favour of sustainable development, described as the 'golden thread' running through both plan-making and decision-taking.

4.4 With regard to plan-making, Paragraph 14 states that local planning authorities should not only seek opportunities to meet the development needs of the area, but also look to meet objectively assessed needs, allowing sufficient capacity and flexibility to adapt to rapid change. Paragraph 17 outlines a set of 12 core, land-use planning principles, which include plan-led development that empowers local people to shape their surroundings with succinct, up to date, local and neighbourhood plans setting out the future of the area.

4.5 Paragraph 29 states that transport policies have an important role to play in facilitating sustainable development, as well as contributing to wider sustainability and health objectives. Paragraph 30 goes on to suggest that LPAs support development that encourages more sustainable means

of transport. There is a clear focus on promoting sustainable transport, with the suggestion that developments generating traffic movement are supported by a Transport Statement.

4.6 Paragraph 39 of the NPPF asks local authorities to consider the accessibility, type, use and mix of the development, as well as the availability of public transport, levels of car ownership and the need to reduce carbon emissions, when setting out the parking standards for residential development.

4.7 With regard to delivering housing, Paragraph 47 of the NPPF requires LPAs to annually identify and update a supply of deliverable sites, sufficient to provide 5 years' worth of housing against their requirements, with an additional buffer of 5%. Additionally, Paragraph 47 goes on to state that LPAs should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs in the housing market area and that these needs should be considered in relation to the Council's ability to demonstrate a 5-year supply of deliverable housing sites. Paragraph 48 suggests that LPAs can make use of windfall sites in the 5-year supply if such sites become available in the local area and will provide a reliable source of supply. Paragraph 49 advises LPAs to consider housing applications in the context of the presumption in favour of sustainable development housing sites.

4.8 Section 7 of the NPPF sets out the importance of achieving high quality design in the built environment to positively contribute to the places people inhabit. Paragraph 58 states that local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development, responding to local character and reflecting local identity. Paragraph 64 stresses that permission should be refused for developments of poor design that does not take advantage of opportunities to improve the quality of an area and the way in which it functions.

4.9 With regard to conserving and enhancing the natural environment, the

NPPF (Section 12) states that LPAs should contribute to protecting valued landscapes and conserving biodiversity.

(ii) National Planning Practice Guidance

4.10 In addition to the NPPF, the Government have published a series of National Planning Practice Guidance (NPPG). The guidance particularly relevant to this site is:

- Design
- Determining a Planning Application
- Environmental Impact Assessment
- Fees for Planning Applications
- Flexible Options for Planning Permissions
- Local Plans
- Making an Application
- Natural Environment
- Neighbourhood Planning
- Planning Obligations
- Travel Plans, Transport Assessments and Statements
- Tree Preservation Orders and Trees in Conservation Areas
- Use of Planning Conditions
- Viability
- Waste
- Water Supply, Wastewater and Water Quality

4.11 The NPPG reflects the Government's continuing emphasis on the planning system delivering growth as part of the sustained recovery of the UK economy. The approach in relation to the assessment of housing need

and in particular, supply, follows that set out in current, established policy and guidance.

(iii) Local Development Plan

4.12 The Havant Borough Local Plan Core Strategy was adopted by Havant Borough Council in March 2011 and is the current Development Plan for the Borough. This Core Strategy sets the overall policy framework and detailed policies and proposals for the control, development and use of land, guiding day-to-day planning decisions in Havant Borough. This Core Strategy provides the planning framework for the period between 2011 and 2026.

4.13 The Havant Borough Local Plan (Allocations) follows on from the adopted Havant Borough Local Plan Core Strategy and together provide up-to-date Policies to encourage investment in new jobs, the provision of land for new homes and protection for the environment. The Allocations Plan replaces the remaining saved Policies for the Havant Borough District-Wide Local Plan and includes several Policies in addition to those in the Core Strategy.

4.14 The Policies from both the Core Strategy and Allocations document relevant to this proposal are listed below:

- | | | |
|---|-------------|--|
| • | Policy CS8 | Community Safety |
| • | Policy CS9 | Housing |
| • | Policy CS11 | Protecting and Enhancing the Special Environment and Heritage of Havant Borough. |
| • | Policy CS14 | Efficient Use of Resources |
| • | Policy CS15 | Flood and Coastal Erosion Risk |
| • | Policy CS16 | High Quality Design |

- Policy CS17 Concentration and Distribution of Development within the Urban Areas
- Policy CS19 Effective Provision of Infrastructure
- Policy CS20 Transport and Access Strategy
- Policy CS21 Developer Requirements
- Policy DM6 Coordination of Development
- Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features
- Policy DM10 Pollution
- Policy DM13 Car and Cycle Parking on Residential Development
- Policy AL1 Presumption in Favour of Sustainable Development
- Policy AL7 Hermitage Stream
- Policy DM18 Protecting New Development from Pollution

4.15 The adopted Local Plan is out-of-date, particularly in relation to meeting the full, objectively assessed need for development (4.9 years with a 5% buffer, Annual Monitoring Report, December 2017) and as a result, the Council have sought to progress a new Local Plan, with the draft having been approved by the Council's Cabinet on Monday 18th December 2017. The relevant policies from the Draft Havant Borough Local Plan 2036 are set out below:

- IN3 Transport and Parking in New Development
- E5 Hermitage Stream
- E6 High Quality Design
- E7 High Quality New Homes
- E12 Managing Flood Risk in New Development

- E13 Drainage Infrastructure in New Development
- E15 Ecological Conservation
- E16 Solent Special Protection Areas
- H3 Housing Density and Mix

(iv) Other Policy Considerations

4.16 In addition to the Policy context discussed above, the Council have prepared several Supplementary Planning Documents (SPDs). Those relevant to this proposal are:

- Borough Design Guide (2011)
- Housing (2011)
- Parking (2016)

5. The Application Proposal

5.1 This section provides an overview of the approach taken by the Applicant's design team in preparing the design proposal. The proposal is for the erection of four, high-quality, family homes, served by private driveways and the associated vehicular and pedestrian access and landscaping.

5.2 As a starting point for the consideration of the site, the Applicant's design team reviewed and analysed the context of the site with particular reference to the type, size, age and style of the existing units on Billett Avenue.

(i) Site Constraints

5.3 A review of the constraints was also undertaken and include:

- Mature trees around the boundaries of the site.
- The amenity of the neighbouring property (15 Billett Avenue).
- The culvert and the need for its replacement.
- The site topography.
- Ecology.

(ii) Scheme Evolution

5.4 The application proposal has been prepared in direct response to extensive pre-application discussions with Officers at Havant Borough Council. Concern centred on the amenity of the neighbouring property and the impact on the character and appearance of the area, particularly in relation to the amount of hardstanding in the initial proposal and as a result, the Applicant's design team have made the following amendments to address these concerns:

- The levels of the units lowered and the layout of the plots revised to

minimise the potential for overlooking, as well as a comprehensive landscape strategy prepared to mitigate perceived overlooking.

- A subtle parking arrangement, with the number of parking spaces reduced to minimise hardstanding and using planting to soften the appearance of the parking areas.

5.5 The Applicant considers the proposal to be a high-quality design solution that achieves an attractive residential environment, sympathetic to its surroundings, compliant with the NPPF and the Havant Borough Council Local Plan policies set out in the previous section.

(iii) Design Solution

5.6 The proposal forms an extension to the eastern end of Billett Avenue, but as it is positioned to the side of No.15 Billett Avenue, does not form part of the main street scene.

5.7 The proposed design comprises four dwellings across a site area of approximately 0.41 hectares, which equates to a density of 10 dph. By modern residential standards, and those set out in Paragraph 3.06 of the Local Plan Allocations and draft Policy H3 (Housing Density and Mix), the density is relatively low. However, this reflects the rhythm of the street scene on Billet Avenue (illustrated on the Nolli Plans, pp.12, 13) and allows the Applicant to retain the majority of the mature planting and trees on the site, as well as make best use of the land. The configuration of the site has required significant consideration so as not to appear overdeveloped. With this in mind, the density of the site is considered appropriate and compliant with the Council's Policy requirements, particularly in relation to character (Policy CS16 High Quality Design).

5.8 The proposed dwellings are traditional in appearance with a slight variation in design between units to not only reflect the character of the

street scene along Billett Avenue, but also provide a degree of interest to each unit. The four houses are between 230 to 243 sqm (including the garage), with good size bedrooms facing the front and back.

5.9 Attention was drawn to the impact on the amenity of the neighbouring property during the pre-application discussions and the need to comply with the Design SPD (2011). This guidance sets out a back-to-back, minimum separation distance of 20m (Paragraph 5.05, p.35), which is easily achieved between the proposed development and the existing properties to the east.

5.10 To minimise the potential for overlooking onto 15 Billett Avenue, three of the four bedrooms in each unit have been positioned facing the rear where there is in excess of 30m to the neighbouring properties. The Design SPD (2011) does not specify a minimum separation distance for front-to-side relationships and acknowledges that (Paragraph 5.06, p.36):

Some overlooking of gardens from the upper floors of dwellings will be unavoidable in most urban and suburban housing layouts. However, the design should aim to mitigate these effects as far as possible by carefully designing the internal floor layout to concentrate habitable rooms away from adjacent properties where overlooking could be an issue. The Council could also impose a planning condition as part of a planning consent, requiring obscurely glazed first floor bathroom or secondary windows to protect residential amenity. Furthermore, walls and fences, or the use of soft landscaping, could help screen views.

5.11 The ridge heights of the garages on Plots 1 and 2 are such that the view to 15 Billett Avenue from the bedroom windows is limited and, together with the detailed landscaping proposal, the impact on the amenity space of the neighbouring property will be minimal. The views to and from the site from various points are illustrated in the following images (pp.9-11). Please refer to Drawings 006 and 010 for full landscaping details.

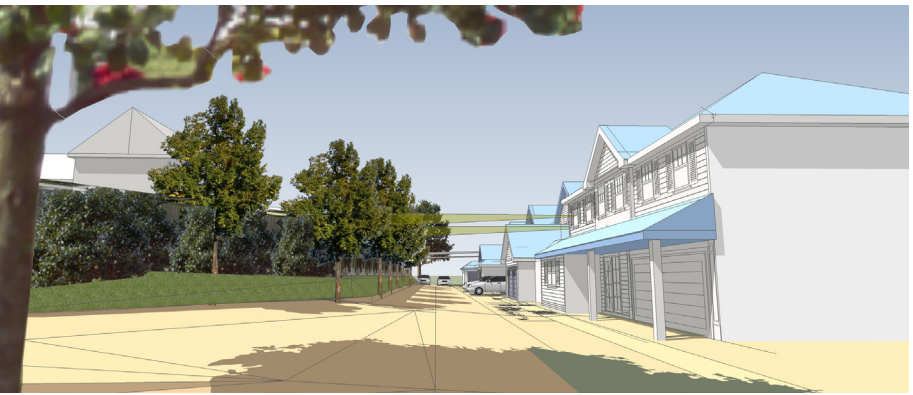
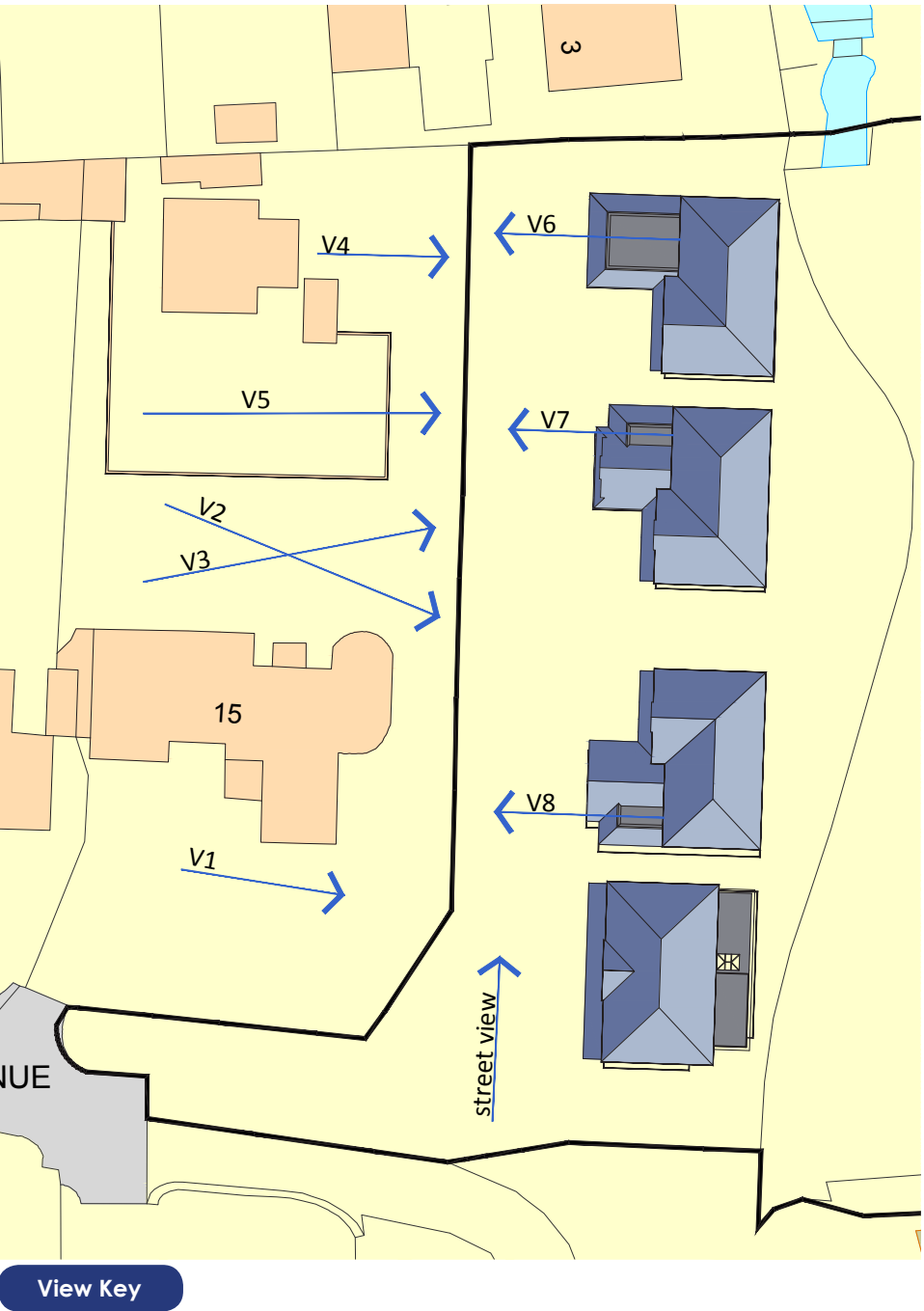
5.12 The topography of the site and the position of each dwelling have not only been considered in relation to the neighbouring properties, but also to the culvert, where the Sewers for Adoption 7th Edition (2012) was used as guidance. Each unit and its foundations clears the culvert by

approximately 5.5m and as such, will not bear any loading impact on the structural integrity of the culvert.

5.13 Due to the poor condition of the existing culvert, it is to be replaced as part of the proposal. The Applicant has had extensive engagement with the Environment Agency to ensure that the proposal meets their requirements and an application made (Ref: EPR/DB3156BP) for a licence to carry out the works. This has been approved and the permit issued.

5.14 The scale of the proposed development has been carefully considered to ensure that the dwellings sit within the landscape framework of the site and reflect, rather than dominate, the existing dwellings in the area. This is illustrated in the Nolli Plans. Each unit has its own private rear garden, enclosed by secure boundary treatments appropriate to the position on site, with opportunities utilised to minimise overlooking into the rear of the properties.

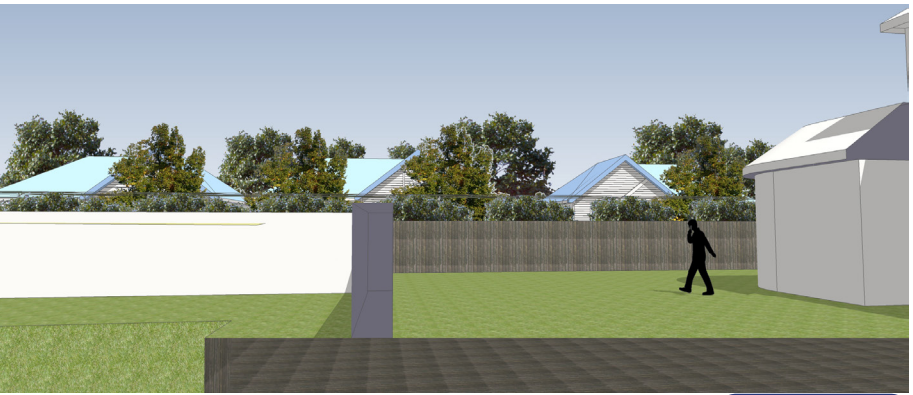
5.15 The proposed dwellings are located outside of the RPAs of the main trees that are to be retained. Those that are removed will be replaced, please refer to Drawing 010, which illustrates the proposed planting and landscaping details. The amount of hardstanding has been significantly reduced in response to the Case Officer's pre-application advice. Please refer to the accompanying plans for full details.



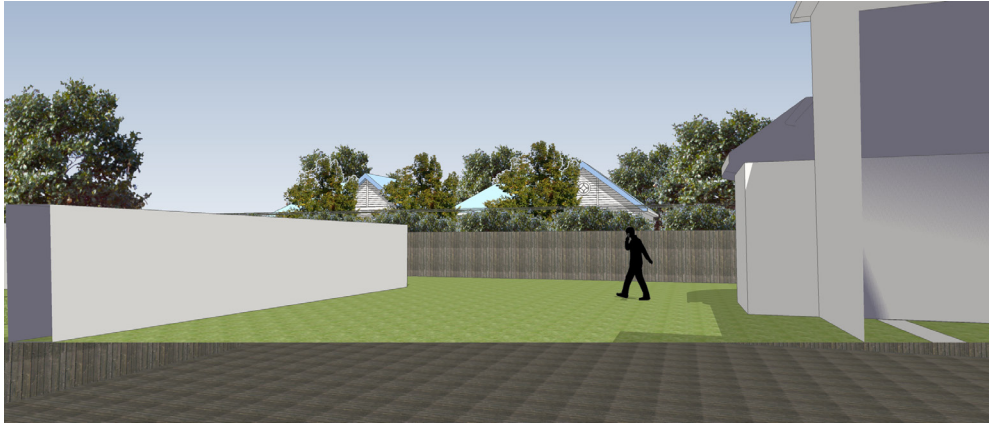
Street View



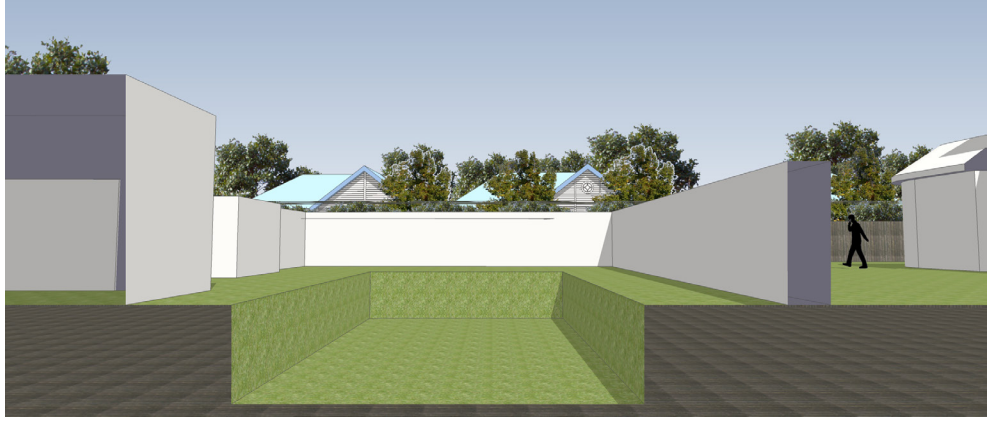
View 1



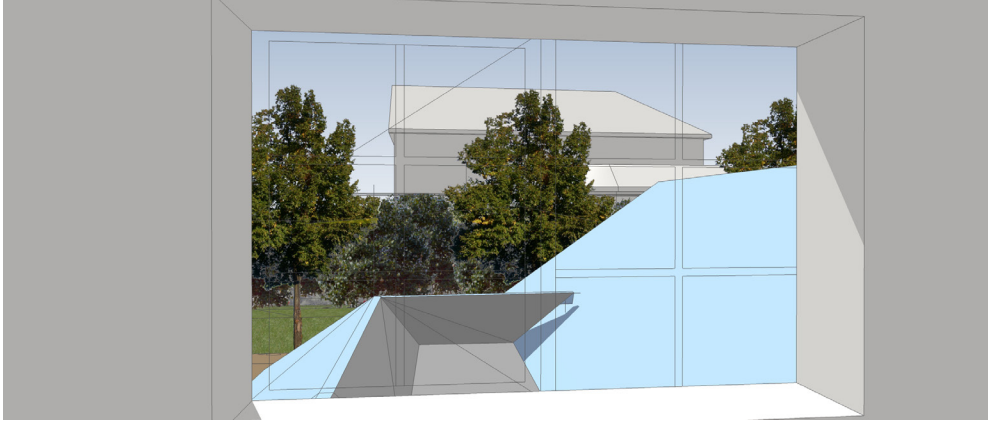
View 2



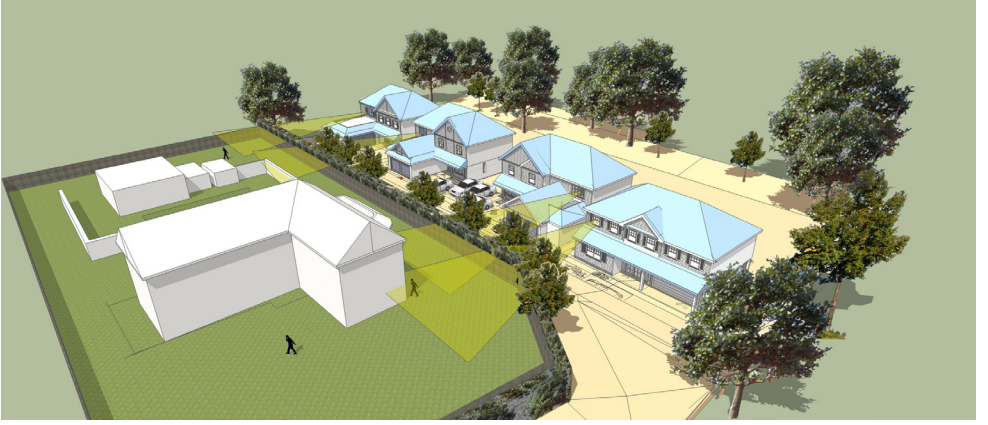
View 3



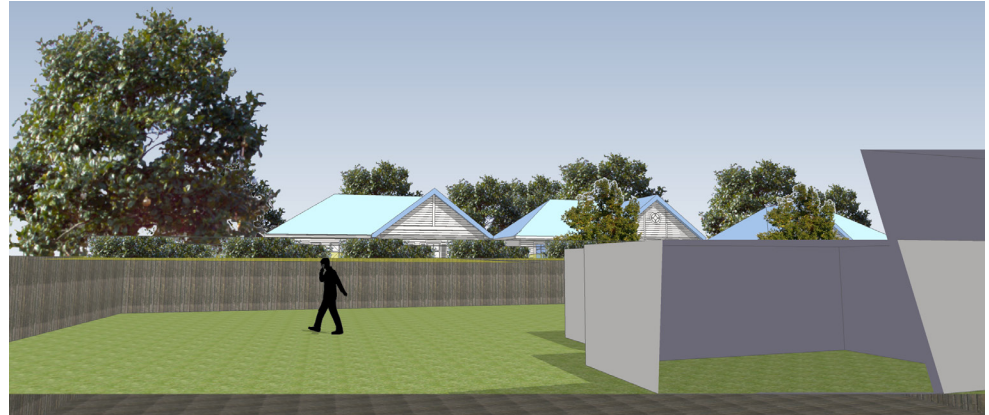
View 5



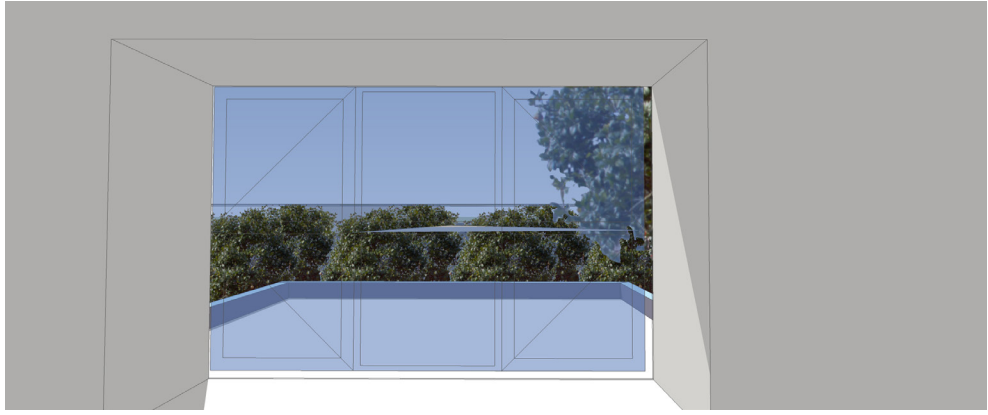
View 7



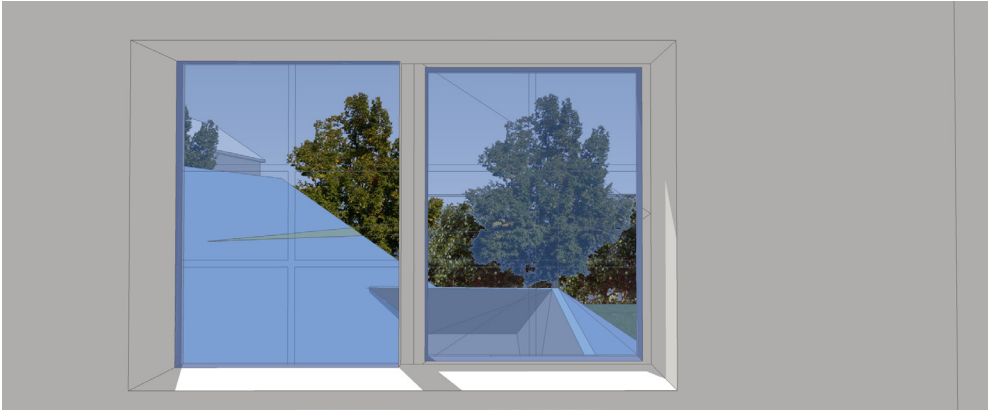
Aerial View 1



View 4



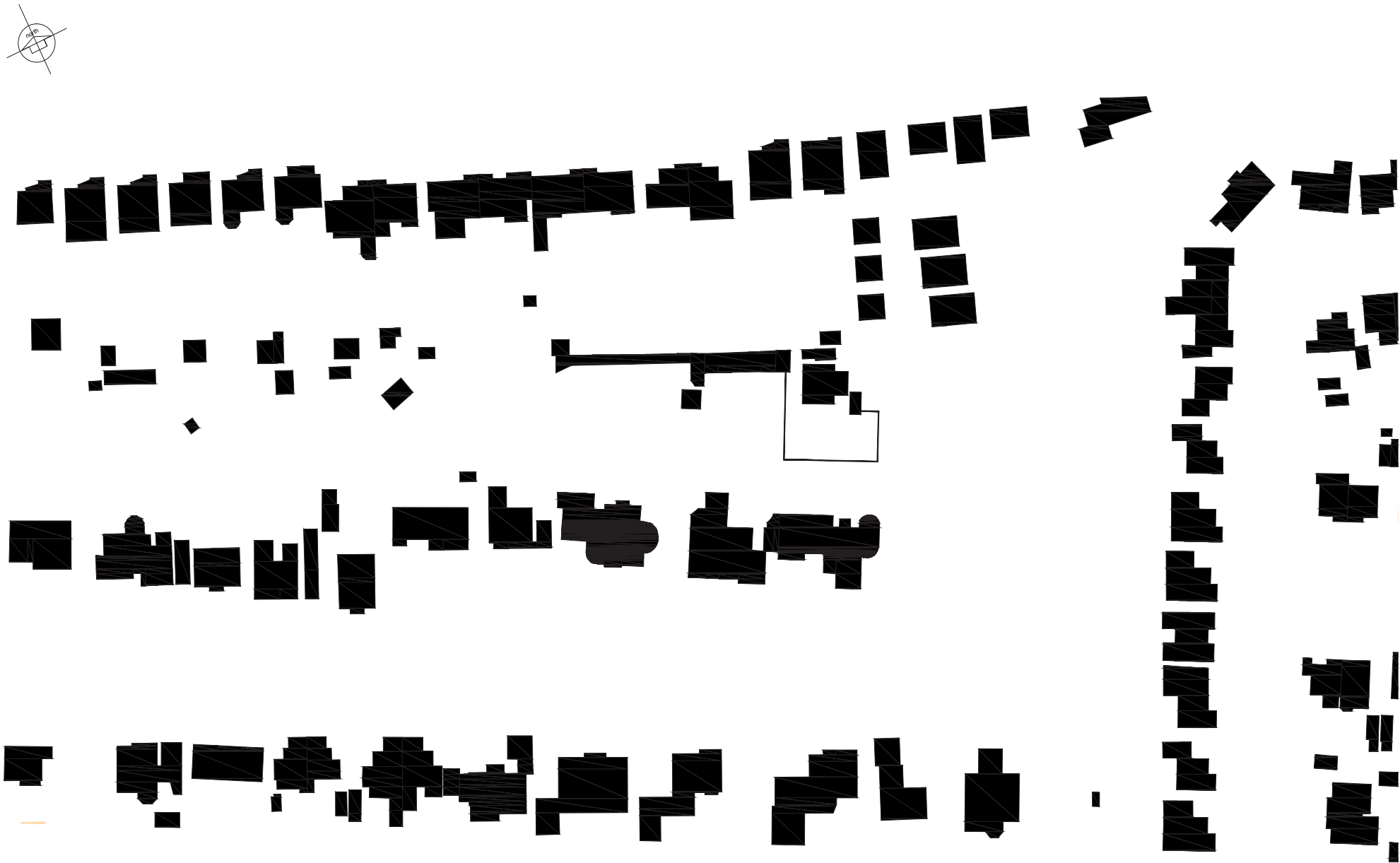
View 6



View 8



Aerial View 2



Nolli Plan - Existing



Nolli Plan - Proposed

6. Planning Considerations

6.1 As discussed in Section 3, the proposal has been the subject of extensive pre-application discussions (GEN/17/00401; GEN/17/01369; GEN/17/00963), the following subsections address the main issues identified as being important in determining a subsequent application.

(i) The Principle of Development

6.2 The site is located within the built up and defined urban area of Waterlooville, where there is the presumption in favour of sustainable residential development and as such, the Principle of Development is acceptable, subject to meeting all other development criteria. This was confirmed by Officers at the pre-application stage and as a result, the proposal is compliant with Policy AL1 of the Local Plan and makes a modest contribution to the objective of Policy CS9, which sets out the provision for housing over the plan period.

(ii) Highways and Parking

6.3 As only part of Billett Avenue is adopted highway, the red line of the proposed development includes access from the site to the adopted highway. The Applicant served the required Notice in the local paper prior to the submission of the application and has completed Certificate C on the basis that the un-adopted section of Billett Avenue is unregistered land with no known owners. This was confirmed acceptable in the pre-application letter dated 08 September 2017:

The Highways Authority raised no objection...and have commented that it was appropriate that the red line of the application site was joined up with the adopted highway.

6.4 The Havant Borough Council Parking SPD (2016, p.9, Table 4A) sets out the parking requirements for dwelling houses of 4 bedrooms or more as

3 spaces. Each unit has three parking spaces, including a large single garage and bicycle storage. With this in mind, the proposed development satisfies the requirements of the Parking SPD.

(iii) Drainage and Flood Risk

6.5 The site is located in Flood Zone 1, which means that it has a low probability of flooding from rivers or the sea. However, the site is located in an area recognised for surface water flooding. Please refer to the accompanying Drainage Strategy for full details of the mitigation strategy.

6.6 As set out in Section 2, the proposed site has a culverted section of Hermitage Stream running across it. Hermitage Stream is owned by the Environment Agency, however the culvert belongs to the land owner. The Applicant's Drainage Consultant, Hamill Davies Ltd., recommends, in the accompanying Culvert Replacement Statement, that the culvert be replaced given the serious defects identified in a Condition Survey carried out by Aquajet on behalf of the Environment Agency in 2012. The Condition Survey revealed that the existing culvert is broken and significantly deformed in sections and concluded that remedial works were required within a 5-year period. To date, no remedial works have been done.

6.7 An application was made to the Environment Agency for the replacement of the existing culvert (Ref: EPR/DB3156BP) and the permit has been issued. A second Flood Risk Activity Permit application will be made to include the construction of the houses on the grant of planning permission.

6.8 It is important to note that the works to the culvert are required independently of any residential development taking place on site. The Applicant will be undertaking the works as part of the implementation of the development under licence granted by the Environment Agency. This removes both

the liability and capital cost of undertaking the works from the Environment Agency who are directly responsible for Hermitage Stream. The culvert works are therefore, a significant material planning benefit as a result of the application proposal.

6.9 Policy AL7 (Hermitage Stream) of the adopted Local Plan Allocations (2014) and Policy E5 of the draft Local Plan (2018) states that planning permission will be granted for development proposals that positively contribute to the improvement of the Hermitage Stream. In addition to this, the draft Drainage Infrastructure in New Development Policy E13, states that planning permission will be granted where:

b. Drainage systems meet the drainage needs of the development in full over the lifetime of the development and do not increase flood risk elsewhere.

d. Any existing sewerage infrastructure which crosses a development site is taken into account in site layout, to safeguard future access for maintenance and upsizing purposes.

6.10 With this in mind, the proposed development significantly contributes to the improvement of Hermitage Stream and ensures that the drainage needs of the development are supported throughout its lifetime. The culvert has been carefully considered and taken into account in the site layout and future access will be maintained as detailed in the Environment Agency's agreement. The Applicant considers significant weight should be afforded to this material planning benefit.

(iv) Trees

6.11 The Applicant's Arboricultural Consultant, Bernie Harverson, concluded that all of the trees to be retained can be adequately protected by erecting protective fencing and applying the mitigation measures set out

in the accompanying Arboricultural Method Statement.

6.12 The proposed development will result in the loss of some tree cover, but this cannot be avoided as the replacement of the culvert necessitates their removal. New planting is proposed to mitigate the loss of these trees. Some poor-quality trees will also be removed to form the new access, but these will be mitigated by the amount of new planting proposed within the development.

6.13 With this in mind, the proposed development is compliant with Policy DM8 (Conservation, Protection and Enhancement of Existing Natural Features), as well as draft Policy E15 (Ecological Conservation).

(v) Ecology

6.14 A Preliminary Ecological Statement was prepared by the Applicant's Ecologist, Ecology Co-Op, which concluded that the overall ecological value of the majority of the site is moderate to high, with unmanaged grassland, woodland and dense bramble and as such, recommended further surveys for bats, reptiles and badgers.

6.15 These three surveys were carried out over the course of 2016/2017 by The Ecology Co-Op. The Bat Activity and Tree Climbing Survey identified a mature oak tree as having potential to support roosting bats, but that bat activity around the boundaries of the site was low. The oak tree is being retained and the removal of a section of grassland and young trees in the southwest corner can be mitigated with species rich hedgerow. The report also sets out mitigation measures to protect the eastern boundary from the impacts of artificial light, which the Applicant will implement.

6.16 The Badger Survey Report concluded that there was no evidence to suggest that badgers are active across the site and as such, no mitigation measures for badgers was recommended. The Applicant will notify The

Ecology Co-Op should new digging by a large mammal be identified during the clearance and construction of the site.

6.17 The Reptile Presence/Absence Survey Report found that the site supports a low population of slow worms and suggested that the small number of slow worms be relocated to a receptor site nearby. A Reptile Receptor Survey was undertaken at Staunton Country Park, where the field surveyed was considered suitable for supporting a low population of translocated slow worms, particularly as the habitat of the field is of high value to slow worms.

6.18 The Reptile Presence/Absence Survey Report also recommended the installation of Reptile Fencing, which the Applicant is to install as a continuous fence line around the site to prevent any animals in the area migrating onto the site during construction. This fence will have 'cut backs' to guide any animals away from the site entrance. Please refer to the accompanying surveys.

6.19 The proposed development is, as a result, compliant with the requirements of the NPPF, Policy DM8 (Conservation, Protection and Enhancement of Existing Natural Features) of the adopted Local Plan, as well as Policy E15 of the draft Local Plan.

(vi) Planning Balance

6.20 The principle of development is acceptable and, due to the Adopted Local Plan being out-of-date with regard to meeting the OAN, the tilted balance is in the proposal's favour. When the Local Plan is out-of-date, the presumption in favour of sustainable development applies, where planning permission should be granted unless the adverse impacts of the proposed development 'significantly and demonstrably' outweigh the benefits when assessed against the policies in the NPPF (Paragraph 14).

6.21 Paragraph 7 of the NPPF defines the three dimensions of sustainable

development: economic, social and environmental. The application proposal is sustainable development in the context of this definition:

Economic Role

The proposal has several economic benefits, including a contribution to the delivery of housing to meet an identified need. In the short-term, local employment will be generated during the construction phase and in the longer-term, spending in the local economy will increase.

The proposed scheme will provide several financial contributions through CIL and the Solent Disturbance Mitigation Project, as well as an increase in Council Tax revenue and New Homes Bonus, etc.

In addition, the proposed development will replace the culverted section of Hermitage Stream, which removes the financial burden on the Environment Agency.

Social Role

The scheme provides four new houses that contribute to the housing requirement. The Applicant is a small, local builder, which the Government is seeking to support through its recent Ministerial Statements.

Environmental Role

The proposal includes a comprehensive landscaping plan and ecological area, as well as a positive surface water drainage strategy, which will ensure that the biodiversity interest of the site is supported. The scheme does not present any significant or demonstrable harm and the new units will be built to a high standard in terms of sustainable design and construction.

6.22 The development proposal is a high-quality residential scheme situated in a sustainable location on a site that is appropriate for accommodating development. With this in mind, the proposal is sustainable development

and the planning balance rests firmly in favour of granting consent.

(vii) Planning Conditions and Obligations

6.23 The Applicant is content to accept any appropriately worded planning conditions that the Council may attach to a grant of planning consent.

6.24 The proposed development is subject to the Community Infrastructure Levy and as a result, the offsite infrastructure requirements will be addressed via CIL.

6.25 A financial contribution will also be made to the Solent Disturbance Mitigation Project (SDMP), which specifies £174 per dwelling to mitigate the effects of recreational disturbance on the Solent Special Protection Area (SPA). This will be secured via a S106 Unilateral Undertaking.



7. Conclusion

- 7.1

This Planning, Design and Access Statement has been prepared with the advantage of pre-application advice from Officers and as such, the proposal has been amended to address the issues raised by the Council. The issues surrounding the impact on the amenity of the neighbouring properties and on the character and appearance of the area have been addressed in detail and this Statement, together with the accompanying plans and technical reports, demonstrates that the Applicant has given full consideration to the proposed development.
- 7.2

The proposed scheme is a high-quality residential development in a sustainable location and acceptable in principle. It is compliant with the relevant policies set out in the adopted and draft Local Plans, as well as the NPPF, and, although modest, makes a valuable contribution to the Council's housing requirements and responds sensitively to the surrounding area. On this basis, it is considered that the planning balance rests firmly in favour of granting consent.



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