



PLANNING & HERITAGE STATEMENT

Outline Application for the Erection of Five Dwellings (Including Three Bungalows),
Land Adjacent to Highthorne Lane, Husthwaite

Daniel Gath Homes

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1. Introduction

1.1 This Planning & Heritage Statement accompanies an outline planning application by Daniel Gath Homes for the erection of five dwellings on land adjacent to Highborne Lane, Hustwaite.

1.2 The purpose of this Statement is to address the key planning issues arising from the proposed development and to show that planning permission should be granted having regard to the Development Plan, the National Planning Policy Framework (NPPF) and other material considerations.

1.3 The following sections of this Statement:

- Provide a description of the character of the site and surroundings;
- Summarise the development proposals;
- Consider any relevant planning history and decision precedents;
- Review the relevant national and local planning policies; and
- Identify and evaluate the main planning considerations.

2. Site Description

- 2.1 The application site relates to land to the south of and adjacent to Highthorne Lane, on the edge of the village of Husthwaite. The site is roughly rectangular in shape and extends to around 0.49 hectares in area. The site lies immediately opposite 5 no. existing detached dwellings with Alford House and Drake House to the east.
- 2.2 The application site is accessible from Highthorne Lane which passes the site frontage. There is an existing public right of way between the site and Alford House which extends from 'The Nookin' in a southerly direction towards Flower of May Farm.
- 2.3 The site is open with few landscape features other than a boundary hedgerow along part of the site frontage adjacent to Highthorne Lane. There are no physical features to the west and south site boundaries and the site is part of a much larger agricultural field which slope uphill towards the south.
- 2.4 In addition to the above, Husthwaite is identified as a 'Service Village' within the 2014 Settlement Hierarchy and falls within the hinterland of Easingwold as the Service Centre. Service Villages are second tier settlements on account of their size and the range of services available. Services and facilities within the village include a primary school, shop, churches, village hall and public house. The majority of these are located on High Street and Low Street towards the centre of the village and are within a reasonable walking distance of the site.
- 2.5 Bus stops are positioned along the High Street to the north and adjacent to 'The Nookin' to the north east. These stops provide frequent mid-week bus connections (twice a day) between Easingwold and Helmsley (service 31X), and a Monday and Friday service (twice a day) with Thirsk and other connecting villages (service 59).

3. Proposed Development

- 3.1 The application relates to a development proposal for the construction of 5no. detached dwellings on land to the south of Highthorne Lane, Husthwaite. The illustrative drawings included with the application show the dwellings in a linear arrangement fronting Highthorne Lane and served via individual access points. This arrangement reflects the existing dwellings on the opposite side of the road.
- 3.2 The proposals would allow for the retention of existing trees and other landscape features within a small triangular area of grass verge to the east of the site adjacent to the junction between Highthorne Lane and 'The Nookin'. The hedgerow which extends along part of the site frontage would be removed as part of minor road widening and the provision of a footpath to the site frontage. There is scope to provide a replacement hedgerow within the site at the frontage of the plots.
- 3.3 The proposals would provide new landscaping works to assist the integration of the proposed development into its landscape setting albeit a detailed landscaping scheme is not available with the current application. This will remain a matter to be reserved for future approval. The proposed indicative site plan does provide an indication of where new landscaping could be accommodated and includes a replacement hedgerow to the site frontage, between plots and along the eastern site boundary. The indicative landscaping proposals also show a belt of trees at the rear of the plots to form the southern site boundary and along the west site boundary with smaller groups of trees to the frontage of plots.
- 3.4 The development proposals have been prepared following a pre-application enquiry with the local planning authority. The response from the local planning authority provided an officer opinion in relation to the principle of the development and the conformity of the proposals with both the current Local Plan and the Council's Interim Planning Guidance. The advice received however did not provide any indication as to how the proposals might be assessed against policies within the emerging local plan which is at an advanced stage of preparation and is capable of attracting some weight.
- 3.5 The overarching vision is to deliver a sensitively designed and high-quality residential environment that respects the existing form and character of Husthwaite. The proposed dwellings would be

laid out in a linear arrangement fronting Highthorne Lane, replicating the existing pattern of development on the opposite side of the road to the north. The illustrative layout plan shows how the site would be developed in terms of scale, orientation and urban grain.

- 3.6 The external appearance of house-types is a matter to be reserved for future approval. Notwithstanding this, the design of the development proposals would be informed and inspired by the local vernacular and the good quality housing already found in this part of the village. The indicative details also propose a mix of houses, including 3no. 2 bed bungalows, a 3 bed dwelling and a larger 5 bed dwelling.

4. Background and Relevant Planning History

The Site

- 4.1 The application site has not been subject to any previous planning applications that would have any bearing on the determination of the proposed development.

Husthwaite

- 4.2 Within Husthwaite itself, there have been a number of successful planning applications for small scale housing development in recent years. The following applications show that the Council consider Husthwaite to be a sustainable settlement

15/01474/FUL - Construction of single storey dwelling and garage, Black Bull Cottage, approved 14 October 2016

16/01987/OUT - Outline application for the demolition of buildings and the construction of 3 dwellings, The Garage, approved January 2018

19/01139/FUL - Construction of detached dormer dwelling with attached garage, Back Cottage, approved 20 September 2019

20/00228/FUL - Application for subdivision of existing plot and creation of new dwelling with detached double garage, Spring Garth, approved 01 April 2020

5. Planning Policy Background

5.1 This section of the statement details the current national and local planning policy context against which the proposed development should be assessed. For ease of reference, all relevant policies and guidance have been summarised.

The Development Plan

5.2 Section 38(6) Planning and Compulsory Purchase Act (2004) requires that if regard is to be had to the development plan in any determination, that determination shall be in accordance with the plan unless material considerations indicate otherwise. Section 38(5) requires that, where policies in the development plan conflict, the conflict must be resolved in favour of the last document to be adopted.

5.3 The 'Development Plan' for Hambleton District is currently comprised of the following documents:

- Core Strategy DPD;
- Development Policies DPD
- Allocations DPD; and
- Proposals Map

5.4 The Council has also adopted various Supplementary Planning Documents (SPD) in support of this suite of documents.

Core Strategy DPD

5.5 The Core Strategy presents the overall spatial strategy for development in Hambleton to 2021, setting out how development is to be distributed appropriately during that time. Five sub-areas are identified in the Core Strategy as well as a settlement hierarchy which would accommodate the identified level of development, subject to specific exceptions. The village of South Otterington is identified as a 'Secondary Village' within the settlement hierarchy and falls within the hinterland of Thirsk. It is closely related with the village of Newby Wiske to the west and these together form a Cluster Village, as recognised by the Council's Interim Planning Guidance note.

5.6 Those policies of particular relevance to the proposed development are:

- Policy CP1 - Sustainable development
- Policy CP2 - Access
- Policy CP4 - Settlement hierarchy
- Policy CP8 - Type, size and tenure of housing
- Policy CP9 - Affordable housing
- Policy CP16 - Protecting and enhancing natural and man-made assets
- Policy CP17 - Promoting high quality design
- Policy DP19 - Recreational facilities and amenity open space
- Policy CP20 - Design and the reduction of crime
- Policy CP21 - Safe response to natural and other forces

Development Policies DPD

5.7 The Development Policies DPD provides further details to assist the delivery of the Core Strategy. This DPD includes not just negative, restrictive policies, where these remain applicable, but also positive and promotional policies that indicate how the vision and objectives set out in the Core Strategy will be taken forward.

5.8 Those policies of particular relevance to the proposed development are:

- Policy DP1 - Protecting amenity
- Policy DP3 - Site accessibility
- Policy DP4 - Access for all
- Policy DP6 - Utilities and infrastructure
- Policy DP8 - Development outside Development Limits
- Policy DP13 - Achieving and maintaining the right mix of housing
- Policy DP32 - General Design
- Policy DP33 - Landscaping
- Policy DP36 - Waste
- Policy DP37 - Open space, sport and recreation
- Policy DP43 - Flooding and floodplains

Allocations DPD

- 5.9 The Allocations DPD is concerned with the allocation of specific areas of land, to meet the development requirements of Hambleton for the plan period until 2021. Closely related to the allocation of specific areas of land, and thus also covered within the Allocations DPD, is the definition of Development Limits around designated settlements. The application site is not allocated for a specific use within the Allocations DPD.

Size, Type and Tenure of New Homes SPD

- 5.10 The 'Size, Type and Tenure of New Homes' SPD, which was specifically adopted to bring about a change in housing delivery within Hambleton in response to housing needs. The document is designed to encourage a change in house types and sizes and increase tenure choice, enabling all residents to have access to a decent home which they can afford, and which suits their needs. The SPD relates in the main to market housing.
- 5.11 The SPD identifies a need for more two and three-bedroom market homes, more choice for older people including two-bedroom bungalows for sale and a wider tenure mix including more affordable housing, intermediate tenures and private rented homes.

Interim Policy Guidance (April 2015)

- 5.12 The Council has adopted Interim Policy Guidance (IPG) which establishes criteria by which applications for new small-scale housing development in larger villages but outside of development limits or in smaller villages without defined development limits will be considered.
- 5.13 This guidance aims to align the Council's Local Development Framework Core Policy CP4 with advice within the NPPF relating to rural housing. The adoption of the document has coincided with alterations to the settlement hierarchy which categorises villages according to their level of service provision and sustainability. The guidance recognises that smaller villages within the district can work as clusters and explains how these will be defined through the development process.
- 5.14 The guidance seeks to allow small scale development within the smaller settlements where it would be adjacent to and well related the built form of the settlement. This helps to re-invigorate smaller

rural communities, assist the increase of housing supply and ensure the sustainability of settlements in social, economic and environmental terms. The guidance is a significant material consideration in assessing the merits of the application.

Emerging Local Plan – Hambleton Local Plan (Publication Draft July 2019)

5.15 The Council released the Publication Draft Local Plan in July 2019 and the plan was submitted to the Secretary of State on 31st March 2020 for examination. The advice at paragraph 48 of the NPPF states that:

“Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

5.16 In light of the above advice, the Emerging Local Plan is at an advanced stage of preparation and should be afforded some weight in the planning balance. It is accepted, however that the Plan is not yet adopted and therefore cannot carry full weight as it does not yet replace the current Development Plan.

5.17 Policy S3 of the Emerging Local Plan relates to the spatial distribution of development and identifies the settlement hierarchy for the District. The development strategy aims to focus growth at Northallerton and Thirsk, key employment locations, the key market towns including Easingwold and identified rural communities.

5.18 Policy S3 will replace the existing Core Policy CP4 and shows the ‘direction of travel’ in relation to the emerging local planning policy and how this interprets advice within the NPPF.

- 5.19 Unlike the adopted Development Plan, the Emerging Local Plan does not include a policy for Development Limits for individual settlements. As such there would be no established Development Limits for Husthwaite.
- 5.20 Of particular significance to the application is emerging Policy HG 5 'Windfall Housing Development' which allows for windfall housing development. The first part of the policy allows for windfall housing development within the built form of defined settlements (not subject to Development Limits) where the site is not protected for its environmental, historic, community or other value, or allocated, designated or otherwise safeguarded for another type of development. The second part of the policy allows for windfall housing development adjacent to the built form of Service, Secondary and Small Villages subject to a sequential approach to site selection.

National Planning Policy Framework

- 5.21 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF, which was revised in February 2019, must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 5.22 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. For decision-taking this means:
- *Approving development proposals that accord with the development plan without delay; or*
 - *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 impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 5.23 Paragraph 8 of NPPF identifies three overarching objectives to sustainable development, which are independent and need to be pursued in mutually supportive ways. These objectives include:
- *An economic objective – 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, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- *A social objective – 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; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- *An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

5.24 Section 5 of the NPPF relates specifically to delivering 'a sufficient supply of homes'. Throughout this section of the NPPF, the Government aims to significantly boost the supply of homes and ensure that a sufficient amount and variety of land can come forward where it is needed. It also emphasises the importance of addressing the specific housing needs of certain groups and ensuring that land with permission is developed without unnecessary delay.

5.25 Paragraph 68 of the revised NPPF recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. It offers a number of suggested measures for promoting the development of a good mix of sites, including:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes (our emphasis); and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

- 5.26 Paragraph 78 emphasises the importance of rural housing and encourages Local Planning Authorities to provide opportunities for development. It states that:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."

- 5.27 The revised NPPF places additional emphasis on the importance of design in the planning process. Paragraph 124 of Section 12 states that 'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.'

- 5.28 Paragraph 127 states that planning policies and decisions should ensure that developments satisfy a number of criterion. These relate to the need for development to function well and add to the overall quality of the area, be visually attractive and sympathetic to local character, ensure a strong sense of place, provide for an appropriate amount and mix of development and create places that are safe, inclusive and accessible.

National Planning Practice Guidance

- 5.29 National Planning Practice Guidance (NPPG) was first published in March 2014 and has undergone numerous amendments and additions since that time. The NPPG contains guidance of relevance to both the registration, processing and consideration of planning applications. One of the key components of the NPPG is the issue of design, acknowledging that '*good quality design is an integral part of sustainable development*'.

- 5.30 The NPPG also offers practical guidance in relation to, amongst other things, flood risk, noise, public open space, transport, the natural and historic environment, viability and water supply. It also provides detailed advice in relation to the handling and determination of planning applications, material planning considerations and the use of planning conditions.

6. Principle of Development

Compliance with the IPG

6.1 Local and national planning policy both recognise the need to deliver a wide choice of high quality homes. Paragraph 59 of the revised Framework outlines the Government's key housing objective to significantly boost the supply of homes. Moreover, paragraph 78 encourages the provision of housing in rural areas where it will help to maintain the vitality of rural communities.

6.2 Policy CP4 of the adopted Core Strategy DPD identifies that:

"Development or activities of a scale and nature appropriate to secure the sustainability of each settlement, as identified in Spatial Principle 3 and in the Core Strategy policies, will be supported within the Development Limits of the settlements in the hierarchy..."

6.3 The village of Husthwaite is subject to development limits which includes the majority of built development adjacent to the main building frontages in Low Street, High Street and The Nookin. The application site lies outside but adjacent to the development limit which includes the 5 detached dwellings to the immediate north of the site. Where sites are located outside of Development Limits Policy CP4 allows for development only where it meets with a one of a number of exceptional circumstances. No exceptional circumstances are put forward by the Applicant and as such there is a degree of conflict with the provisions of Policy CP4.

6.4 Notwithstanding the above and in order to ensure appropriate and consistent interpretation of the Framework alongside Policy CP4, the Council has adopted 'Interim Policy Guidance' (IPG), which relates to new housing developments in and around rural villages. The District's Settlement Hierarchy which is outlined in Policy CP4 was updated in 2014 to reflect guidance contained within the IPG and to some extent there is recognition that Policy CP4 is not entirely consistent with the Framework which is more supportive of new housing in sustainable rural locations. The IPG was therefore introduced to align Policy CP4 with national planning advice within the Framework.

6.5 The IPG states that the Council will support small-scale housing development in villages where it contributes towards achieving sustainable development by maintaining or enhancing the vitality of the local community and where it meets all of the following criteria:

1. Development should be located where it will support local services including services in a village nearby.
2. Development must be small in scale, reflecting the existing built form and character of the village.
3. Development must not have a detrimental impact on the natural, built and historic environment.
4. Development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.
5. Development must be capable of being accommodated within the capacity of existing or planned infrastructure.
6. Development must confirm with all other relevant LDF policies.

6.6 Each of the above issues are discussed under the related headings below.

Location and Sustainability

6.7 Husthwaite is defined as a 'Service Village' within the Settlement Hierarchy under Policy CP4. This attractive village contains a good range of services including a primary school, shop, churches, village hall and public house. The majority of these are located on High Street and Low Street towards the centre of the village and are within a reasonable walking distance of the site.

6.8 The Council have previously supported small scale residential development in Husthwaite including development under the IPG. In addition, the village includes a larger allocated housing site for 20 dwellings towards the east of the village which now has planning permission but is not yet implemented. As such, Husthwaite, is considered to be a sustainable location for new residential development and the development proposals would, in principle, be in conformity with the IPG and paragraph 78 of the NPPF which seeks to promote sustainable development in rural areas where it will enhance or maintain the vitality of rural communities.

Scale, Built Form and Character

6.9 The development proposals relate to the erection of 5 detached dwellings and would be a small scale addition to the village. The scale of development is entirely consistent with the scale of development envisaged by the IPG which states that 'small scale would normally be considered to

comprise up to 5 dwellings' albeit each development should take into account the scale and unique character and appearance of the settlement. Husthwaite is a Service Village and therefore one of the larger villages within the hinterland for Easingwold. It is therefore of a size that can comfortably accommodate new development without adversely impacting the unique character of the village. The first part of this criterion is therefore satisfied.

6.10 The second part of criterion 2 requires that development is accommodated in a way that respects the built form and character of the village. Having regard to this particular requirement of the IPG, the proposed development site is situated immediately adjacent to the southern Development Limit for the settlement. The Development Limit currently includes the 5 detached dwellings to the north of the site and the width of the application site reflects this existing built form.

6.11 The site also lies adjacent to existing development to the east of the site, which comprises of the residential properties of Alford House and Drake House. These two properties have considerable garden curtilages extending to the south and define the southern most edge of built development within the village. As shown by Figure 6.1 below, the application site would therefore adjoin existing built development on two sides.



Figure 6.1 - Site in relation to existing built form

- 6.12 While there is no existing development to the east, the eastern boundary of the site would align with the extent of Meadow Rise which is part of the existing grouping of houses to the north of the site. The proposed eastern boundary would be defined with new landscape planting and would provide a natural edge to the development when approaching the site from Highthorne Lane from the east. Similarly the southern boundary would also be defined by landscape planting softening the impact of the development in any views from the adjacent public right of way to the south.
- 6.13 The development pattern within the village is mainly linear with the majority of existing development situated adjacent to the main roads of High Street, Low Street and The Nookin. The linear pattern of development is further evident along Highthorne Lane through the 5 detached houses to the immediate north of the site. The proposed linear development to the south side of Highthorne Lane would therefore reflect and reinforce the prevailing pattern of built development and would be a natural extension of the village form.
- 6.14 In light of the above, the proposed development would reflect the built form and character of the village and would represent a logical rounding off of the settlement. The second test of criterion 2 is therefore satisfied.

Natural, Built and Historic Environment

- 6.15 The application site is not subject to any landscape, wildlife or heritage designation that may otherwise preclude development. The site lies close to but is outside of the Conservation Area and there are no listed buildings immediately adjacent to the site (see Heritage Assessment at Section 8). The nearest listed buildings, are located towards the eastern end of Low Street and along High Street to the north at around 400 metres from the nearest part of the site.
- 6.16 The layout of development would respect the existing built form of the settlement and the separation with the nearest listed buildings means that the development is unlikely to have a detrimental impact upon the historic environment.
- 6.17 There are no important landscape features within the site that would be lost as a result of the proposed development, and the proposals would have no significant adverse ecological effects. In fact, the proposals would result in new landscape planting at the edges of the site to improve

the transition between the built elements of the proposed development and the open character of land beyond the site. New landscaping works would also result in net gains to biodiversity and improve the habitat value of the site.

- 6.18 The use of three bungalows within the western part of the site also assists in reducing the scale of development and, together with the proposed landscaping works, would also improve the transition between the site and the adjacent countryside to the west of the village. Whilst the proposals are in outline, it would also be possible to utilise hipped roofs on the dwelling adjacent to the west site boundary to help reduce visual impact.
- 6.19 In view of the above, the proposed development would not have a detrimental impact upon the natural, built and historic environment.

Character of Countryside

- 6.20 The IPG allows for small scale housing development both within and adjacent to development limits therefore recognising that it is not always possible to provide additional rural housing through infill development. This approach is evident in the policy guidance relating to built form where the policy states:

“Proposals which are small in scale and which provide a natural infill or extension to an existing settlement (our emphasis) will be considered favourably where they also conform with other relevant LDF policies.” (Page 3 of IPG)

- 6.21 Given the above, the IPG already recognises that there are instances where new sites located on the edge of a settlement will involve the loss of open countryside. A key consideration is therefore whether the site is well related to the built edge of development and how that development can be best incorporated without having a significant impact on the open and rural character of the countryside.

Views from Highthorne Lane

- 6.22 Highthorne Lane is essentially a rural road although does change in character as it approaches the built edge of the village from the west. Existing development on the west side of The Nookin is

much elevated from the level of the site making it visible in views from Highthorne Lane at around 460 metres to the west of the site. It is therefore very obvious to users of Highthorne Lane that they are approaching the built form of the village from the west, long before they reach the 30mph commencement sign (see figure 6.2).



Figure 6.2 – View from Highthorne Lane on approach to site

- 6.23 At around 140 metres along Highthorne Lane to the west of the site, it is possible to see Meadow Rise which marks the edge of the built development and the interface with the neighbouring countryside beyond the village. By contrast the site is much less prominent from this point given the curvature of Highthorne Lane which leads the eye towards the existing houses on the north side of the road rather than towards the site. The existing dwellings would therefore be more visible on the approach to the village from Highthorne Lane to the west.
- 6.24 On turning into Highthorne Lane from the east, the existing development on the north side of the land appears as a continuation of the later development to the west side of the Nookin and there are no visual gaps to separate or distinguish these dwellings from the rest of the village. The built form therefore already continues from The Nookin onto the first section of Highthorne Lane where the proposed development would be located.
- 6.25 The existing dwellings on Highthorne Lane have suburban rather than rural characteristics and the proposed development would reflect the existing street pattern with houses set back from the lane. The frontage of the proposed development would also match up with the frontage of existing dwellings and would be seen in the context of the houses and the rest of the settlement.

6.26 The site is therefore seen as being within the built up part of the settlement in views from Highthorne Lane. The strong relationship between the existing dwellings in Highthorne Lane and the highway itself, with only a short set back of around 10-12 metres from the edge of the highway, further helps to strengthen the relationship between the site and the existing built edge of development.

Views from Surrounding Area

6.27 Views of the site from the surroundings are very much influenced by the topography of the site relative to the rest of the village and surrounding countryside to the south and west. Compared to the rest of the village Highthorne Lane sits at a lower level which means that it is not prominent in views from the north. When travelling south along The Nookin, views are dominated by built development on either side with hedges as well as trees and hedgerows occupying the gaps between houses and at the frontage of plots.

6.28 At the southern end of The Nookin as the road begins to slope downhill again, the view is towards Alford House which sits to the east of the site as the road begins to curve towards the south east, away from the site. It is only on turning into Highthorne Lane are views of the site available. At this junction the site is lower than the level of the Nookin and effectively occupies a hollow, particularly at the north east corner of the site.

6.29 The landscape to the south of the site rises and this ensures that the site would be behind the ridge of a hill (Gibbet Hill) when approaching the village from the main road to the south. As such the surrounding topography ensures that the site is not visible in views from the south.

6.30 Malton Street passes between 'The Stripe' (at Newburgh Park) and Husthwaite and potentially allows for approach views of the village from the east. It is a narrow winding rural road with hedgerows and trees either side which limits longer distance. The first visual signs of built development within the general envelope of the village is 'The Lodge' positioned at the corner of Kays Bank/Gibbet Hill approximately 250 metres to the east of the site. Even at the western end of Malton Street (which becomes Gibbet Hill) views in the direction of the site are screened by the group of trees on the outside bend of Gibbet Hill before the road joins with The Nookin.

6.31 The site's topography relative to the surrounding land therefore limits the visual impacts of the development in the wider landscape. The visual impacts of the development are therefore largely

limited to the existing dwellings in Highthorne Lane and views from the adjacent public right of way. Even in short distant views from Highthorne Lane, the proposed development would not restrict views of open countryside given the rising nature of the landform to the south of the site.

Summary of Impact on the Countryside

- 6.32 Inevitably, part of the field would be lost to development but this would not conflict with the IPG which allows for the natural extension of settlements and would be similar to other developments approved under the IPG elsewhere. In most cases, where development is supported under the IPG on the edge of a settlement, there would be a loss of countryside to development and therefore a minor intrusion into open countryside should not be determinative. The site is not part of any landscape designation and has no special value other than being open countryside on the edge of the village. Furthermore, the Statement has discussed that the site would not be prominent in the wider landscape as a result of its low lying nature and the topography of the sites surroundings.
- 6.33 In light of the above, the development proposals would not have any significant detrimental impact upon the open character and appearance of the countryside or result in the coalescence of settlements. The proposals are therefore in compliance with criteria 4 of the IPG.

Capacity of Infrastructure

- 6.34 The development proposals relate to a limited development of five dwellings and would be located adjacent to existing housing on the southern edge of the village. Due to the scale and location of the development and the capacity to connect with existing service infrastructure, there is no reason to consider that the proposed development is not capable of being accommodated within existing or proposed infrastructure. Furthermore, a suitable means of access to each individual plot can be provided via Highthorne Lane and would each achieve good levels of visibility. The proposals include local road widening in front of the plots to allow for improved arrangement for the passing of vehicular traffic and a footpath to promote walking and allow for the safety of pedestrians. Criteria 5 of the IPG is therefore satisfied.

Conformity with Other Relevant LDF Policies

- 6.35 Sections 7 and 8 of this Statement examine the remaining site-specific issues and show that the development proposals are in conformity with all other relevant LDF policies, and that there are no material considerations which indicate that development should be refused.
- 6.36 In summary, the proposed development is small in scale and would be in accordance with the Council's Interim Policy Guidance which seeks to align Core Policy CP4 with the positive provisions of the Framework which promotes sustainable development in rural areas where it will help maintain the vitality of rural communities.

7. Site Specific Issues

7.1 Having regard to the development plan context and the significance of the Framework which gives a presumption in favour of sustainable development, it is considered that the site-specific planning issues are as follows:

- Housing Type, Size & Tenure
- Access and Highway Issues
- Amenity
- Flood Risk & Drainage
- Sustainable Construction
- Community Infrastructure Levy
- Economic Benefits

Housing Type, Size & Tenure

7.2 Core Strategy Policy CP8 (Type, Size and Tenure of Housing) stipulates that:

"Proposals for housing must take appropriate account of local housing needs in terms of size, type and tenure of dwellings. These needs will include appropriate provision for all sectors of the community..."

7.3 Section 5 of the SPD stipulates that the Council wishes to improve the new housing offer by enabling the provision of:

- More smaller homes
- Homes to meet the needs of older people
- Some shared housing
- Specialist housing
- Self-build
- A Wider Tenure choice

7.4 Paragraph 59 of the Framework states that:

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

7.5 Local planning authorities should also plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. The indicative proposals show 3no two bed bungalows which would be attractive to elderly members of the community or people with more limited mobility. As such the proposals meet one of the identified housing needs as highlighted by the SPD. The need for smaller dwellings is also achieved with 4 out of the 5 units being 2 or 3 bed properties. This exceeds the usual requirement for 60% of the development delivering 2 or 3 bed properties.

7.6 The other dwelling would be a larger 5 bedroom family home situated within a spacious plot to the easy of the site. The proposals are submitted in outline only and the Applicant does not intend to fix the layout or the appearance of development at this stage. The indicative site layout does however show a type of housing that is currently in demand and will assist the Council in delivering an improved housing offer.

7.7 Given the scale of the development proposals, no affordable housing contribution is required either on-site or through a financial contribution.

7.8 The development proposals are therefore consistent with the NPPF and Policies CP8 and CP9 of the adopted Core Strategy (as informed by the Size, Type & Tenure SPD).

Access and Highway Issues

7.9 Paragraph 109 of the revised NPPF highlights that developments should only be refused on highways grounds where development would have an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

7.10 At a local level, Policy DP3 states that all proposals must include provision for sustainable forms of transport and include, amongst other things, footpaths and minimum levels of car parking.

Furthermore, in respect of accessibility, Policy DP4 states that development proposals must ensure that safe and easy access is available to all potential users.

- 7.11 The application is supported with a Highway Statement which provides and assessment of the relevant traffic impacts of the proposed development along with the potential highway safety issues and access proposals. The report confirms that the proposals will provide pedestrian improvements through the construction of a new footway along the site frontage together with carriageway widening.
- 7.12 The Highway Statement confirms that the level of traffic generated by the proposals can easily be accommodated and will have no material impact on the operation of the local highway or significantly add to any congestion at the peak times on the local network. It is therefore concluded that there are no highway reasons why planning permission should not be granted.

Amenity

- 7.13 Policies CP1 (Sustainable Development) and DP1 (Protecting Amenity) require new development proposals to adequately protect residential amenity. The proposed development would be accommodated in a way that respects the amenity of both neighbouring residential properties to the north and east as well as the amenity of the proposed dwellings themselves.
- 7.14 As demonstrated by the indicative site layout, the proposed dwellings can be laid out to ensure that minimum separation standards are adhered to in order to protect the amenity of neighbouring dwellings. The proposed dwellings would be orientation to face the road and as such they would all face in the same direction which would avoid problems of overlooking between each dwelling.
- 7.15 The proposals would result in additional traffic movements but given the small scale of development any noise and disturbance is likely to be limited. Any noise or dust disturbance during construction of the proposed development would be temporary only and such impacts can be effectively mitigated through a Construction Management Plan (CMP), which could be secured by planning condition. A CMP would agree measures to ensure contractors worked in a way that was sympathetic to the amenity of neighbouring properties.

7.16 The development proposals are residential in nature and would be entirely consistent with the adjacent land uses. The proposals would therefore not have a significant adverse impact on the amenity of existing residential properties, neither during or after construction, and are compliant with the Core Strategy DPD and good planning practice.

Flood Risk & Drainage

7.17 Paragraph 155 of the NPPF aims to resist inappropriate development in areas at risk of flooding by directing development away from areas at highest risk. The importance of site-specific flood risk assessments is highlighted although this is not necessary for all developments, particularly in those areas which have a low risk of flooding.

7.18 Policy DP43 of the Development Policies DPD outlines the Council's approach to development and flooding and states that development will only be permitted if it has an acceptably low risk of being affected by flooding assessed against the Environment Agency's flood zone maps, other local information and where all necessary mitigation measures on or off-site are provided.

7.19 The application site is located in Flood Zone 1 where land is assessed as having a less than 1 in 1000 annual probability of river or sea flooding (low probability). The site has been assessed as being at low risk from other forms of flooding.

7.20 Foul drainage from the site would connect to the existing mains sewerage system, whilst surface water would be drained in accordance with the Environment Agency's drainage hierarchy, with full consideration given to the implementation of soakaways and sustainable urban drainage systems.

Sustainable Construction

7.21 Both the National Planning Policy Framework (NPPF), the adopted Local Development Framework encourage proposals that seek to reduce carbon emissions and improve energy efficiency.

7.22 Paragraph 148 of the Framework states 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."

7.23 Policy DP34 of the LDF requires all developments of 10 dwellings or more to address sustainable energy issues, by reference to accredited assessment schemes and incorporate energy efficient measures which will provide at least 10% of their on-site renewable energy generation, or otherwise demonstrate similar energy savings through design measures.

7.24 Despite the proposed development falling below the policy threshold of 10 dwellings, the Applicant is currently exploring options to achieve energy efficiency savings. A range of options will be considered including: photovoltaics, ground source heat pumps, air source heat pumps, wood fuelled heating etc. The following measure will also be considered.

- The use of locally sourced or recycled construction, building materials and aggregates;
- The preference for using environmentally friendly and sustainably sourced materials;
- The use of porous / permeable paving and surfaces for servicing and parking areas;
- Dual low flush toilets as part of controlled water demand and use;
- Low carbon lighting, energy controls and management;
- New planting that will encourage wildlife, and sustainable drainage;
- Suitable facilities and storage for recycling and waste.

7.25 The Applicant is therefore considering ways to improve energy efficiency to ensure a more sustainable development. The application is submitted in outline however and in the absence of any detailed house types, it is not possible to confirm at this stage what energy efficiency measures will be incorporated into the development proposals.

Community Infrastructure Levy

7.26 The Community Infrastructure Levy (CIL) was introduced under the Planning Act 2008 and is defined in the CIL Regulations 2010 (as amended). Local authorities in England and Wales can elect to charge CIL on new developments. Essentially, it is a tariff-based approach to assist in funding infrastructure associated with planned growth.

7.27 Hambleton District Council, as the Local Planning Authority, is a charging authority and will therefore charge CIL in respect of Hambleton District. CIL takes the form of a charge per square metre of additional floorspace (new build or extensions) and can be charged on most new development. New dwellings are charged at a levy rate of £55 per sqm. The proposed development will meet the requirements for CIL through the necessary CIL payment albeit this cannot be calculated until a future reserved matters application has been prepared.

Economic Benefits

7.28 The NPPF explains that the government is keen to secure economic growth in order to create jobs and prosperity and is committed to ensuring that planning does everything it can to support the economy. In recognition of this objective, significant weight should be placed on the need to support economic growth through the planning system. This is particularly important at the present time when the Country finds itself at the beginning of an economic crisis brought about by the current Covid-19 pandemic.

7.29 The proposed development, resulting in the erection of 5no. dwellings would bring about direct and indirect benefits to the local economy through construction, employment, increased tax revenue and support to local community facilities. As such, the proposed development is consistent with the Framework's objective of promoting sustainable economic growth.

7.30 Paragraph 68 of the NPPF also recognises that small and medium sized sites can make an important contribution towards housing supply and are often built-out relatively quickly. The important role that SME's play in both providing for housing needs and helping to support the economy is therefore now widely accepted. Support for SME's through the delivery of small sites is therefore also significant in helping to grow the economy as well as enabling the delivery of housing from small and medium sized sites.

7.31 Local businesses would also benefit from trade linkages established through the construction of the development, meaning that a proportion of the indirect jobs would be supported locally from suppliers of construction materials and equipment.

7.32 The development would also deliver economic gains through the Government's New Homes Bonus incentive and annual Council Tax payments. At a time when local authorities' budgets are

being constrained these areas of financial gain can provide beneficial ways in which Councils can continue to support their communities.

- 7.33 Whilst limited in scale, the development proposals would deliver economic benefits to the local economy which cannot be ignored for the purposes of decision making in the present economic climate. The economic benefits of development are too often ignored or given insufficient weight by the decision maker and in this present circumstances should represent a significant benefit in favour of the development proposals. The proposals meet the Government's economic objectives of promoting sustainable development and would also comply with Hambleton's Core Strategy Policy CP1 and Policy DP2 of the Development Policies DPD.

8. Heritage Assessment

Introduction

- 8.1 The historic environment has evolved and will continue to evolve over time through natural processes and human interventions. As a society we have come to collectively value and protect elements of this inheritance and these are now commonly referred to as 'heritage assets.'
- 8.2 The planning system should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Account should always be taken of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, their potential to contribute to sustainable communities; and the desirability of new development making a positive contribution to the historic environment's local distinctiveness. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 8.3 The purpose of a heritage assessment is to meet the relevant guidance contained within the NPPF, PPG and the Local Plan. The section outlines the need to inform the planning decisions when considering proposals that have the potential to have some impact on the character of setting of a heritage asset.
- 8.4 The degree of impact a development could have on such heritage assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, harm to the character, harm to the setting, neutral or positive enhancement.

Policy Background

- 8.5 The application site is not within the Husthwaite Conservation Area although is located relatively close to it and as such it is considered that there is some potential for the proposed development to impact upon its setting. There is a duty on the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 8.6 Paragraph 189 of the NPPF requires an applicant to describe the significance of any heritage assets affected by proposed development, including any contribution made by their setting. The level of

detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 8.7 Paragraph 192 of the NPPF states that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 8.8 Paragraph 193 provides advice in relation to considering potential impacts stating that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, paragraph 196 states that such harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 8.9 At a local level, Development Policies DPD policy DP28 (Conservation) states that conservation of the historic heritage will be ensured by:
- i. preserving and enhancing Listed Buildings; ii. identifying, protecting and enhancing Conservation Areas; iii. protecting and preserving Historic Battlefields and Historic Parks and Gardens; iv. protecting and preserving any other built or landscape feature or use which contributes to the heritage of the District.
- 8.10 Policy DP28 states that development within or affecting the feature or its setting should seek to preserve or enhance all aspects that contribute to its character and appearance, in accordance with the national legislation that designates the feature, and in the case of a Conservation Area, any appraisal produced for that Area. It goes on to say that permission will be granted, where it is consistent with the conservation of the feature, for its interpretation and public enjoyment. The policy considers that important considerations will include the position and massing of new development in relation to the particular feature, and the materials and design utilised.

- 8.11 In summary, both national and local policies allow for development within and close to designated heritage assets. As part of the decision-making process, local planning authorities should have regard to the significance of a heritage asset.

Assessment of Significance

- 8.12 This section contains an assessment of the significance of the heritage asset, which in this instance is the Husthwaite Conservation Area and considers how its setting, including the application site, contribute this significance.
- 8.13 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 190, NPPF 2019) is therefore fundamental to understanding the scope for and acceptability of change.
- 8.14 NPPF defines significance as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

- 8.15 Historic England's *Conservation Principles* (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. A revised consultation draft of *Conservation Principles* published by Historic England in November 2017 adopts the values terminology, or interests, of the NPPF.
- *Archaeological Interest*: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
 - *Architectural and Artistic Interest*: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or

influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.

- *Historic Interest*: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

8.16 These values or interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case by case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.

Husthwaite Conservation Area

8.17 The village of Husthwaite is a parish which lies to the south-west of Coxwold and consists of two townships, Husthwaite and Carlton Husthwaite. It is situated in an elevated position on the east side of the Vale of York. The village was established by the 12th century, and its name meaning 'house in the clearing', originates from the Anglo Scandinavian settlement of northern and eastern England in the 9th century.

8.18 The village has a medieval layout and takes the form of three main streets joined in the village centre. This centre is visually marked by St Nicholas Church (Grade II* listed) and the triangular village green. Husthwaite originated as a medieval linear settlement with a High Street extending eastward and Low Street westward. Much of its current form is the legacy of its medieval subdivision.

8.19 As the village grew, residential plots were set out along both the north and south sides of Low and High Street. These are typically characterised by dwellings built facing the street with long narrow plots behind which reflects a medieval toft and croft arrangement. It is also typical for medieval villages to have a church at one end of the main street and the manor at the other which is also the case with Husthwaite.

- 8.20 The third main street is 'The Nookin' which extends southward from centre of the village towards the application site and is thought to be a later extension of the village. Development along The Nookin displays different characteristics with smaller irregular plots providing a contrast with the medieval toft and croft pattern evident in High Street and Low Street.
- 8.21 More recent maps of Husthwaite indicate that the overall form of the village has not changed significantly and its medieval layout and form remains. Where there is evidence of change, this has predominantly been through the provision of new development by extension along established roads, and by infill development, in the context of this stable medieval layout. Highthorne Lane to the south of the village is a long established road and has already been subject to linear development at its western end (opposite the application site) as the village has further expanded. The application proposals would follow in a similar vein, replicating the historic linear pattern of development that characterises the village.
- 8.22 The Conservation Area relates to the historic centre of the village in recognition of its architectural and historic significance. The Settlement Character Study which is part of the emerging Local Plan for Hambleton has been prepared to inform the site allocation process and provides a series of assessments which provide a summary of the key characteristics of the settlement and identify areas of historic sensitivity. The assessment for Husthwaite details some of the elements which contribute to this importance, dividing the village into three character areas.
- 8.23 The application site relates to Character Area B, The Green & The Nookin. The historic character of this area includes the central village green and prominent listed buildings to the north at the centre of the village, historic cottages along The Nookin and modern developments as the land rises to the south. The conservation area boundary extends from the centre of the village southwards to include earlier development along The Nookin but is largely on the east side of the Nookin as it approaches the application site. As such the boundary includes earlier houses including Tenter Close and the village hall but excludes the later 1970's development on the west side which incorporates the existing houses along Highthorne Lane to the north of the site.
- 8.24 The village is characterised by a variety of property types including both single and two storey dwellings. There is also a variety of building materials represented but the majority of houses are either in brick or limestone with roofs in either red pantile or natural slate. Within this part of the Conservation Area, dwellings are generally set back slightly from the road with a small garden fronting the road, bound by a wall or hedge. Although the majority of buildings within Husthwaite

date from the 18th and 19th centuries, there is also considerable modern infill development which have resulted in a more compact development pattern which have consolidated the built frontages of the main streets, this is also evident along the Nookin. Such infill development has increased the range of architectural styles.

Assessment of Heritage Impact

- 8.25 Local authorities have a duty under the 1990 Planning (Listed Buildings & Conservation Areas) Act (s.66(1)) to have special regard to the desirability of preserving a building or its setting or any features of special architectural or historic interest which it possesses.’ The NPPF expects local authorities to have access to significance and impact assessments to inform these duties.
- 8.26 Impact is assessed according to different levels, from neutral to beneficial with a range of degrees of harm, from slight to substantial. Where substantial harm will be caused, for example by the total demolition of a listed building or a building that contributes to the character of a Conservation Area, local authorities should normally refuse consent, unless the criteria set out in the NPPF are met (paragraph 195). For proposals where the harm is ‘less than substantial’, the Local Authority is expected to weigh the harm to significance against the public benefit of the scheme. In most cases such change, if approached carefully, can be managed without adversely affecting the special interest of a heritage asset.
- 8.27 The proposed development is not within the Husthwaite Conservation area although its eastern boundary is within approximately 40 metres of it. The site is closely related to Highthorne Lane and the existing residential development opposite and the existing copse of trees adjacent to the north east corner help to visually screen views towards as The Nooking bends in the opposite direction as it continues south. Views from The Nookin are therefore naturally drawn away from the site.
- 8.28 The southern part of the village has already experienced more recent development. The Nookin is considered to represent a later extension of the village following the medieval pattern of development in High Street and Low Street and the character assessment indicates significant development in the 1970’s. This part of the village is therefore considered to be much less sensitive when compared with the historic centre where there is a clustering of listed buildings.

- 8.29 The proposed development itself would be very much seen in the context of the existing housing development opposite the site (to the north) which itself lies outside of the Conservation Area boundary. Given the physical separation and the site's relationship with Highthorne Lane and existing development which is also outside of the Conservation Area, it is submitted that the proposals would not result in any direct harm to the character and appearance of the Conservation Area or its setting.
- 8.30 In regards to other heritage assets, there are no listed buildings adjacent to the site. The nearest listed buildings, are located towards the eastern end of Low Street and along High Street to the north at around 400 metres from the nearest part of the site and would not be visible in views from the application site itself given existing landform and physical features. Given the separation of listed buildings from the application site, the proposed development would not have any significant adverse impact upon listed buildings within the village.

Conclusion

- 8.31 In conclusion, the proposed development accords with the Local Development Framework and those sections of the National Planning Policy Framework that relate to heritage assets and the historic environment. This Statement therefore finds no conservation grounds for refusal of planning permission.

9. Conclusion

9.1 The key conclusions arising from this planning statement are summarised below:

- a) The development proposals would be entirely consistent with the Council's 'Interim Policy Guidance' which supports small-scale housing development in villages where it contributes towards achieving sustainable development.
- b) Husthwaite is defined as a 'Service Village' within the Settlement Hierarchy outlined in Core Policy CP4 and is an attractive and vibrant village which contains a good range of services and facilities that would support the proposed development. The principle of the proposals is therefore supported by the Interim Planning Guidance.
- c) The development proposals relate to the erection of 5 detached dwellings and would be a small scale addition to the village. The scale of the development is entirely consistent with the IPG. Husthwaite is one of the larger villages within the hinterland for Easingwold and is therefore of a size that can comfortably accommodate new development without adversely impacting the character of the village.
- d) The proposed development would occupy a site on the built edge of the settlement where there are existing residential properties to the north and east. The proposals would therefore snuggle existing built development on two sides and would form a natural extension to the village form consistent with the provision of the IPG.
- e) The application site is not subject to any landscape, wildlife or heritage designation that may otherwise preclude development. The proposed development would therefore not have a detrimental impact upon the natural, built and historic environment
- f) The IPG allows for the natural extension of villages where it is appropriate to the built form of the development. The development proposals would respect the existing linear pattern of development within the settlement and be well related to the existing built development.
- g) In most cases, where development is supported under the IPG on the edge of a settlement, there would be a loss of countryside to development and therefore a minor intrusion into open countryside should not be determinative. The site is not part of any landscape

designation and has no special value other than being open countryside on the edge of the village. Furthermore, the Statement has discussed that the site would not be prominent in the wider landscape as a result of its low lying nature and the topography of the sites surroundings. The development proposals would therefore not have any significant detrimental impact upon the open character and appearance of the countryside or result in the coalescence of settlements. The proposals are therefore in compliance with criteria 4 of the IPG.

- h) The development proposals relate to a limited development of five dwellings and would be located adjacent to existing housing on the southern edge of the village. Due to the scale and location of the development and the capacity to connect with existing service infrastructure, there is no reason to consider that the proposed development is not capable of being accommodated within existing or proposed infrastructure.
- i) The proposals would provide for a good mix of dwellings in a way that positively responds to the current demand for smaller 2 and 3 bed homes and bungalows which are more attractive to more elderly members of the community. The development proposals are therefore consistent with the NPPF and Policies CP8 and CP9 of the adopted Core Strategy (as informed by the Size, Type & Tenure SPD).
- j) The Highway Statement supporting the application confirms that the level of traffic generated by the proposals can easily be accommodated and will have no material impact on the operation of the local highway or significantly add to any congestion at the peak times on the local network. It is therefore concluded that there are no highway reasons why planning permission should not be granted.
- k) The proposed development would be laid to achieve minimum separation standards between the new dwellings and with existing dwellings. The proposals would therefore provide a good quality living environment without resulting in a significant detrimental impact upon the amenity of neighbouring residential properties.
- l) The site is not at risk of flooding and appropriate drainage connections can be made for foul and surface water.
- m) The Applicant is considering ways to improve energy efficiency to ensure a more sustainable development is achieved although given the outline nature of the planning application, and

the absence of any detailed house types, it is not possible to confirm what energy efficiency measures will be incorporated.

- n) The development proposals will result in social and economic benefits in accordance with the tests of sustainability identified by the NPPF.

9.2 In summary, planning policy at national and local levels promotes sustainable development which contributes to the local economy and enhances local services, whilst making the fullest use of available land. Overall, it is submitted that the development proposals will result in a good quality development that would represent a natural extension of the village in a way that reflects the prevailing settlement pattern.

9.3 For the above reasons, it is respectfully requested that planning permission be granted.