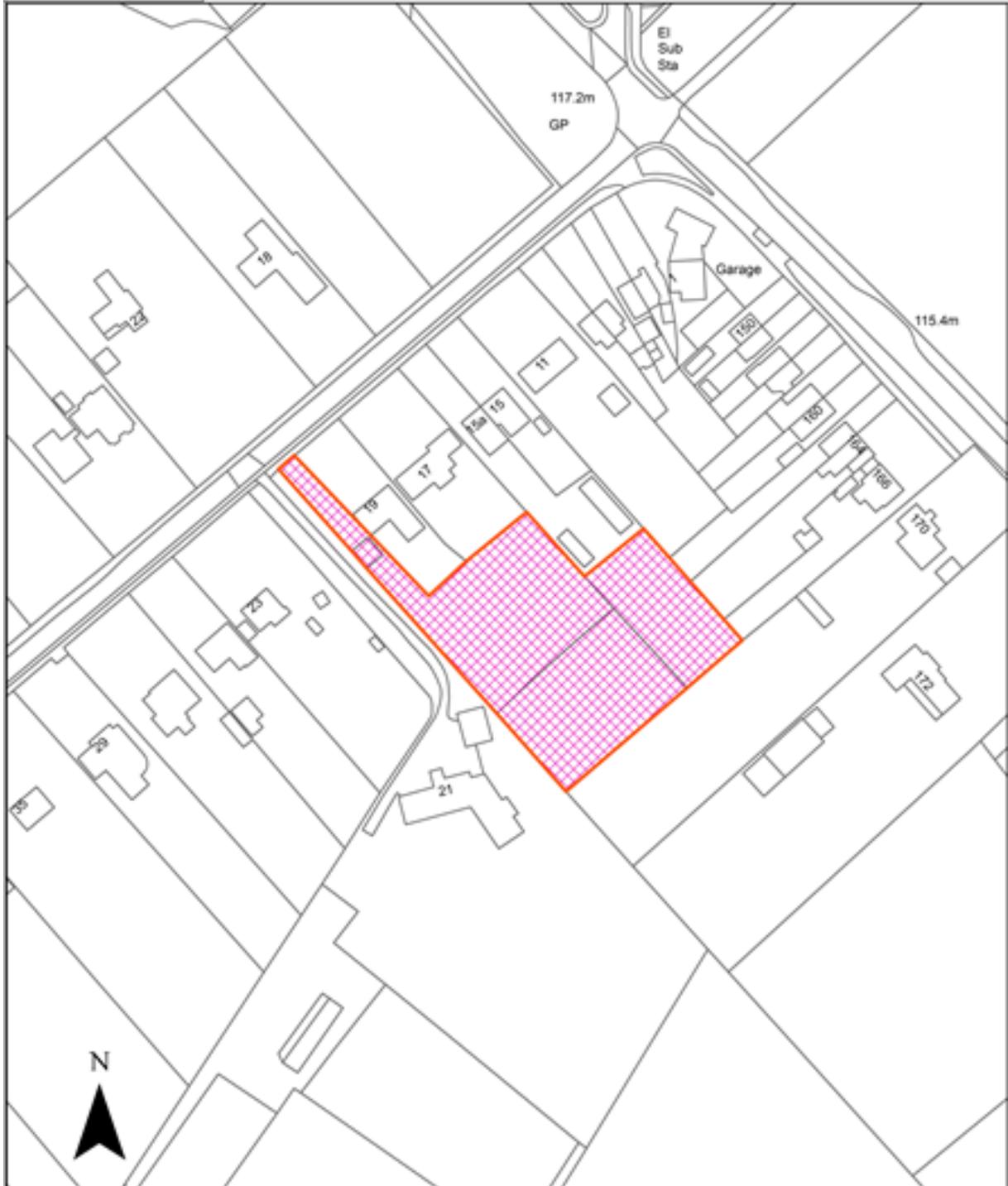




Application Number: 2016/0534

19 Kighill Lane, Ravenshead, Nottinghamshire, NG15
9HN.

Location:



NOTE:

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Report to Planning Committee

Application Number:	2016/0534
Location:	19 Kighill Lane, Ravenshead, Nottinghamshire, NG15 9HN.
Proposal:	Residential development on land to south-east of Kighill Lane to provide 16 No. 2 bedroom retirement bungalows.
Applicant:	Mr J&P Incles & Corner
Agent:	Mr George Machin
Case Officer:	David Gray

1.0 Site Description

- 1.1 The application site relates to an area of residential garden land associated with no.19 Kighill Lane and areas of paddock land to the rear of no's 15, 15a, 17 and 19 Kighill Lane. The site measures approximately 0.5 hectares with access adjacent to the south side boundary of no.19 Kighill Lane and north of no.23 Kighill Lane. The application site is located within a ribbon of residential properties on the south eastern side of Kighill Lane, outside of the defined perimeter of Ravenshead Village envelope and within the Nottinghamshire Green Belt.
- 1.2 The site is relatively level and is bounded by a mixture of fencing, mature hedging and trees with a number of trees contained within the site.
- 1.3 Adjoining properties to the northwest on Kighill Lane are single storey dwellings which are generally well screened from the site by existing boundary treatments. The east of the site is bounded by the rear gardens of two-storey dwellings fronting Longdale Lane.

2.0 Relevant Planning History

- 2.1 Outline Planning Permission for 15 no. 2 bedroom retirement bungalows, ref: 2013/1000; was refused in November 2013. The reason for refusal was as follows:
- In the opinion of the Borough Council, the proposed development would constitute inappropriate development in the Green Belt by virtue of not serving the five purposes of land within the Green Belt. Therefore, in the absence of any very special circumstances the proposed development

would, by definition, be harmful to the Green Belt contrary to the guidance contained within the National Planning Policy Framework (2012) and Policy ENV26 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.

- 2.2 A subsequent appeal was dismissed by the Planning Inspectorate ref: N3020/A/13/2210324.

3.0 Proposed Development

- 3.1 Outline planning permission is sought for the erection of 16no. 2 bedroom retirement bungalows with all matters reserved with the exception of approval being sought for access.
- 3.2 Indicative layout, floorplans and elevations have been deposited with the application. The site layout plan shows indicative parking areas and landscaping.
- 3.3 An Arboricultural report, Design and Access Statement, and Planning Statement have been deposited with the application which outlines the site context, economic and planning policy context of the proposal.
- 3.4 A number of circumstances have been forwarded by the agent in support of the principle for a residential development, these are summarised below:
- There is an overwhelming and unmet need to provide retirement properties in Ravenshead;
 - Gedling Borough Council cannot demonstrate a five year land supply of housing, and the relevant policies for the supply of housing are not considered up-to-date;
 - An existing Community Public Transport Route can be extended to incorporate a bus stop adjacent to the development.

4.0 Consultations

- 4.1 Ravenshead Parish Council – Object to the application on the following grounds:

- Inappropriate, inadequate and limited access onto Kighill Lane for the large number of residents and visitors cars predicted;
- In breach of Green Belt Regulations;
- The application would breach the Ravenshead southern defensible boundary and would be contrary to the approved Aligned Core Strategy and would also be in breach of the new Local Plan Document.

- 4.2 Nottinghamshire County Council (Highways Authority) –

The access is acceptable; however, the development does not comply with adoptable standards and should remain Private under a s106 Maintenance agreement.

When submitting a Full Planning Application a bin store would be required to be located near the entrance to the site.

4.3 Nottinghamshire County Council (Policy) –

The County does not raise any strategic objections to the proposed development; however, a Preliminary Ecological Appraisal should be carried out prior to the determination of the application.

If the planning permission and conditions contained within it are explicit that the properties must be occupied by over the 55 age group in perpetuity, plus the properties cannot be occupied by children of school age, then the County would not expect education requirement to apply to the development. However, if this is not the case, then NCC would have to look at the proposal further.

In terms of libraries the proposed development is below the threshold for financial contributions.

4.4 Environment Agency –

The application represents low risk, no further comments.

4.5 Wildlife Trust – No comments received. Any comments received will be reported verbally at Planning Committee.

4.6 Natural England – No comments to make.

4.6 Arboricultural Officer –

The tree report is adequate for this stage of the planning application, but additional information such as the associated Arboricultural Method Statement relating to protection methods would be required for retained and neighbouring trees.

4.7 Planning Policy –

The National Planning Policy Framework and Policy A of the Aligned Core Strategy requires that, where there is no five year land supply and the development plan is out of date, planning permission should be granted unless any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against policies in the NPPF as a whole; or specific policies that the Framework indicate development should be restricted. The proposal would constitute inappropriate development in the Green Belt and, as such, the applicant needs to demonstrate very special circumstances which clearly outweigh the harm to the Green Belt and any other harm.

It should be noted that the need for housing is unlikely to outweigh harm to

the Green Belt as stated in paragraph 24 of the previous appeal decision: *'In that context I have had particular regard to the Ministerial Statement dated 1st July 2013, where the Secretary of State clarified that, although each case will depend on its facts, unmet demand for housing is unlikely to outweigh harm to Green Belt and constitute the very special circumstances justifying inappropriate development.'* It is the view of Planning Policy that the additional very special circumstances would need to be demonstrated.

4.8 Strategic Housing –

Strategic Housing welcomes the proposal to develop 16 retirement bungalows at Land off Kighill Lane. As per policy requirements, there is a requirement for 30% affordable housing on this site (equating to 5 dwellings). As per the Affordable Housing Supplementary Planning Document the required tenure split is 70% rented / 30% intermediate (equating to 3 rented and 2 intermediate dwellings).

4.9 Public Protection (Scientific Officer) –

Whilst the development is unlikely to impinge on the Air Quality Management Area it is requested that the applicant is mindful of Section 124 of the NPPF; in particular sustaining compliance with and contribute towards EU limit values. It is recommended that an informative is placed on any decision encouraging the applicant to consider mitigation in the form of electric vehicle charging infrastructure.

4.10 Waste Services – No comments received.

4.11 Economic Development –

Support the application. Based on the size of the site and number of dwellings to be built the developer would need to enter into a Local Employment Agreement (LEA) with the Council. The LEA outlines the number of employment and skills related activities to be delivered during the term of the build to maximise opportunities for Borough residents. The outputs would be calculated using the value of the build.

4.12 Neighbouring Properties were notified and a Site Notice and Press Notice posted. 6 letters of representation objecting to the proposal have been received as a result and 2 letters have been received in support. The comments can be outlined as follows:

4.12.1 Objections:

- Adverse impact on the Green Belt;
- The development would be outside of the settlement boundary of Ravenshead;
- Negative impact on privacy;
- There is no requirement for retirement properties in Ravenshead;
- The village infrastructure / facilities cannot cope with more development;

- The development would be out of character with existing dwellings on Kighill Lane. Dwellings are currently set back from the highway with large curtilages;
- Additional housing would result in an increase in traffic with highway safety implications;
- Access to the site would be across a public footpath;
- The development would result in an increase in population in the local area;
- There are a number of other planning approvals for development within Ravenshead and this application would lead to overdevelopment;
- The development is some distance from facilities and the users would be reliant on car and would not promote walking, cycling or use of public transport;
- Concerns over road access to the site;
- Devaluation of property;
- The site notice was removed immediately after posting.

4.12.2 Support:

- The development would lead to the opportunity for people within large homes to downsize freeing up existing stock for families living in the area;
- This housing stock will ensure that Ravenshead remains vibrant and an attractive place to live;
- Without appropriate housing stock residents wishing to downsize may move from the area;
- The application does not adversely impact on the streetscene.

5.0 **Planning Considerations**

5.1 The application has been submitted as outline, with only the access to be determined at this stage. With the exception of the proposed access arrangements, I have treated as illustrative only the indicative layout plan, and the drawings showing elevations and floorplans of the proposed bungalows.

5.2 In my opinion the main issues in the determination of this application relate to:

- i. Whether or not the proposal would constitute inappropriate development in the Green Belt
- ii. The effect of the proposal on the openness of the Green Belt and the aims of Green Belt Policy;
- iii. If the proposal is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development;
- iv. The sustainability of the location
- v. Design /Layout.
- vi. The impact on neighbouring amenity
- vii. Highway implications
- viii. Planning obligations.

Relevant Planning Policies

- 5.3 At the National level the most relevant parts of the National Planning Policy Framework (NPPF) in relation to the determination of this application are: -
- 6. Delivering a wide choice of high quality homes (Paragraphs 47 – 55);
 - 7. Requiring good design (paragraphs 56 – 68); and
 - 9. Protecting Green Belt land (paragraphs 79 – 80 and 87 – 89)
- 5.4 At local level the following saved policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014) are also relevant to the determination of this application: -
- Policy ENV1: Development Criteria.
- 5.5 Gedling Borough Council at its meeting on 10th September 2014 approved the Aligned Core Strategy (Part 1 Local Plan) for Gedling Borough which is now part of the development plan for the area. The following policies are relevant: -
- Policy A: Presumption in Favour of Sustainable Development;
 - Policy 2: The Spatial Strategy;
 - Policy 3: The Green Belt;
 - Policy 8: Housing Size, Mix, and Choice;
 - Policy 10: Design and Enhancing Local Identity.
- 5.6 The Local Plan Document Publication Draft (Part 2 Local Plan) for Gedling Borough was approved for publication by the Borough Council at its meeting on 20th April 2016. The public consultation ended on Monday 4th July 2016. Paragraph 216 of the NPPF sets out that from the day of publication, weight may be given to relevant policies in emerging plans according to:
- The stage of preparation (the more advanced the preparation, the greater the weight that may be given);
 - The extent to which there are unresolved objections (the less significant the unresolved objections, the greater the weight that may be given); and
 - The degree of consistency with the NPPF (the greater the consistency, the greater the weight that may be given).

Following publication it is recommended that only limited weight can be given to the Local Planning Document. The relevant policies include: -

- Policy LPD32: Amenity
- Policy LPD33: Residential Density
- Policy LPD34: Residential Gardens
- Policy LPD35: Safe, Accessible and Inclusive Development
- Policy LPD36: Affordable Housing
- Policy LPD37: Housing Type, Size and Tenure
- Policy LPD57: Parking Standards
- Policy LPD67: Ravenshead

5.7 Gedling Borough Council's Five Year Land Supply Report 2015 which shows that the Council does not have a five year supply of land for housing

5.8 Greater Nottinghamshire Landscape Character Assessment (2009) is also relevant and divides the county character into a series of 'Policy Zones' with landscape strategies.

6.0 Key Issues / Green Belt

6.0 Policy LPD67 of the Local Planning Document Publication Draft allocates three sites (H17, H18 and H19) on Longdale Lane in Ravenshead. The three sites identified in the Policy have been allocated following a site selection process. The application site forms part of one of the reasonable alternative sites (i.e. site 6/670) considered as part of the site selection process and has not been allocated in the Local Planning Document. When the Local Planning Document is adopted, the current Green Belt boundary to the north of Kighill Lane will be amended to accord with Policy 3 of the Aligned Core Strategy as housing allocation site H18 is currently in the Green Belt. It is noted that site H19 has outline planning permission (2013/0836) and the submitted Framework Layout Plan includes the development for 21 bungalows and 49 other dwellings.

6.1 There are no plans in the Local Planning Document to amend the Green Belt boundary to the south of Kighill Lane. The application site sits within the Green Belt and is not proposed to be removed. Paragraph 87 of the NPPF states that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 89 states that the construction of new buildings is inappropriate in Green Belt, exceptions to this are the limited infilling or partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The exceptions do not apply and the proposal is for residential development on the Green Belt which is inappropriate. The applicant would therefore need to demonstrate very special circumstances for the residential development on the site and consideration needs to be given to whether the redevelopment of the site would have a greater impact on the openness of the Green Belt than the current development, and the purpose of including land within it.

6.2 Policy 2 of the Aligned Core Strategy promotes a strategy of urban concentration with regeneration and seeks to provide most development in or adjoining the main built up area. The site is not within the main built up area and is close to Ravenshead, which is identified as a Key Settlement, but it is not directly adjoining.

6.3 Paragraph 47 of the National Planning Policy Framework requires local planning authorities to identify and update annually a five year supply of deliverable housing sites. The Council's Five Year Land Supply Assessment 2015 shows that against the housing requirement, the Council does not have

a five year supply of land for housing. Paragraph 49 of the NPPF states where local planning authorities cannot demonstrate a five year supply of deliverable housing sites, relevant policies for the supply of housing should be considered out of date. Where policies are out of date, planning applications for residential development should be considered in the context of the presumption in favour of sustainable development contained within paragraph 14 of the NPPF. Policy A of the Aligned Core Strategy would also apply. The approach to follow in respect of decision-taking is: -

- Approving development proposals that accord with the development plan without delay; and*
- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:*
 - *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; or*
 - *Specific policies in the Framework indicate development should be restricted.*

6.4 I note the above and consider that it is important to note that the presumption in favour of sustainable development does not apply in certain circumstances as footnote 9 in the NPPF includes restrictions which include the Green Belt. This is supported by the recent appeal APP/G1630/V/14/2229497. Thus the applicant would need to provide very special circumstances for new buildings in the Green Belt to accord with Green Belt policies.

6.5 I am mindful of the Ministerial Statement issued on 1st July 2013 which highlighted that the demand for housing would not, on its own merit, be sufficient to outweigh the harm to the Green Belt.

6.6 I am also mindful that the proposed residential development does not fall within any of the categories of development considered appropriate within the Green Belt. I am therefore of the view that the proposed development is inappropriate and is therefore, by definition, harmful to the Green Belt setting of the site.

6.7 The applicant has put forward the following circumstances in order to justify the proposed development:

Economic Context:

- The application presents a financially viable opportunity that would provide much needed retirement property that the village needs;
- The residential properties would provide affordable and quality two bed bungalows to meet specific needs;
- Ravenshead benefits from many local services and amenities and the new development would support the existing facilities and assist in maintaining the vitality and viability of the village as a whole;

Meeting Local Needs:

- It is proposed that a s106 agreement could incorporate a local

connection clause to ensure that the residential properties can only be sold to local people;

- The type and number of dwellings on the site have evolved through an evaluation of site opportunity, examination of the 2009 Housing Needs Survey for Ravenshead;
- The provision of retirement properties would allow local residents to downsize and allow release of larger family homes;
- There is a local bus service that could extend the service to incorporate the new development;
- There is an existing convenience store located at the former filling station on the corner of Longdale Lane and Kighill Lane which is in walking distance from the proposed development.

Lack of Five Year Land Supply:

- The proposed development would make an important contribution to the Five Year Land Supply. Because the Borough Council does not have a Five Year Land Supply of housing, the relevant policies for housing are not considered up-to-date. Paragraph 14 of the NPPF is therefore relevant, and there is a presumption in favour of sustainable development where permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF.

6.8 I note the arguments put forward by the agent in support of the application and in relation to the very special circumstances to support inappropriate development in the Green Belt.

6.9 I accept that the Ravenshead Housing Need Survey has identified the need for retirement properties within the village of Ravenshead and that it is difficult to identify appropriate sites within Ravenshead to meet this need. I also note the comments with regards to the contribution the proposal would make to the Five Year Supply of Land for Housing.

6.10 However, as discussed above (Para's 6.0 – 6.6), being mindful of the Ministerial Statement of the 1st July 2013 in relation to the Green Belt, which highlighted that unmet demand for housing would not on its own be sufficient to outweigh the harm to the Green Belt, I do not consider that this in itself would amount to the very special circumstances required to justify the granting of inappropriate development in the Green Belt.

7.0 The effect on openness and the aim of Green Belt Policy

7.1 The application site comprises land which is made up from what appears to be residential garden and paddock. The site is bounded by a mix of post and rail fence, together with trees and hedgerows. Whilst the existing landscaping around the boundaries of the site provides some screening, it is noted that the site is not entirely enclosed, and particularly to the south-east there are views out from the site to the land beyond. The site itself is predominantly open and undeveloped.

- 7.2 I am also of the view that, although the application site is bounded by a ribbon of residential properties which, in my opinion, has a slight impact on the open character of the Green Belt, it is situated to the south of Kighill Lane, which is considered in the Aligned Core Strategy to be the future appropriate defensible boundary for the south of Ravenshead. This boundary assists in softening the transition from the dense built up area of the village into the surrounding open countryside. I therefore consider that additional redevelopment in this area comprising 16 bungalows would further impact on the open character of the area and extend the boundary of the village envelope further to the south eroding the soft edge to the village. This would, in my opinion, consequently impact on the visual appearance of the Green Belt setting of the application site. The Green Belt serves to prevent unrestricted sprawl of large built up areas and to assist in safeguarding the countryside from encroachment. Taking this into account I consider that the proposal would be contrary to the purposes of including land within the Green Belt as outlined in paragraph 80 of the NPPF.
- 7.3 I note that most of the existing dwellings on Kighill Lane and Longdale Lane have rear gardens that adjoin the application site. The dwellings and other buildings to the north-east are generally set down at a lower level and many are some distance from the application site. To the south-east the site borders an open area of land, and to the south-west is the spacious garden of no.21 Kighill Lane. Most of the application site itself remains open, with the general absence of buildings or other development.
- 7.4 The proposal is for 16 retirement bungalows. Given the location of the site and that it would be set back from Kighill Lane, public views of the scheme would be limited. Additional landscaping could assist in further limiting views to the application site from the surrounding area. However, it is my view that the erection of 16 residential dwellings on a site that is essentially undeveloped would undoubtedly have a marked effect on the openness of the site and the area, and would extend the built form in the area.
- 7.5 The NPPF advises at paragraph 79 that openness is an essential characteristic of Green Belts and the prevention of urban sprawl by keeping land permanently open is the fundamental aim of the designation. For this reason, it is my opinion; the proposal would be contrary to the aims of the NPPF, and this harm adds significantly to that arising from the inappropriate nature of the development.
- 7.6 Taking the above into account, I am of the view that harm by reason of the inappropriateness of the development is not clearly outweighed by other considerations and that very special circumstances do not exist in this instance to justify the grant of planning permission.

8.0 Sustainability of the Location

- 8.1 To assess whether the proposal is appropriate in this location consideration needs to be given to paragraphs 49 and 55 of the NPPF. Paragraph 49 outlines that housing applications should be considered in the context of the

presumption in favour of sustainable development.

- 8.2 Paragraph 55 encourages sustainable development within rural areas. New isolated homes should be avoided unless there are special circumstances.
- 8.3 Notwithstanding the impact of the proposed development upon the open character of the Green Belt, I am mindful that the site is separated from the rest of the village and some distance from the village medical practice and shops and although there is potential for a limited bus service there is no bus serving Kighill Lane at present, and the nearest regular public transport route is on the A60.
- 8.4 I note that there are a range of shops, community facilities, a leisure centre and other services within Ravenshead; however, the application site is some 1.6km away from the shops in the village and the convenience store at 1 Nottingham Road. I note that the former filling station on the corner of Kighill Lane and Longdale Lane does offer a small convenience store within walking distance; however, I do not consider the location of this store which caters only for very basic needs would weigh heavily in favour of the development being in a sustainable location as to amount to a very special circumstance. Although there is a well-lit footpath along Longdale Lane, given the location of the site relative to many of the services, and the intended occupancy of the units, it is not my opinion that future occupants would meet their day-to-day requirements without reliance on the private car, or that they would generally make use of the existing facilities in the village.
- 8.5 I am therefore of the view that the site is not in a sustainable location, where the proposal would enhance or maintain the vitality of rural communities in accordance with paragraph 55 of the NPPF. Although not a determining factor, if future residents were unable to drive, they could feel isolated in this location, which would not accord with the NPPF's objective of providing inclusive and mixed communities.

9.0 The Principle of the layout design and appearance of the proposed development

- 9.1 The Government attaches great importance to the design of the built environment. Section 7 of NPPF states inter alia that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people. Developments should function well and add to the overall quality of the area, respond to local character and history, reflecting the identity of local surroundings and materials and be visually attractive as a result of good architecture and appropriate landscaping.
- 9.2 Criterion a. and c. of Policy ENV1 of the RLP are also relevant in this instance. Design and layout are also considered in criterion a. and b. of Policy H7 and criterion c. of Policy H16 of the Replacement Local Plan. Policy 10 of the ACSSD looks at design and enhancing local identity and reflects the guidance contained in both the NPPF and Replacement Local Plan policies.

- 9.3 I note that the application is outline with just the matter of access to be determined at this time. Although matters of appearance, landscaping, layout and scale are reserved for future determination, an indicative site layout and elevation and floor plans have been deposited with the application which I consider would set the parameters of the development for a future reserved matters application.
- 9.4 I am satisfied that the application site is capable of accommodating the proposed dwellings of the specified dimensions. However, I have concerns that the density and indicative layout of the proposed development does not reflect the pattern of development in the immediate area which is predominantly detached dwellings on larger plots with large garden areas. Whilst only at outline stage I consider that the density proposed and the indicative layout would be to the detriment of the pattern of development in immediate area.
- 9.5 I am satisfied, however, that the scale and bulk of the proposed single storey dwellings, as outlined in the elevation and floor plans, would respect the amenity of neighbouring properties and would not result in any undue impact in terms of overlooking, overbearing or overshadowing.
- 9.6 I therefore consider that the indicative details deposited with the application accord with the NPPF, policies ENV1, H7 and H16 of the RLP and Policy 10 of the ACS. However, these are matters whose effects are neutral and do not weigh in favour of the scheme.

10.0 Residential Amenity

- 10.1 Criterion b. of Policy ENV of the RLP is relevant in this instance and states that planning permission would be granted for development providing that it would not have a significant adverse effect on the amenity of occupiers of neighbouring properties or the locality in general.
- 10.2 Criterion f) of Policy 10 of the ACSSD relating to impact upon the amenity of nearby residents and occupiers is also relevant in considering this proposal.
- 10.3 I am satisfied that as shown on the indicative layout and given the indicative dimensions of the dwellings, the proposed development would not result in any material overbearing or overshadowing impact on neighbouring residential amenity due to the scale of the properties and their relationship with neighbouring dwellings.
- 10.4 I therefore consider that the indicative details deposed with the application accord with the NPPF, Policy ENV1 of the RLP and Policy 10 of the ACS.

11.0 Highways Implications

- 11.1 Criterion c. of policy ENV1 of the RLP requires that development should include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles. Policy T10 of the RLP also requires

that in considering proposals for new development reference will be made to the Highway Authority's highway design and parking guidance.

11.2 I note that the Highway Authority considers the revised proposed access and visibility splays are acceptable. I therefore consider that the proposal would accord with Policy ENV1 T10 of the RLP.

11.3 I also consider the indicative scheme would provide a satisfactory level of off street parking provision in accordance with the adopted Parking Provision for Residential Development SPD.

12.0 Planning Obligations

Education

12.1 I note the comments from Nottinghamshire County Council with regards to education contributions. If the planning permission was forthcoming conditions contained within it would be expected to be explicit so the properties would be occupied by over the 55 age group in perpetuity, and the properties could not be occupied by children of school age. If this was the case the County would not expect education requirement to apply to the development.

Affordable Housing

12.2 Given that 16 dwellings are as per policy requirements, there would be a requirement for 30% affordable housing on this site (equating to 5 dwellings). As per the Affordable Housing Supplementary Planning Document the required tenure split would be 70% rented / 30% intermediate (equating to 3 rented and 2 intermediate dwellings).

Open Space

12.3 Policy R3 of the RLP requires that on residential development sites of 0.4Ha a minimum standard of 10% local open space should be provided to serve that development which will be secured through planning conditions or negotiation of a S106. Provision will be made either within the development or through a financial contribution to the Local Authority to provide facilities on or off site or to enhance nearby local facilities nearby.

12.4 Although the applicant has confirmed willingness in the planning statement to enter into such agreements, given my significant concerns in relation to the inappropriateness of the proposed development within the Green Belt and that very special circumstances have not, in my opinion, been demonstrated to justify the proposal, I do not consider that it would be reasonable to pursue these matters further.

13.0 Other considerations

13.1 I note the comments received in representation with regards to the devaluation of existing premises, however, I do not consider this would carry

significant material weight to warrant a refusal of this application.

- 13.2 I also note the comments received with regards to the Site Notice being removed from the site prior to the consultation period ending, however, adjoining properties to the application site were consulted by individual letters and I consider that the statutory procedures have been followed in this instance.

14.0 Conclusion

- 14.1 Although I note that there is a need for retirement properties within Ravenshead, as identified within the Ravenshead Housing Need Survey, and the principle of the development may be acceptable in terms of design, scale, layout, I only attach limited weight in terms of meeting housing needs and consider the other benefits claimed to be less than significant, or essentially neutral.
- 14.2 Whilst the benefits of meeting housing needs would accord with national planning guidance, the NPPF makes clear that planning proposals are to be judged against all the relevant policies it contains. Those policies include very strict control over development in Green Belts necessary to ensure their protection. In that context I have had particular regard to the Ministerial Statement dated 1st July 2013 where the Secretary of State clarified that, although each case will depend on its facts, unmet housing is unlikely to outweigh harm to the Green Belt and constitute the very special circumstances justifying inappropriate development.
- 14.3 Having considered all matters raised by the agent in support of the proposal, it is my opinion that very special circumstances have not been evidenced to demonstrate that there are material considerations which amount to the very special circumstances which would outweigh the harm that has been identified in relation to the Green Belt.
- 14.4 Whilst the agent has indicated willingness to enter into a legal agreement given the conclusions in relation to the Green Belt and the inappropriateness of the development I have not found in necessary to pursue this matter further.
- 14.5 For the above reasons, and having regard to all other matters raised, it is my opinion that the scheme is not the sustainable development for which the National Planning Policy Framework indicates there should be a presumption in favour. I therefore consider that the application should be refused.

Recommendation:

REFUSE OUTLINE PLANNING PERMISSION

1. In the opinion of the Borough Council, the proposed development would constitute inappropriate development in the Green Belt by virtue of not serving

the five purposes of land within the Green Belt. Therefore, in the absence of any very special circumstances the proposed development would, by definition, be harmful to the Green Belt contrary to the guidance contained within the National Planning Policy Framework (2012).

2. By virtue of its isolated location any residents would be naturally inclined to be heavily reliant on private motor vehicles to access services and facilities. It is the opinion of the Borough Council that the development would therefore not represent sustainable development, contrary to paragraph 55 of the National Planning Policy Framework.
3. In the opinion of the Borough Council the high density of the proposed development would not reflect the pattern of development in the immediate surrounding area and would not add to the overall quality of the area enhancing local identity. The proposal is therefore contrary to Section 7 of the NPPF and Policy 10 of the Aligned Core Strategy (September 2014).