



## Planning Statement

**Erection of dwelling**  
Land at Caundle Court, Bishops Caundle

July 2018

Clive Miller & Associates Ltd  
Sanderley Studio  
Kennel Lane  
Langport  
Somerset  
TA10 9SB

## Erection of dwelling

### 1. Introduction

- 1.1 This statement has been prepared to support a full planning application to erect a dwelling house on land at Caundle Court, Bishops Caundle, Sherborne. The site comprises part of a level grass paddock adjoining the local Telephone Exchange to the west.
- 1.2 The site fronts onto the Class 1 road A3030 on the western approach to the village. To the east of the site there is a small grass paddock containing a single storey stable block whilst to the further to the east there is the local filling station/vehicle repair workshop and shop.
- 1.3 The application is submitted in full and involves the erection of a four bedroom house. The proposed siting of the house is shown on the submitted layout.
- 1.4 The dwelling will have a main gabled roof with two gabled projections on the symmetrically designed front elevation. It is proposed to have walls of brick and render with double roman tiles for the roof and plastic windows.
- 1.5 The site has an area of 1617m<sup>2</sup>.

### 2. Material considerations

- 2.1 As is set out in paragraph 47 of the NPPF planning law states that all planning applications shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.2 In this regard the local planning policy context for Bishops Caundle and the application site is set out in the Adopted Local Plan. Policy

# Design and Access Statement

## Land at Caundle Court Bishops Caundle

- SUS2 in that document seeks to direct development to the main settlements in the District and in this regard Bishops Caundle is a large village with a Defined Development Boundary (DDB).
- 2.3 The application site lies just to the west of the defined development boundary and as such the Adopted Local Plan states that in such a context new development will be strictly controlled having particular regards to the need for the protection of the countryside and environmental constraints.
- 2.4 However the District Council has accepted that it does not have a 5 year housing supply as required by Central Government. In such circumstances the National Planning Policy Framework in Paragraph 11 and its footnote sets out that an important policy such as Policy SUS2 should be considered as out of date.
- 2.5 This has the effect of altering the perspective when making decisions on planning applications as set out in paragraph 11 of the NPPF.
- 2.6 Instead the starting point for decision making shifts to one where planning permission should be granted unless it can be shown that the adverse impacts of the development significantly and demonstrably outweigh the benefits when assessed against the policies taken in the Framework as a whole or specific policies in the Framework indicate development should be restricted.
- 2.7 The NPPF makes it very clear that without a 5 year housing supply a planning application for new housing such as this proposal should be considered in the context of the presumption in favour of sustainable development where the benefits are not significantly and demonstrably outweighed by any impacts
- 2.8 In this regard it is considered that Bishops Caundle is clearly a sustainable location and it has recently been accepted as a suitable settlement in principle for new housing in granting permission at the

# Design and Access Statement

## Land at Caundle Court Bishops Caundle

eastern end of the village on a site at Manor Farm which is partly outside the Defined Development Boundary.

- 2.9 In the context of Policy SUS2 such new housing should be provided normally within the Defined Development Boundary but of course given the lack of a 5 year housing supply such policy is out of date and therefore proposals such as this which involve sites close to the DDB should be considered in the context of paragraph 11 in the NPPF.
- 2.10 In looking at the criteria set out in paragraph 11 consideration should therefore now be given to the 3 objectives of sustainable development as identified in the NPPF: environmental, social and economic.
- 2.11 The site is well related to the village and is positioned within the built up framework of the settlement. Although it is outside the defined development boundary it forms an infill plot between the local Telephone Exchange immediately to the west and the stable block to the east.
- 2.12 The site is not remote nor isolated and is not in the open countryside. When travelling in both directions along the A3030 road the site appears to be within the village before the land falls away in a westerly direction beyond the Telephone Exchange.
- 2.13 The Telephone Exchange which is not an insubstantial building forms a visual stop to the existing built up area on the western edge of the village.
- 2.14 As the accompanying Transport Assessment states the site is well related to the range of services available in this sustainable village. Indeed it is only a short distance to the west of the majority of those services as evidenced by the plan submitted with the Transport Assessment.

# Design and Access Statement

## Land at Caundle Court Bishops Caundle

- 2.15 The site is closer to the bulk of those services than the site referred to above in paragraph 2.7.
- 2.16 The proposed siting of the new dwelling will follow the pattern of building in this part of the village with properties fronting onto adjoining roads. In doing so it will reflect local distinctiveness and conform to the general character of the settlement pattern.
- 2.17 There is open land between the existing commercial garage to the east and the application site and it is accepted that if this development is permitted then it is possible that such land will also be developed.
- 2.18 In looking at the 3 objectives of sustainable development set out in the NPPF it is considered that in environmental terms the proposal is acceptable.
- 2.19 It is also considered that there will be direct and indirect economic benefit during the construction of the dwelling whilst there will be social benefits by the development contributing to the sustainability of services in the village. The development will also assist in maintaining the vitality of the local community.

### **3. Conclusions**

- 3.1 This proposal is a modest housing development within the built up framework of a sustainable village. Although lying outside the DDB the absence of a 5 year housing supply means that there are reasons to permit this application in environmental, social and economic terms. The impacts of the development do not outweigh the benefits of the scheme and the proposal accords with the NPPF.