



PLANNING, DESIGN AND HERITAGE STATEMENT

Construction of a Detached Bungalow (Outline)
Land to the rear of The Cedars, Carlton Husthwaite

Mr. W Hill

PLANNING, DESIGN AND HERITAGE STATEMENT

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1 INTRODUCTION

1.1.1 This Planning, Design and Heritage Statement accompanies an outline planning application by Mr. W Hill (the Applicant) to construct one detached bungalow on land to the north of The Cedars, Carlton Husthwaite. The application seeks approval for the means of access to the site although all other matters are reserved for future approval.

1.1.2 The Statement aims to address the key planning issues arising from the proposed development and to demonstrate that planning permission should be granted with reference to the Development Plan, the National Planning Policy Framework (the Framework) and other material considerations. The Statement does this by:

- Describing the character of the site and its surroundings.
- Summarising the development proposals.
- Considering relevant planning history and decision precedents.
- Reviewing the relevant national and local planning policies.
- Identifying and evaluating the main planning considerations.

1.1.3 The Statement also includes an assessment of any heritage impacts in relation to the development given the relationship of the site adjacent to the Conservation Area and listed buildings within the village.

2 SITE CONTEXT

- 2.1.1 The application site comprises approximately 0.1 hectares of undeveloped land adjacent to the south of Back Lane, Carlton Husthwaite. Land to the north, south, and west is in residential use, whilst an agricultural field is adjacent to the east.
- 2.1.2 The land lies to the south of the Applicant's property, known as 'The Cedars', a detached dwelling which fronts towards the main village street approximately 80 metres north of the application site. The host dwelling's plot boundaries are reminiscent of a toft and croft arrangement and there are two holiday lets within its curtilage which are accessible via Back Lane.
- 2.1.3 The built form of Carlton Husthwaite is primarily linear, with dwellings fronting towards the main village street, Butt Lane, Croft Lane, Back Lane, and Ings Lane. A limited amount of courtyard style development has also taken place beyond the linear frontages.
- 2.1.4 Traditional buildings within Carlton Husthwaite are commonly constructed from handmade bricks, though some are constructed from sandstone. Some are also finished in white render. Roofs are traditionally dual-pitched and finished in pantiles or slate, though these have been replaced with concrete tiles in some cases. These dwellings tend to be characterised by their simple fenestration, lending the façade an uncomplicated appearance. Architectural interest is provided by heads, cills, chimney stacks, and sash windows with muntins.
- 2.1.5 More recent dwellings have often drawn inspiration from the character of traditional development, though others have not. This has resulted in a more varied vernacular, which is commonplace in villages which have experienced incremental growth over the twentieth and twenty-first centuries.
- 2.1.6 Local Plan Policy S3 classifies Carlton as a 'Small Village' on account of the services available in the village. Bus service 60 connects the village to nearby settlements including Dalton, Topcliffe, and Thirsk, where a broader range of services are available.
- 2.1.7 A review of the relevant site constraints has identified that:
- The application site lies outside but adjacent to the Carlton Husthwaite Conservation Area.

- The Cedars is a Grade II listed building. Other listed buildings on Main Street are unlikely to be affected by the proposed development.
- There are no tree preservation orders at or adjacent to the site.
- The Environment Agency Flood map for planning shows the site to be within Flood Zone 1.
- The Environment Agency long term flood risk map shows the site to be at very low risk from surface water flooding.
- The site is not subject to any statutory ecological designations.

3 PROPOSED DEVELOPMENT

- 3.1.1 Outline planning permission is sought in respect of the construction of a detached, two-bedroom bungalow. The Indicative Site Plan included with the application submission shows that the dwelling would be located centrally within the plot with its main elevation facing east. As a single storey dwelling, its scale would be subservient to neighbouring dwellings.
- 3.1.2 Vehicular access would be taken off Back Lane in the north-east corner of the site with a parking and turning area adjacent to the north of the proposed dwelling. Private amenity space would be located to the south, east, and west with new trees being planted within these areas. Existing trees would also be retained on the northern site boundary, whilst new hedges would be planted along the southern, eastern, and western plot boundaries.
- 3.1.3 In keeping with traditional dwellings in the village, it is likely that exterior walls would be constructed from a stock brick, with the dual-pitched roof being finished in composite slate. The dwelling would be modest in scale and its simple massing would be subtly disrupted by a projecting porch over the front door and a chimney stack.
- 3.1.4 The main entrance to the dwelling would be located on the eastern elevation. Windows would be vertically proportioned simply arranged, whilst bi-folding doors on the southern and western elevations would be screened in views towards the site by boundary planting.

4 PLANNING HISTORY

- 4.1.1 The application site was included in the red line boundary for application ref. 16/01067/MRC but was not subjected to any development under these proposals. No other relevant planning applications have been identified in relation to the site.

5 PLANNING POLICY CONTEXT

Hambleton Local Plan

5.1.1 The Hambleton Local Plan sets out the Council's vision and objectives for development in the former Hambleton District up to 2035. It was adopted by the Council on 22nd February 2022.

5.1.2 The Council's vision and objectives are supported by strategic policies which are, in turn, underpinned by detailed policies for determining planning applications. Those policies which are considered relevant to the proposed development include:

- S1: Sustainable Development Principles
- S3: Spatial Distribution
- S5: Development in the Countryside
- HG2: Delivering the Right Type of Homes
- HG5: Windfall Housing Development
- E1: Design
- E2: Amenity
- E3: The Natural Environment
- E4: Green Infrastructure
- E7: Hambleton's Landscapes
- IC1: Infrastructure Delivery
- IC2: Transport and Accessibility
- RM1: Water Quality, Supply and Foul Drainage
- RM2: Flood Risk
- RM3: Surface Water and Drainage Management
- RM4: Air Quality
- RM5: Ground Contamination and Groundwater Pollution.

5.1.3 Policy S3 of the adopted local plan relates to the spatial distribution of development and lists Carlton Husthwaite as a 'Small Village' under the hinterland of Thirsk with Sowerby. Policy S3 states that the small villages are identified rural communities where limited development will be supported to address affordable housing requirements and where development can support social

and economic sustainability. In relation to housing development, Policy S3 mentions that existing housing commitments within the small villages will help meet development requirements but that no additional sites are allocated through the Local Plan, which reflects the level of services and facilities available.

- 5.1.4 Housing development that comes forward during the plan period will be an important additional supply of homes and will be supported under other policies in the plan including Policy HG4 (Housing Exceptions) and Policy HG5 (Windfall Housing Development).
- 5.1.5 Policy S5 (Development in the Countryside) states that the Council will seek to ensure that new development recognises the intrinsic beauty, character and distinctiveness of the countryside as an asset that supports a high-quality living and working environment, contributes to the identity of the district, provides an attractive recreational and tourism resource and is a valued biodiversity resource. The countryside is defined as land outside the existing built form of a settlement within the hierarchy set out in Policy S3. Unlike the former development plan, the Hambleton Local Plan does not define development limits for individual settlements although Policy S5 does provide some guidance on the interpretation of 'built form' and how this will be applied in the consideration of development proposals.
- 5.1.6 Policy HG5 relating to windfall sites is also relevant to the appeal proposals. It states that a proposal for housing development within and adjacent to (our emphasis) the main built form of Service, Secondary and Small Villages (as defined in Policy S3) will be supported. This is subject to certain criteria, which states that:

"Within the built form of defined settlements

A proposal for housing development within the main built form (defined in policy S5: Development in the Countryside) of a defined settlement (see policy S3: Spatial Distribution) will be supported 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.

Adjacent to the built form of Service, Secondary and Small Villages

A proposal for housing development on a site adjacent to the built form of a defined village will be supported where the proposal demonstrates that:

- a) *a sequential approach to site selection has been taken where it can be demonstrated that there is no suitable and viable previously developed land available within the built form of the village; and;*
- b) *it will provide a housing mix in terms of size, type and tenure, in accordance with the Council's Housing and Economic Development Needs Assessment (HEDNA) and Strategic Housing Market Assessment (SHMA) or successor documents.*

All proposals will individually or cumulatively

- c) *represent incremental growth of the village that is commensurate to its size, scale, role and function;*
- d) *not result in the loss of open space that is important to the historic form and layout of the village; and*
- e) *have no detrimental impact on the character and appearance of the village, surrounding area and countryside or result in the loss of countryside that makes a significant contribution to the character or setting of that part of the village."*

National Planning Policy Framework

5.1.7 The National Planning Policy Framework (NPPF), recently revised in September 2023, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

5.1.8 Paragraph 8 of NPPF identifies three overarching objectives to sustainable development:

- a) 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;
- b) 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

- c) 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.

5.1.9 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or

- d) 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.

5.1.10 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.

5.1.11 Paragraph 69 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 that they are often built out relatively quickly.

5.1.12 Paragraph 79 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."

5.1.13 Paragraph 126 places additional emphasis on the importance of design in the planning process:

"The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."

5.1.14 Paragraph 130 states that planning policies and decisions should ensure that developments satisfy various criteria. These include 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.
- create places that are safe, inclusive, and accessible.

National Planning Practice Guidance

5.1.15 National Planning Practice Guidance (NPPG) includes guidance on the registration, processing, and consideration of planning applications. It was first published in March 2014 and has since undergone numerous amendments and additions. 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"*.

5.1.16 The NPPG also offers practical guidance on technical subjects such as flood risk, noise, public open space, transport, the natural and historic environment, viability, and water supply.

6 PRINCIPLE OF DEVELOPMENT

- 6.1.1 To understand the relevant planning policy context against which the proposed development is to be assessed, it is appropriate to consider firstly the relevant and up-to-date advice on both housing delivery and the provision of rural housing. This advice requires planning policies and decisions to be responsive to local circumstances and support housing developments that reflect local needs.
- 6.1.2 Paragraph 60 of the NPPF identifies 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 and that the needs of groups with specific housing requirements are addressed. Furthermore, paragraph 79 of the framework specifies that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The advice specifically states that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services (our emphasis).
- 6.1.3 The PPG also includes advice on the issue of rural housing and how planning can support sustainable rural communities (Paragraph 009 Reference ID: 67-009-20190722). The advice recognises the challenges faced by people living in rural areas in terms of housing supply and affordability and also that the location of new housing can be important for the broader sustainability of rural communities.
- 6.1.4 The PPG further sets out that a wide range of settlements can play a role in delivering sustainable development in rural areas and advises that the use of 'blanket policies' that restrict housing developments in some types of settlement will need to be supported by robust evidence of their appropriateness. The policy advice within the PPG therefore signifies the Government's commitment to supporting sustainable rural communities through appropriate new housing growth.
- 6.1.5 Turning to the development plan, Policy S3 (Spatial Distribution) identifies Carlton Husthwaite as a 'Small Village' within the settlement hierarchy. Policy S3 states that the small villages are identified rural communities where limited development will be supported to address affordable housing requirements and where development can support social and economic sustainability.

- 6.1.6 In relation to housing development, Policy S3 states that existing housing commitments will help meet development requirements but that no additional sites within the Small Villages are allocated by the Local Plan, which reflects the level of services and facilities available. The policy goes on to state that housing development that comes forward during the plan period will be an important additional supply of homes and will be supported under other policies in the plan including HG5 (Windfall Housing Development).
- 6.1.7 Policy HG5 allows new housing development within and adjacent to the built form of Service, Secondary and Small Villages (including Carlton Husthwaite) subject to the proposal demonstrating compliance with a range of criteria relating to the use of previously developed land, housing mix, incremental growth, loss of open space and impact on the character and appearance or loss of countryside.
- 6.1.8 The main built form of the village is located on either side of the main village street to the north of the site. The built form expands to front Croft Lane to the north of the village and is also found adjacent to the Back Lane. In fact, the site is enclosed by residential development on three sides being bordered by the curtilage of The Cedars to the north, a barn conversion scheme of 5 dwellings to the west and by the dwelling known as 'Long Pasture' to the south. The site is therefore well related to the existing built form although, given it is not enclosed to the east side, it could be argued that the site is not completely within the built form. Notwithstanding whether the site is within the built form, the site is, at the very least adjacent to the built form of the settlement and falls to be considered under the relevant criteria of Policy HG5.
- 6.1.9 Regarding criteria a and b of the Policy HG5, there are no suitable / viable areas of brownfield land within the main built form of the village which comprises mainly of dwellings and farm buildings, not untypical with other rural settlements in the former Hambleton District. The development relates to a single dwelling only and therefore cannot deliver a housing mix. However, it should be noted that the dwelling is likely to be delivered as a self-build project, helping to satisfy the local need for self-build plots and assisting the Council in discharging its duties under the Self-build and Custom Housebuilding Act 2015 (as amended). The indicative proposals also indicate the development of a 2 bed bungalow, a type of dwelling which is in demand across the former Hambleton District.
- 6.1.10 In terms of scale, the development proposals relate to the construction of a single dwelling only which is a minor form of development. The village is classified as a 'Small Village' however the

scale of development would not impact on its role and function within the settlement hierarchy. The village has not accommodated any significant level of growth in recent years and the development would support the social and economic sustainability of the village. The proposals therefore result in limited development and a proportionate increase in the number of dwellings within Carlton Husthwaite (around 72 dwellings). As such, the development proposals would be of a scale that represents incremental growth that is commensurate to the size, scale, role and function of the village.

- 6.1.11 Criterion d. of Policy HG5 requires that a proposal should not result in the loss of open space that is important to the historic form and character of the village. The site is not within the boundaries of the Conservation Area although is adjacent to it. Notwithstanding this close relationship, the site does not contribute in any meaningful way to the significance of the Conservation Area or its setting. The site is not prominent in main public views from within the Conservation Area and only visible in certain views along Back Lane
- 6.1.12 The site is in private ownership and has no recreational benefit to the local community nor is it of any significant importance to the historic form and layout of the village. If the site had been of significant, it would have been included within the boundary of the Conservation area when this had been drawn. The site would therefore not constitute open space which could be considered important to the historic form and layout of the village.
- 6.1.13 Criterion e. of Policy HG5 requires that proposals should not have a detrimental impact on the character and appearance of the village, surrounding area and countryside or result in the loss of countryside that makes a significant contribution to the character or setting of that part of the village.
- 6.1.14 The existing built form of development within Carlton Husthwaite is concentrated on either side of the main village street with the public house (The Carlton Inn) at the centre, as is common with a number of villages in North Yorkshire. The built form extends to the east side of Croft Lane to the north end of the village. To the south of the village, the built form is extended by a number of dwellings situated adjacent to Back Lane as described in paragraph 6.1.8 above. Given the close proximity of the barn conversion scheme to the immediate west of the site and 'Long Pasture' to the south, the proposed development would be physically contained and would not extend the built form of the village but would preserve its form and character.

- 6.1.15 As the site retains a strong relationship with adjacent buildings to the north, west and south, the site is physically and visually contained and appears part of the built form rather than separate from it. The site has a clear boundary with the large open field to the east and is visually distinct from this open field which is currently in agricultural use. The proposed development is shown to be a bungalow only which would be low lying within the site and would not result in a loss of countryside that makes a significant contribution to the character or setting of that part of the village. As such, the proposals are considered to be consistent with criterion e. of Policy HG5.
- 6.1.16 In light of the above, the development would be wholly consistent with Policy HG5 and the requirements for windfall housing development.
- 6.1.17 Policy HG5 is underpinned by Paragraph 69 of the NPPF, which acknowledges that small and medium sites can make an important contribution to housing supply and states that local authorities should *“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”*. The proposed development is therefore also consistent with the NPPF in this regard.

7 SITE SPECIFIC ISSUES

Design

- 7.1.1 Paragraph 126 of the NPPF advises that “the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”
- 7.1.2 Local Plan Policy E1 (Design) states that “all development should be of a high quality, integrating successfully with its surroundings in terms of form and function, reinforcing local distinctiveness and help to create a strong sense of place.”
- 7.1.3 The application is submitted in outline only, with layout, scale, appearance and landscaping being a reserved matter. That said, it is considered that the proposed dwelling would be capable of complying with Policy E1 because:
- The dwelling would be designed to respond positively to the site context, drawing inspiration from adjacent dwellings and traditional development within Exelby.
 - The proposed layout could be designed to reinforce the traditional, linear built form and would ensure that the dwelling is well-related to the existing built form of Exelby rather than the open countryside to the north.
 - Existing trees and hedgerows would be retained insofar as possible and be complimented by new landscaping.
 - The proposed dwelling could be designed and sited to achieve a satisfactory relationship with adjacent dwellings, avoiding overlooking of existing dwellings.
 - The dwelling could be designed to increase opportunities for natural surveillance in accordance with Secure by Design principles.
 - Its proximity to the village centre creates opportunities for sustainable travel.
- 7.1.4 The development proposals are therefore capable of being designed to comply with the requirements of Policy E1 and ensure a high quality that is appropriate to its surroundings and ensures local distinctiveness.

Access

- 7.1.5 Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.1.6 At a local level, Policy IC2 of the adopted local plan states that the Council will work with other authorities and transport providers to secure a safe and efficient transport system that supports a sustainable pattern of development that is accessible to all. The policy lists several detailed criteria relating to vehicular access, car parking and accessibility to services. Criteria c. of the policy seeks to minimise the need to travel and maximise walking, cycling, the use of public transport and other sustainable travel options, to include retention, where relevant, and enhancement of existing rights of way.
- 7.1.7 Although the application is submitted in outline, the application does seek approval for the means of access to the site. Access would be taken off the public highway to the north-eastern corner of the site. The access would achieve adequate visibility with the highway and traffic flows arising from a single dwelling would be negligible. The indicative site layout allows space for vehicle parking and turning is proposed within the curtilage, ensuring an appropriate level of in-curtilage parking and safe vehicle movements between the site and the public highway.
- 7.1.8 The development proposals achieve a good standard of access and vehicular parking in compliance with Policy IC2 and there are no grounds for refusal under NPPF Paragraph 111.

Amenity

- 7.1.9 Policy E2 of the adopted local plan states that all development proposals 'will be expected to provide and maintain a high standard of amenity for all users and occupiers, including both future occupants and users of the proposed development as well as existing occupants and users of neighbouring land and buildings, in particular those in residential use.'
- 7.1.10 The indicative details supporting the application show the construction of a 2-bed dwelling which would be situated centrally within the plot. Being single storey, the property would not result in

overlooking that might otherwise result from first floor windows. Boundary treatments can also prevent any loss of privacy for the proposed dwelling and secure private garden spaces.

- 7.1.11 The proposed layout includes a reasonable amount of private amenity space, proportionate to the size of the dwelling as indicated, and the internal layout would ensure a high standard of modern living with good levels of outlook and natural light. The proposed dwelling would also be designed to comply with minimum space standards which ensures a good standard of accommodation.
- 7.1.12 The design of the proposed development, which would be considered at the reserved matter stage, would therefore ensure that future occupiers enjoy a good standard of amenity, without impacting the amenity of neighbouring dwellings, in accordance with Policy E2 of the Local Plan.

Housing Mix

- 7.1.13 Local Plan Policy HG 2 (Delivering the Right Type of Homes) states that a proposal for housing development will be supported where *“a range of house types and sizes is provided, that reflects and responds to the existing and future needs of the district’s households as identified in the Strategic Housing Market Assessment (SHMA) or successor documents, having had regard to evidence of local housing need, market conditions and the ability of the site to accommodate a mix of housing”*.
- 7.1.14 The application proposes one new dwelling and therefore is unable to demonstrate a suitable mix of housing. Accordingly, the proposals do not conflict with this aspect of HG2. Notwithstanding, the proposed dwelling would be delivered as a self-build project, helping to satisfy the local need for self-build plots and assisting the Council in discharging its duties under the Self-build and Custom Housebuilding Act 2015 (as amended).
- 7.1.15 Furthermore, the indicative proposals show the construction of a 2-bed bungalow, a type of property which is in high demand within the former Hambleton District and suitable for occupation by the elderly. Smaller properties also help to address problems of under occupation, helping to ‘free up’ larger family dwellings and assist people with a local connection to the village to downsize but remain in the village.

- 7.1.16 The proposed dwelling would also be designed to meet the Nationally Described Space Standards to ensure a good standard of amenity for future occupiers. The development proposals are therefore consistent with policy HG2.

Water Supply, Drainage & Flood Risk

- 7.1.17 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.
- 7.1.18 Policy RM2 of the Local Plan outlines the Council's approach to development and flooding and states that inappropriate development in areas at risk of flooding is to be avoided and the users and residents of development are not put at unnecessary risk in relation to flooding. Policy RM1 seeks to ensure that water quality, quantity and foul drainage are adequately addressed in developments with separate systems for foul and surface water drainage and foul water being disposed to a public sewer in the first instance.
- 7.1.19 A water supply would be established by connection to Yorkshire Water infrastructure and foul water from the dwelling would drain to a mains sewer. If this were not feasible due to technical reasons or distance from the nearest connection point, a private non-mains drainage system would be considered. Surface water would drain separately to foul water, with the means of drainage being designed in accordance with the Environment Agency's drainage hierarchy, Local Plan Policy RM3 (Surface Water and Drainage Management), and any relevant technical standards.
- 7.1.20 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. Local Plan Policy RM2 (Flood Risk) outlines the Council's approach to the mitigation and management of flood risk.
- 7.1.21 The application site is located in Flood Zone 1 and is shown by the Environment Agency long term flood risk map to be at very low risk from surface water flooding. There is no reason to suspect that the development would increase the level of flood risk at the site, nor that it would increase the risk of flooding elsewhere.

- 7.1.22 The development proposals would therefore follow established drainage principles for foul and surface water drainage and the site is not at risk of flooding. The proposals are therefore in compliance with Local Plan Policy RM2 and paragraph 115 of the NPPF.

Biodiversity

- 7.1.23 Policy E3 of the local plan sets out how the Council will consider proposals in relation to biodiversity and geodiversity. The policy specifies that proposals will only be supported where any significant harm to biodiversity resulting from a development has been avoided, adequately mitigated or, as a last resort, compensated for. It says that all development will be expected to demonstrate the delivery of a net gain for biodiversity and aims to prevent harm to protected habitats and species.
- 7.1.24 The application is accompanied by a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment. The PEA makes a series of recommendations and concludes that no further surveys are required. The PEA does not identify any significant potential impacts upon protected species or habitats.
- 7.1.25 In addition, the PEA report also includes a BNG Assessment to consider the implications of the proposed development on biodiversity and identify the need for additional planting to improve biodiversity, where necessary. Through the additional landscaping works identified in the report, it is shown that the proposed development is capable of a biodiversity net gain of 49.88% in terms of habitat units and 277.32% in terms of hedgerow units. The final scheme of improvement would be agreed as part of a more comprehensive landscaping scheme to be agreed at the reserved matters stage.
- 7.1.26 In light of the above, the proposed development therefore complies with policy EN3 of the Local Plan.

Contaminated Land

- 7.1.27 The site has no development history and there is no known reason to suspect the presence of contamination to a degree which would preclude the proposed development.

Community Infrastructure Levy

- 7.1.28 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. As the site lies within the former Hambleton District Council which was a charging authority, CIL will be charged in respect of proposed development, subject to the approved charging schedule.
- 7.1.29 The proposed development would result in new residential floorspace and would therefore be liable to make a financial contribution under CIL. The current application is submitted in outline only with matters pertaining to scale and layout to be agreed at the reserved matters stage. As such it is not possible to confirm the amount of new residential floorspace at this stage.
- 7.1.30 It is also likely that the proposed dwelling would come forward as a self-build project which would be exempt from making a CIL contribution.

8 HERITAGE

Introduction

- 8.1.1 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.'
- 8.1.2 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.
- 8.1.3 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 or setting of a heritage asset.
- 8.1.4 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.
- 8.1.5 The application site is not within the Carlton Husthwaite Conservation Area although is located adjacent 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.

Policy Background

- 8.1.6 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. Significantly, the policy advice states that the level of detail included as part of the assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 8.1.7 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.
- 8.1.8 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.
- 8.1.9 At a local level, Policy S7 (The Historic Environment) sets out the strategy for the historic environment and the protection and enhancement of heritage assets and their settings. The policy states that:
- "Hambleton's heritage assets will be conserved in a manner appropriate to their significance. Development which will help in the management, conservation, understanding and enjoyment of the historic environment, especially for those assets which are at risk, will be

encouraged. Particular attention will be paid to the conservation of those elements which contribute most to Hambleton's distinctive character and sense of place."

8.1.10 The policy then goes on to say that development proposals that may affect a designation or non-designated heritage asset will be subject to Policy E5 (Development Affecting Heritage Assets). This policy requires development proposals to protect and conserve the district's heritage assets and their settings, and where possible enhance them.

8.1.11 Policy E5 goes on to say that where a heritage asset is identified, a proposal will be required to assess the potential for adverse impacts on the significance of the historic environment through a Heritage Statement which must be proportionate to the asset's importance and contain sufficient detail to understand the potential impact of the proposal on their significance. The policy states that Heritage Statements should:

"a. assess all heritage assets and their settings that would be affected, describing and assessing their significance and special interest;

b. set out how the details of the proposal have been decided upon describing how all adverse impacts will be avoided as far as possible, or if unavoidable how they will be minimised as far as possible;

c. detail how, following avoidance and minimisation, the proposal would impact on the significance and special interest of each asset;

d. provide clear and convincing justification for the proposal, especially where there is harm to the significance of a heritage asset or its setting, so that the harm can be weighed against public benefits; and

e. identify ways in which the proposal could make a positive contribution to, or better reveal the significance of, affected heritage assets and their settings."

Assessment of Significance

8.1.12 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.

8.1.13 The 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."

8.1.14 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.

- 8.1.15 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.

Carlton Husthwaite Conservation Area

- 8.1.16 'Carlton Husthwaite' is derived from a combination of the Viking word 'Carl' meaning free peasants and the Anglo Saxon word 'ton' meaning farm or settlement. The work " and 'thwaite' are Viking words for houses and meadow respectively. The village itself was mentioned simply as 'Carleton' in the Domesday Book during the Medieval period.
- 8.1.17 The village contains many historic and listed buildings, mainly dwellings, and the Conservation Area boundary has been formed to include the vast majority of these, notably omitting the later houses and Village Hall to the west of 'The Old Forge' on the southern side of the main village street and to the west of Forge Lane to the northern side of the street. The Conservation Area boundary also excludes Manor Farm Barns to the west of the site and Long Pasture to the south, but includes the dwellings of Carlton Court and Cedar Lodge, located on the south of Back Lane to the east.
- 8.1.18 The site itself is therefore located outside but adjacent to the southern edge of the Conservation Area. Historic Maps of the area would suggest that the site has always remained undeveloped and segregated from The Cedars to the north, which appears to have been part of a more recognisable system of tofts and crofts, characteristic of planned medieval villages. Back Lane itself, which is visible on historic maps has been the reason for segregation with the Cedars and forms the southern boundary of this recognisable tofts and crofts pattern.

Assessment of Heritage Impact

- 8.1.19 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).

- 8.1.20 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.
- 8.1.21 As identified within this Statement, the proposed development is not within the Conservation Area although the site lies adjacent to its boundary. The site is largely open in character although includes landscape features to its boundaries, particularly on the northern boundary where there is hedgerow and tree planting. Apart from existing boundary landscape features, the site makes little, if any, contribution towards the special character of the Conservation Area.
- 8.1.22 The site cannot be seen in main views from within the Conservation Area and any views towards the site from Back Lane would not see the proposed development in isolation but alongside other development, including Long Pasture, a more recent detached dwelling to the south. There would not be a fundamental change to the character of this part of Back Lane as a result of the development.
- 8.1.23 The proposed dwelling would be designed to a high standard and constructed from good quality materials which reflect the palette of materials found locally in order to achieve a sense of place. It is envisaged that the proposed dwelling would be a bungalow and therefore low lying within the site. The proposed development would therefore not be visually dominant in a way that could detract from the setting of the Conservation Area and would be subservient to other adjacent dwellings and buildings. The proposed development would also seek to retain existing boundary features which positively enhance the character and setting of the Conservation Area.
- 8.1.24 It is therefore submitted that the development proposals, if sensitively designed, would not result in any direct harm to the character and appearance of the Conservation Area or its setting.
- 8.1.25 In regard to listed buildings, a significant number of houses within the village are listed (around 10), including The Cedars to the north. The Cedars is the nearest listed building but others on the south side of the street include 'Thatched Cottage' and 'The Laurels' further to the east. All of these dwellings are situated in long plots with large gardens separating them with Back Lane and

the application site. Their main facades are appreciated from the main street itself and the development would therefore not have any adverse impact upon the appreciation of these listed buildings or their setting, which is within a village street scene remote from the site.

Summary

- 8.1.26 The proposed development would have no discernible impact upon the character and appearance of the Conservation Area or its setting and accords with the Local Plan and those sections of the National Planning Policy Framework that relate to heritage assets and the historic environment. This Statement therefore finds no heritage or conservation grounds that justify a refusal of planning permission.
- 8.1.27 In addition, if the Local Planning Authority determines that the proposed development would result in 'less than substantial harm', that harm would be outweighed by the positive public benefits arising from the proposals in terms of a contribution towards the supply of smaller more affordable dwellings, the provision of homes that are suitable for the elderly and by contribution the development makes to the overall sustainability of the settlement.

9 CONCLUSION

- 9.1.1 Outline planning permission (including means of access) is sought to construct a detached two bed bungalow on land to the rear of The Cedars, adjacent to Back Lane, Carlton Husthwaite. The Indicative Site Plan shows that the dwelling would be located centrally within the plot with its main elevation facing toward the east.
- 9.1.2 The application site has a strong relationship with adjacent buildings to the north, west and south, and is therefore physically and visually contained. The site is therefore well related to the existing built form rather than remote from it and would not result in any harmful protrusion into open countryside.
- 9.1.3 Following a review of the relevant policy position, the statement has demonstrated that the proposed development is in accordance with Policies S3 and HG5 of the adopted Local Plan which support appropriate development in Small Villages within the Settlement Hierarchy. With the development proposals satisfying all of the relevant tests of Policy HG5, the principle of the development is therefore established.
- 9.1.4 The Statement has further considered the various site specific issues in the context of relevant local and national planning policy. The key conclusions are:
- The development proposals are capable of being designed to comply with the requirements of Policy E1 and ensure a high quality that is appropriate to its surroundings and contributes towards local distinctiveness.
 - The development proposals would achieve a good standard of access and vehicular parking in compliance with Policy IC2 and there are no grounds for refusal under NPPF Paragraph 111.
 - The proposals would afford future occupiers a high standard of amenity and would not harm the amenity of neighbouring land users, in accordance with Local Plan Policy E2.
 - The proposals are for a single dwelling only although relate to a form of development that meets a known local demand for smaller 2 bed bungalows suitable for occupation by the elderly.
 - The proposals would provide suitable arrangements for foul and surface water drainage and would not result in a risk of flooding, in conformity with Policies RM1 and RM2 of the Local Plan.

- The proposed development would not result in any significant ecological impact and the Applicant has demonstrated biodiversity net gain in accordance with Policy EN3 of the Local Plan.
- The site has no development history and there are no reasons to suspect the presence of contamination which would preclude the proposed development.
- The development would be liable for CIL although is likely to come forward as a self-build plot which would not attract a CIL contribution.

9.1.5 In addition to the above, the Statement has found that the proposed development accords with the Local Plan and those sections of the National Planning Policy Framework that relate to heritage assets and the historic environment. The proposals result in public benefits and the Statement therefore finds no heritage or conservation grounds that justify a refusal of planning permission.

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