

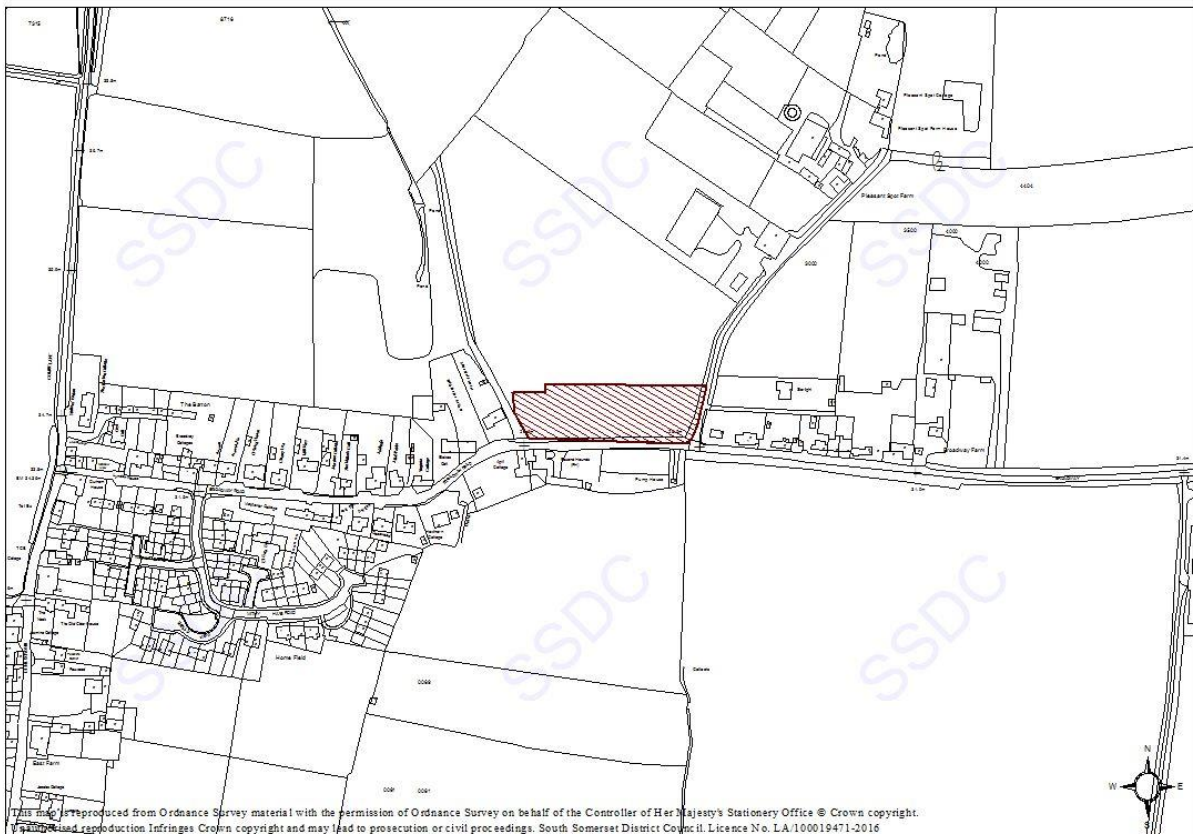
Officer Report On Planning Application: 16/02353/OUT

Proposal :	Outline application for the development of 8 dwellings with all matters reserved except access
Site Address:	Land Opposite Fox And Hounds Broadway Road Charlton Adam
Parish:	The Charltons Parish Council
NORTHSTONE (SSDC Member) Ward	Cllr David Norris
Recommending Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Case	Lee Walton
Target date :	30th August 2016
Applicant :	Mr B Rousell
Agent: (no agent if blank)	Mr Andrew Tregay Boon Brown Architects Motivo Alvington Yeovil BA20 2FG
Application Type :	Major Dwlgs 10 or more or site 0.5ha+

REASON FOR REFERRAL

This application is referred to the committee at the request of the Ward Members with the agreement of the Area Chairman to enable local concerns to be fully debated.

SITE DESCRIPTION AND PROPOSAL





The application site is located in the countryside beyond the settlement's built form and located on the north side of Broadway Road. Across the road is the Fox and Hounds Public House with its beer garden and car parking area extending alongside the road. At the site's eastern end is a lane that separates the site from the short stretch of roadside housing that forms the hamlet of Broadway. At its western end, a roadside field-gate accesses a track that hugs the adjacent residential garden that forms the settlement's eastern edge that separates this from the application site. The site is currently used for agriculture with public footpaths, L6/19 runs along the western boundary of the site and L6/22 runs through the site: both converge on the roadside at the field gate referred to above. To the north extends agricultural land. A hedgerow forms the site's roadside boundary with a gully alongside the road.

The proposal seeks outline planning permission for the development of 8 (no.) dwellings. Appearance, landscaping, layout and scale are reserved matters, with access to be considered by the outline application. The Public Right of Way: Foot path L6/22 that runs through the site is proposed to be re-directed to start a little further north along footpath L6/19, and then along the back of the site to re-join the existing route of L6/22.

The application is supported by the following documents:

- Planning Statement
- Access Statement
- Tree Survey and Arboriculture Report
- Ecology Report Phase 1
- Flood Risk Assessment
- Statement of Community Involvement

The applicant submitted a revised drawing that shows a single access point to the roadside.

RELEVANT HISTORY

86060/A - Development of land for residential purposes and the formation of accesses, refused 4.10.1969

780448 Outline: Erection of four houses on land opposite the Fox and Hounds Inn, refused 27.04.1978

861361 Outline: Residential Development of Land, refused 25.07.1986

872185 Outline: Residential Development of Land, refused 08.01.1988

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS2 - Development in Rural Settlements

SS5 - Delivering New Housing Growth

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ2 - General development

EQ4 - Biodiversity

Regard shall also be had to:

National Planning Policy Framework (March 2012):

Chapter 4 - Promoting sustainable transport

Chapter 6 - Delivering a choice of high quality homes

Chapter 7 - Requiring Good Design

Chapter 10 - Climate Change and Flooding

Chapter 11 - Conserving and Enhancing the Natural Environmental

National Planning Policy Guidance

Other Relevant Documents

Somerset County Council Parking Strategy adopted March 2012 and re-adopted September 2012 following corrections made.

Somerset Highways Standing Advice - June 2015.

The Charltons Design Statement (1998)

CONSULTATIONS

Charltons Parish Council - agreed unanimously to recommend refusal for the following reasons:

1. One of the major concerns relates to flooding and pressures on the sewers. These are essential planning issues and there are current problems with both that need to be

taken into account. Charlton Adam has experienced severe flooding from surface water overflow over the last few years, due to torrential rainfall and saturated ground conditions, which is exacerbated by surface water run-off from the old quarry. Wessex Water, although not statutory consultees on planning applications, stated at the PC meeting in July 2014 that, if asked to comment, would object to any development if it exacerbated surface water overflow.

2. The site is treasured open space. It is picturesque, agricultural land with footpaths, which gives the distinctive feel and character of rural areas such as Charlton Adam in South Somerset. The proposed development does not represent windfall or infill development and could be regarded as urban ribbon development.
3. The visual amenity, including the important vista from the Fox and Hounds Inn, would be severely impacted by removing the agricultural open space and established hedgerows. This agricultural open space also separates the houses in Charlton Adam from the group of quarry-workers' cottages. This is special local character and distinctiveness. To develop on this land would result in major eroding of the character and distinctiveness of this village with its rural scene and would set a precedent.
4. The proposal is not sensitive to its environment with regard to scale or character. The proposed housing is of a high density; there would be more houses on this field than there are in the same areas to the east and west. There are no attempts to retain important hedgerows and, therefore, the PC would consider an access road behind the existing hedgerows to be more acceptable.
5. The access is unsuitable in this location. Broadway Road is fast and narrow and the site is close to a bend on the west, at which the road narrows. The ditch bordering the road is vital for drainage and would be severely affected, especially as it would become the responsibility of the riparian owners to maintain if the site was developed as proposed.
6. Local need for this housing has not been identified. There is strong local opposition to this proposal. If a future Housing Needs Assessment Survey does demonstrate a need for housing, this location isn't suitable for the above-mentioned reasons.
7. The Planning Statement 3.1 states there is no planning history, however, on SSDC's website there are four previous refusals of planning permission for residential development.
8. The Statement of Community Involvement 3.7 is incorrect and misleading. A member of the PC did email the planning consultant, however, in the capacity as a resident; there was no mention in the email of being a councillor on the PC. Nor did they state that they intended to submit comments preventing planning in full. At the PC meeting, the planning consultant apologised if his statement was misleading.
9. Charlton Adam is classed as a Rural Settlement in Policy SS1 of the South Somerset Local Plan. 'Rural Settlements will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in Policy SS2)'. This application does not meet the criteria of Policy SS2: 'Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:
 - Provides employment opportunities appropriate to the scale of the settlement; and/or
 - Creates or enhances community facilities and services to serve the settlement;

and/or

- Meets identified housing need, particularly for affordable housing.

The proposed development does not meet any of the above criteria.

10. There are no opportunities for sustainable travel, public transport is very limited and owning a car is considered almost essential in the parish. Each property would most likely add an additional 2/3 cars to the already limited and narrow Broadway Road.

The Charlton's Plan comments on its number of natural green spaces, which should be retained. Residents and the PC are not adverse to sympathetic infill, however, the application would take away some of the countryside, which is unacceptable and could set a considerable precedent for development. The PC has a duty to represent the views of the community and no resident had expressed support for the development.

SSDC Landscape Architect - Charlton Adam is not concentrated in its settlement form, with much of the housing aligning the network of lanes that form the village core, interspersed by small paddocks and gardens, to create an open-grained settlement pattern. 20th century development has primarily been limited to backland development to the northeast side of the village, south of Broadway road. The application site is the southern portion of a single field that lays to the northeast of the Broadway road, and to the northeast periphery of Charlton Adam's core, and is not untypical of the mid-scale fields that abut the village edge. It currently separates Charlton Adam from the secondary settlement of Broadway, thus having a value at this local level in expressing local settlement character. The housing in both the main village and Broadway bounds the site to west and east respectively, whilst it faces the car park of the Fox and Hounds pub to the south, beyond which is open farmland. To the north lays farmland, and a scattering of farmsteads.

I consider the site to have some landscape value in (i) being typical of the local fields that intersperse and contain the village edge, to thus contribute to local character, and (ii) its position in enabling Broadway to be read as distinct from the main area of Charlton Adam's housing. As such, the proposal to develop across the field's southern portion will bring about some erosion of local character and distinctiveness, contrary to the objectives of the local plan, policy EQ2. However, the site is visually contained such that the visual impact of development is expressed at a local level only, and the linear form of development along the lane network is not at variance with the village' settlement pattern. Consequently should other planning issues favour development, then I would advise that I consider the landscape impact to be of insufficient weight as to preclude a potential for development, though there is some limited degree of harm due to the erosion of local character, such that EQ2 is not wholly satisfied. Thus if you consider there to be other planning issues that tell against this proposal, then the erosion of local character and distinctiveness can reasonably supplement your reasons for refusal.

County Highway Authority -Based on the applicant's Transport Statement it is likely that the occupiers would be reliant on the private car as the alternative public transport modes are infrequent. The proposal will have access onto Broadway Road from visiting the site it is apparent that this is below the standard minimum carriageway width of 5.0m as there is no centreline in place. The plan is annotated to indicate that visibility of 2.4m x 43m can be achieved. This is considered to be acceptable and in keeping with the design guidance set out in Manual for Streets.

Turning to the internal layout the Highway Authority is satisfied that turning can be achieved for properties 1-5. However there is a concern over the lack of turning for properties 6-8. This will need to be amended as at the present time there is a concern over conflicting vehicle

movements in this location. Turning to the provision of parking the applicant has identified that the site is located within Zone C of the Somerset County Council Parking Strategy therefore they would need to adhere to the required standards. However they have indicated that these would not be agreed until the reserved matters stage. This approach is considered to be acceptable but the applicant is urged to re-think the parking layout for units 6-8.

In terms of drainage, the Highway Authority has reviewed the Flood Risk Assessment (FRA) and the applicant has proposed a SuDS strategy to use soakaways to allow surface water to discharge to the underlying geology with the flow into their own dedicated soakaway. The shared surfaces would be of a permeable construction where it is appropriate or drain to a soakaway. The discharge rates would be limited to an equivalent greenfield runoff rates. This approach is considered to be acceptable to the Highway Authority but we would want to remind the applicant that soakaways should be located more than 5.0m away from the adopted highway.

In conclusion the proposal would result in an increase in vehicle movements but it is not considered to be significant enough to warrant an objection in traffic impact terms. The Highway Authority raises no objection to the above application, subject to conditions to secure a construction environmental management plan, consolidated surfaces, disposal of water, no obstruction, and no obstruction to visibility greater than 300mm above adjoining road level.

County Archaeologist - No objection

County Rights Of Way - do not object to the proposal subject to the applicant being informed that the grant of planning permission does not entitle them to obstruct a public right of way, for which there is the need to apply to the LPA for a diversion order.

SSDC Ecologist - The southern boundary hedge was assessed as 'important' using the Hedgerows Regulations. The majority of field hedges in South Somerset qualify as 'important' under the Hedgerow Regulations. I consider the hedge on site to be a typical hedge. I don't consider this hedge to be of any special value to weigh against the proposal.

NPPF and Local Plan policy EQ4 make provision for minimising fragmentation of habitats and promoting coherent ecological networks. Hedges are an important component of the local ecological network. I therefore support the planting of a new native species hedge to the rear of the development and recommend this is made the requirement of a condition.

There are records of great crested newt associated with quarries to the north-west with newts likely to favour over the sub-optimal newt habitat on the application site. I don't consider the low likelihood of newt presence to be a reason against permitting the proposed development. However, given their high legal and conservation status, further assessment or survey should be undertaken prior to the determination of any reserved matters application.

SSDC Housing - Regarding the affordable housing element of the scheme, current policy requires 35% affordable housing which is ordinarily at least 2/3 social rent on qualifying sites. I note from the application submitted that you have already proposed 3, 2 bedroom houses to be provided as social rent, which I can confirm that we would accept. I would expect that our prevailing minimum space standards are adhered to: - 2 bed house 76 sq. m (86sq m if 3 storey).

We would also expect the affordable units to be developed will blend in with the proposed market housing styles, and adhere to our minimum space standards as detailed above.

Wessex Water - A number of properties in the area suffer from sewer flooding which is caused

by groundwater flows overwhelming the sewer network during periods of significant rainfall. Wessex Water has CCTV surveyed the sewers in 2015/2016, identifying several points of groundwater ingress to its system. A programme of sewer sealing in the village is planned for 2017 to reduce flows during periods of high groundwater. We recommend that new development connections to the sewer network do not precede sewer sealing works. If the application receives approval a condition is sought to ensure that sewer connections do not precede necessary works.

Campaign to Protect Rural England refer to more recent judicial decisions that in the absence of a 5 year housing land supply still offers considerable weight to Policy SS2 that the LPA cannot ignore as a matter of planning judgement. Policy SS2 clearly calls for (generally) 'support of the local community'. It is a matter of planning judgement for the LPA whether it considers that such support has been demonstrated.

Assuming that the LPA still does not have a five year housing land supply, NPPF paras.14 and 49 will be engaged. But that does not mean that Policy SS2 can be disregarded. Neither is it a question of 'should the council wish to give weight' to it, as stated at para.6.13 of the Applicant's planning statement. As said, Policy SS2 is a Development Plan policy and the LPA has to start with consideration of this application from the Development Plan. In the context of Policy S2 we do not think that the application accords with the policy for the following reasons:

1. It is not commensurate with the scale and character of the settlement. It will lead to a marked expansion of the existing, predominantly nonlinear built form into an area of agricultural land that contributes to the village's rural setting and acting as a visual green gateway when approaching from the east.
2. There has been no robust engagement and consultation with the local community, and no evidence of community support. The Applicant attending a meeting of the Parish Council and writing to 30 neighbours is insufficient and not robust.

Given that there is no policy requirement for affordable housing, we query why it is being provided?

SSDC Community, Health And Leisure - We still seek contributions from applications of 10 and under if we can identify specific, one off projects that we can relate directly to the sums generated by the development. In this case

- Equipped Play Space towards provision of a zip wire at the Charltons Playing field £6,790 plus a commuted sum of £3,922
- Youth facilities contribution towards provision of a basket swing at the Charltons Playing field £1,333 plus a commuted sum of £493
- Community Hall contribution towards the provision of new windows, doors and showers at Charltons Community Hall £12,174
- 1% community Health and Leisure services administration fee £247
- Overall contribution per dwelling £3,120

REPRESENTATIONS

There have been 38 Neighbour notification responses of which there are 20 letters of objection and 18 letters of support. The households objecting are concerned:

- The development does not satisfy the requirements of the Local Plan Policy SS2 in that it neither provides employment opportunities, creates community facilities nor meets a housing need.
- The Parish already has around 80 affordable homes representing some 20% of the

parish housing stock

- There is at present no one on the Housing Register with the Charltons as their first choice parish
- To add further affordable homes would add to the disproportionate number in a small village where, according to the South Somerset Housing department Housing list, there is no demand for social housing in either gold, silver or bronze categories
- The pattern of cottages on alternating sides of the old road is locally distinctive at this location whereas this proposal would mean simple ribbon development.
- It is a ribbon development, not infill as it would connect the hamlet to the village.
- This development does not reflect local character of the village and represents significant over-development along this stretch of road.
- The impact on the character/ street scene of the village would be extremely detrimental. An intensive development here would really detract from the existing rural feel of the village.
- 'Out of keeping'.
- The first principle from the 'Design Statement for the Parish of Charlton Mackrell states: 'The open spaces that contribute to the setting of the villages and the old buildings within them are equally important to the character of the villages as the buildings themselves'.
- Charltons' Village Plan comments on the number of green spaces which should be retained and this is such a space.
- Loss of important hedgerow and damage to the ditch.
- The proposal should not be considered in-fill. Instead it will be joining a separate hamlet by ribbon development.
- The spaces in the village are considered as important to the village as the houses themselves.
- The Pub Beer garden will be directly overlooked by the many of the proposed houses. This will affect the appeal of the pub/ garden.
- An acute lack of public transport and facilities in this village. A car is essential transport.
- The roads in the Charltons are narrow, without pavements, and traffic has to share these with tractors, pedestrians and horses.
- At the west end of Broadway Road there is a sharp left hand bend and the approach to it is not wide enough for two cars to pass safely.
- Increased congestion.
- There is a long history of flooding.
- Drainage and sewerage outflow issues.
- Overloaded sewerage pumping station, a system which is regularly overloaded, often requiring support from stand-by tankers.
- The Parish Council is in the process creating the Community Plan. It is this that should determine whether more homes, and of what type, are needed in the Charltons.
- The latest reports reveal that rural villages are already picking up more than their proportion of the allocation while towns with the infrastructure to cope, such as Yeovil, Chard and Crewkerne, are falling significantly behind their quota.
- Near neighbours of the site (on Broadway) were not notified by the developers of the proposal

The 17 letters of support include 7 that are not from the Charltons. Several simply seek to confirm that they have never seen the field flood. The reasons for support include:

- There is a significant need for housing across the district
- Affordable housing is needed
- A very popular village

- I was born and brought up in Charlton Adam, but do not live there at present
- Additional housing benefits the village pub, post office and school
- Because of its size and location this site could almost be considered in-fill
- This application reflects a sensible infill between two sets of buildings
- The proposed dwellings reflect the existing pattern of development and are set between existing houses
- If a small new development can be created thoughtfully and sensitively it can be blended into our community without undue upheaval.
- Straight road giving good visibility in both directions
- Good road access to A37 and A303
- More local traffic will be created as there is no public transport
- I have never seen the field flood
- There is scope within the development to ensure the flooding will not be worsened as a result of the development

CONSIDERATIONS

Principle of Development:

The site is located at Charlton Adam's western edge, noted to be a rural settlement (Policy SS2). Policy SS2 sets out a number of criteria, within the context of development in such areas being strictly controlled, and considers development should meet identified housing needs, particularly affordable housing, be commensurate with the scale and character of the settlement and should generally have the support of the local community following robust engagement and consultation. Policies SS1 and SS2 have an important (although not exclusive) function of determining the housing supply. The council acknowledge its current lack of a 5 year housing land supply at which point policies relating to housing constraint are considered not to be 'up-to-date'. The policies clearly fall within the remit of para.49 of the NPPF, while para.14 of the NPPF states that applications for housing should be approved without delay 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".

The recent Appeal Court Ruling in Hopkins Homes is noted that the lack of a five year supply of housing land should not automatically override other planning harms or render out-of-date policies irrelevant or of no real consequence. This requires that it is a matter to which appropriate weight must be accorded by the decision maker, influential as appropriate in the circumstances of the case, in the context of the plan-led system that is the statutory basis for decision taking; and central to the overall intentions of the NPPF in respect of sustainable development.

Material considerations include: character and appearance, highway safety (Access), neighbour amenity, and affordable local housing need.

Character and Appearance:

The application site is taken from a much larger agricultural field that comes up to the roadside; the public footpaths are seen to open direct into the countryside from the roadside, rather than hugging an adjacent housing development boundary, as is proposed. The parish response considers the site 'a treasured open space. It is picturesque, agricultural land with footpaths, which gives the distinctive feel and character of the rural area.' The extent of the roadside gap including the adjacent lane (east side) act to separate the village edge that is established by the mature garden in front of the adjacent dwelling alongside which the footpaths are signed, with roadside field access and track, and in combination with the sizeable roadside gap these are features separating the village proper from the outlier's built form at Broadway.

In approaching the village from the east, there is an awareness of the start of a short stretch of roadside houses (Broadway) before these give way to open ground (the application site), with the presence of the public house softened by planting and the extent of its low impact developed grounds before coming to the public house, itself. Across the road is the modern house previously described, set back and seen at an angle, and what with the adjacent field gates and the rights of way directions sign-post these further distinguish the location. The bend in the road follows following which the settlement's built form crowds in on either side with views extending forwards with an awareness that the village centre approaches.

The overall effect of the proposal would be to significantly alter the existing character and appearance of the lane to one of a more urbanised nature. Although the revised access has reduced openings with a single break in the hedgerow; the main concern remains with the presence of built form in this location. Setback, as is proposed, this suggests the worst of 20th century layout arrangement that disengages with the wider settlement's traditional built form that tends to be more immediately roadside. The Landscape Architect does not raise a wider landscape character concern although local character deserves closer attention. Although the harm would be localised, the consistent if transitory appearance of the lane maintains an important rural character that more importantly separates the village edge from the outlier's built form, helping to maintain the traditional and historic separateness that is widely appreciated.

The proposal removes, rather than erodes what is a significant length of roadside gap. Notwithstanding the amended drawing that seeks a single break in the hedgerow that leaves the existing roadside hedge largely intact, the needs of the car and visibility requirements is likely to affect more than just the opening itself whose framing in combination with the presence of the dwellings would underscore the urban presence introduced that is considered would cause unacceptable harm. The proposal would significantly extend development along the roadside and notwithstanding signs of traditional linear growth, this is not overwhelmingly so, and besides the proposal is seen creates in this location an 'imbalance', and in combination with the existing roadside development at Broadway becomes a overly long stretch of poor ribbon development. In supporting this 'ribbon development', for it can hardly be described as 'in-fill', its length distracts from the clear transitional role between the rural agricultural character and the village proper.

The Landscape Architect's response is considered largely sympathetic to the extant character, and local responses have referred to the importance of roadside gaps in support of local distinctiveness, that is also referred to in the Village Design Statement. While the protection of local gaps is not a feature of the Local Plan, this should not negate the importance of such gaps within the rural scene where they contribute to local distinctiveness, context and character which policy EQ2 refers. Contrary to the applicant's opinion the proposed development is considered does not form a logical and coherent continuation of the frontage, in coming out from the village, neither should it be viewed as a natural extension to the village that will retain the rural character of the residential area.

Policy EQ2 is a general policy applicable to all development, which aims among other things to ensure that development promotes local distinctiveness and preserves or enhances the character and appearance of the district. It does not relate to housing supply and therefore does not fall to be considered against the latter part of paragraph 49 of the National Planning Policy Framework (the Framework). The proposal is considered would fail to reinforce local distinctiveness and respect the local context in which it sits, which would be contrary to criteria in Policy EQ2. Whilst it would accord with other criteria in the policy, including one relating to landscape character, the harm caused to local character and appearance - the unwelcome consolidation of built form, extending the village form out of character with the open nature of the increasingly sporadic development that is identified is considered would be sufficient to

conflict with the policy as a whole. Furthermore, the development would not be in accordance with paragraph 17 of the National Planning Policy Framework (the Framework) which seeks to ensure that development takes account of the different roles and character of different area, and recognises the intrinsic character and beauty of the countryside.

Highway Safety (Access):

Access is considered in detail by this application and is thought acceptable by the Highway Authority whose comments also reflect the need to achieve parking standards for plots 6 to 8, whose 'illustrated' layout lacks turning, if not parking spaces given the application form refers to as 2 bedroom. However, this is detail to be considered at Reserved Matters and it is sufficient in considering the outline application that the space exists within the site to secure an acceptable highways outcome.

Neighbour objections draw attention to accessing the village centre with local reliance on the shared road surface with vehicles, including tractors, and horse riders often present while negotiating the bend in the road adjacent to the public house. Further afield, the sharp bend before arriving at the village shop is another 'pinch point', while the lack of footpaths and street lighting, as well as the distances involved to get to the primary school, with the nearest bus stop located equally distant and offering a very limited service are all services and facilities shared by the wider community. Whether the impacts of this small cumulative increase are severe to warrant refusal is another matter. The Highway Authority has not sought refusal on this basis.

Neighbour Amenity:

While the current application is in outline and the final details have yet to be considered, the illustrative layout indicates a relationship to the roadside whose finished details would or could avoid producing any detrimental impact for adjacent occupants.

Affordable Housing:

Despite there being no policy requirement (following the Court of Appeal judgement: *SofS CLG v West Berkshire DC and Reading BC*), to provide affordable housing, the proposal intends 3 shared ownership properties. The change in policy is reflected in updated paragraphs in Planning Practice Guidance that states 'affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development (para.031). The obligation is no longer necessary to make the development acceptable in planning terms, as the relevant Local Plan policy is not aligned with current national policy, nor is the obligation any longer directly related to the development by means of the same policy. In this respect a planning obligation fails to meet two of the tests set out in the Framework (paragraph 204) and limited weight should be given this in the planning balance.

Despite the applicant's reference to there being a local need local objectors are correct that there is no local housing need for the Charltons' as is confirmed by the council's Housing Officer.

Neighbour and Parish Council responses:

These are largely dealt with under the relevant sub-headings of the officer report. Those that are not include reference to drainage and flooding. Wessex Water require that any approval is conditioned that the development is not commenced ahead of the necessary drainage works. While the works are indicated to be undertaken in the near future inevitably there can be delays that raise the possibility that by the time the works were completed the council's lack of a five year housing land supply may have been addressed.

The addition of dwellings provides opportunity to improve surface water flood risk in the locality although it is noted that the main concern is with the existing infrastructure

The Parish have also raised concern with the impact of the development on the Fox and Hounds Inn that currently enjoys a largely rural setting, with the outlook of patrons impacted not only by the removal of the agricultural expansive open space that adjoins, but also by the very presence of the access point and break in the roadside hedgerow that would leave diners with views direct into the proposed development, aware of the comings and goings of this local traffic . This and the resulting loss of rural context would be evident for patrons, and notwithstanding that the proposed development is a source of potential additional custom for the pub it is undeniable that the current rural context would be largely lost to the detriment of the local business.

Local objections are also concerned that the density of the proposed development is greater in contrast to the existing densities on either side of the application site. This shows for the equivalent length that the proposal seeks 8 dwellings, while to the east this produces 5 to 6 dwellings, and on the west side 6 dwellings.

Other Matters:

Pre-application advice was sought and given by the LPA for a smaller scheme. Its response included the need to engage 'with the local community for local input and as to whether an application would have local support.' The submission includes a 'Statement of Community Involvement' although objectors have made the point that there was no real engagement as is indicated in the brevity of the statement. The CPRE response also draws attention to the requirement for there to be a robust engagement that is considered not to have been undertaken. It is noted that some objectors as well as supporters in considering the application have pointed to positive changes aimed at improving the scheme.

Planning balance:

The council's lack of a five year housing land supply is acknowledged and attracts great weight in the decision making process with policies for the supply of housing considered not to be up-to-date. The Local Plan reflects the presumption in favour of sustainable development set out in the Framework. The sustainability of development needs to be assessed against three elements: social; environmental; and economic. The proposal would bring short term economic gains in terms of construction. The appellant argues that benefits would also accrue through increased support for the facilities within the village, including financial contributions towards local leisure facilities, while the provision of new dwellings and their contribution, although modest to the shortfall in housing supply across the district, attract due weight.

The factors identified as weighing against the proposed development are considered significantly and demonstrably outweigh the factors in its favour. The proposed development is considered would be detrimental and have an adverse harm for the character and local distinctiveness of the immediate locality. This sees a combination of consolidation and the projection of roadside built form that witnesses the joining of the village edge with the outlier of Broadway that underscores poor and mostly discredited ribbon development.

By standing the dwellings back from the roadside; this does not address the presence of urban built form. Bearing in mind the permanence and irreversibility of the proposed built development, these factors are considered all weigh heavily against supporting the proposed development. The presumption in favour as set out in paragraph 14 is relevant and engaged by virtue of paragraph 49 although not considered to apply in this instance. The proposed development therefore cannot be considered a sustainable development.

RECOMMENDATION

Refuse

FOR THE FOLLOWING REASON:

01. The proposed development by reason of the development's projection and consolidation of local built form that would result in loss of the traditional separateness between Charlton Adam and the secondary settlement of Broadway in combination with the existing roadside development at Broadway provides for poor overly extended ribbon development to the detriment of character, appearance and local distinctiveness. As such the proposal is contrary to the aims and objectives of Policy EQ2 of the South Somerset Local Plan 2006- 2028 and paragraph 17 of the NPPF.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, while the applicant/agent took the opportunity to enter into pre-application discussions the indicative scale of proposal appears has not materialised in the current application.