

**DESIGN & ACCESS STATEMENT IN RELATION TO
CONSTRUCTION OF NEW DWELLING AT
LAND ADJACENT TO THE LODGE, WYMONDLEY BURY,
ST MARYS CHURCH ROAD, LITTLE WYMONDLEY, HERTFORDSHIRE,
SG4 7JN**



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Introduction

This Planning, Design & Access statement is intended to provide additional support and background information in relation to the construction of 3 bedroom detached dwelling on land adjacent to The Lodge, Wymondley Bury, St Mary's Church Road, Little Wymondley, Hertfordshire, SG4 7JN

Existing Property

The location of the proposed dwelling is on the footprint of two original garages that have since been demolished.



Google Earth Pro Image

Site Analysis & Context

The site of the proposed dwelling is currently unmade ground primarily used for overspill and horse box parking serving the adjacent stables and The Lodge.

Around the proposed site are the host dwellings of The Lodge and Twin Oaks to the north, the horse shoe complex comprising The Stables, The Granary, Tithe Barn, The Diary and The Threshing Barn to the east, the access road to the Grade I listed Wymondley Bury Manor House and Grade II Listed Dovecote to the south and a stable complex to the west.

The site is just outside the village boundary and is within the Green Belt. Information available from The Environment Agency indicates that the site is in Flood Zone 1 and therefore extremely unlikely to be affected by flooding



Environment Agency Flood Zone Map Extract

There is an overhead electric cable that bisects the area of open ground in a north -south direction and there are mature trees to the western corner of the unmade ground. This application has a reduced site area so that the cable route and mature trees are outside of the red line boundary.

Planning History

There has been two previous pre-applications and two full planning applications relating to development of the parcel of land

Application Number	22/00074/PRE
Proposal	Pre-Application advice
Decision	Support for a dwelling

Application Number	23/00560/PRE
Proposal	Pre-Application advice
Decision	Support for a dwelling

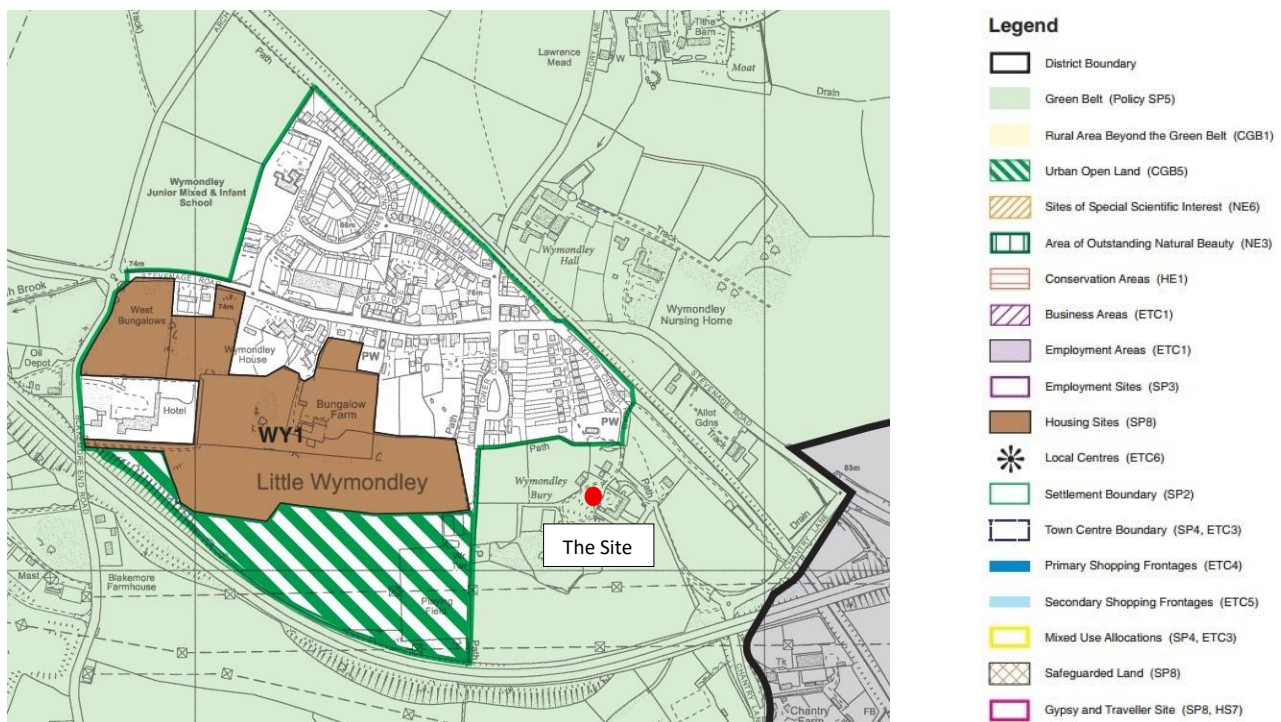
Application Number	23/02234/FP
Proposal	Erection of one detached 3-bed dwelling including associated access, parking and landscaping following demolition of existing garages.
Decision	Conditional Permission
Decision Date	14 March 2024

Application Number	24/02261/DD
Proposal	Demolition of existing garages
Decision	Prior Approval Not Required
Decision Date	01 November 2024

Relevant Policies

Local Planning Policy

North Herts Council Adopted Local Plan (2011-2031)



Extract From NHC Adopted Local Plan 2011 - 2031

The site lies outside the settlement limits and within the Green Belt.

Policies that are deemed relevant to this proposal are

- Policy D1 Sustainable Design
- Policy SP5 Countryside and Green Belt
- Policy SP9 Design and Sustainability
- Policy T2 Parking

Policy D1: Sustainable Design

Policy D1: Sustainable design
Planning permission will be granted where development proposals: a. Respond positively to the site's local context; b. Take all reasonable opportunities, consistent with the nature and scale of the scheme, to: i. create or enhance public realm; ii. optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS); iii. reduce energy consumption and waste; iv. retain existing vegetation and propose appropriate new planting; v. maximise accessibility, legibility and connectivity; vi. future proof for changes in technology and lifestyle; vii. design-out opportunities for crime and anti-social behaviour; and viii. minimise the visual impact of street furniture and parking provision; c. Have regard to the Design SPD and any other relevant guidance; and d. For residential schemes, meet or exceed the nationally described space and water efficiency standards.

The proposed dwelling will be highly energy efficient utilising the following

- Air Source Heat Pump technology
- Underfloor heating
- Low voltage LED lighting through out
- Rainwater butts will be attached to rainwater down pipes
- Water efficiency measures will be incorporated limiting the maximum daily usage to below 110ltrs / person
- Electric car charging point will be included.
- Proposed material U values will exceed the those specified for the Notional New Dwelling App Doc L1 R24-27C Table 1.1

Policy SP5: Countryside and Green Belt

Policy SP5: Countryside and Green Belt

We support the principles of the Green Belt and recognise the intrinsic value of the countryside. Green Belt and Rural Areas Beyond the Green Belt are shown on the Proposals Map. We:

- a. Have conducted a comprehensive review of the Green Belt. Land has been removed from the Green Belt to:
 - i. enable strategic development at the locations referred to in Policies SP8 and SP3;
 - ii. enable local development around a number of the District's towns and villages; and
 - iii. define boundaries for villages referred to in Policy SP2 which fall within the Green Belt but were previously 'washed over' by this designation;
- b. Have provided new Green Belt to cover, in general terms, the area bounded by the Metropolitan Green Belt to the east, the Luton Green Belt to the west and the A505 Offley bypass to the north;
- c. Will only permit development proposals in the Green Belt where they would not result in inappropriate development; and
- d. Will operate a general policy of restraint in Rural Areas beyond the Green Belt.

Whilst development within the Green Belt is generally discouraged the previous application, reference 23/02234/FP, was approved. The proposed site location is bounded by residential properties on three sides and such is considered infill development.

Policy SP9: Design and Sustainability

Policy SP9: Design and sustainability

The Council considers good design to be a key aspect of sustainable development. We will:

- a. Support new development where it is well designed and located and responds positively to its local context;
- b. Require masterplans for significant developments;
- c. Assess proposals against detailed policy requirements set out in this Plan and the Design SPD; and
- d. Adopt the Government's technical standards for the size of new homes, water efficiency and, in specified circumstances, accessibility.

The layout of the proposed dwelling has been designed in accordance with Department for Communities and Local Government - Technical Housing Standards – Nationally Described Space Standards. Water and thermal efficiency will be as good or better than levels prescribed in the Building Regulations Approved Documents.

Policy T2: Parking

Policy T2: Parking

Planning permission will be granted where:

- a. Parking is provided in accordance with the minimum standards set out in this Plan;
- b. Proposals have regard to relevant Supplementary Planning Documents, strategies or advice and;
- c. Applicants clearly identify how they provide for all likely types of parking demand.

There are 2 allocated parking spaces within the red line boundary and bicycle parking will be provided in the proposed shed.

Wymondley Neighbourhood Plan (September 2019)

Policies that are deemed relevant to this proposal are

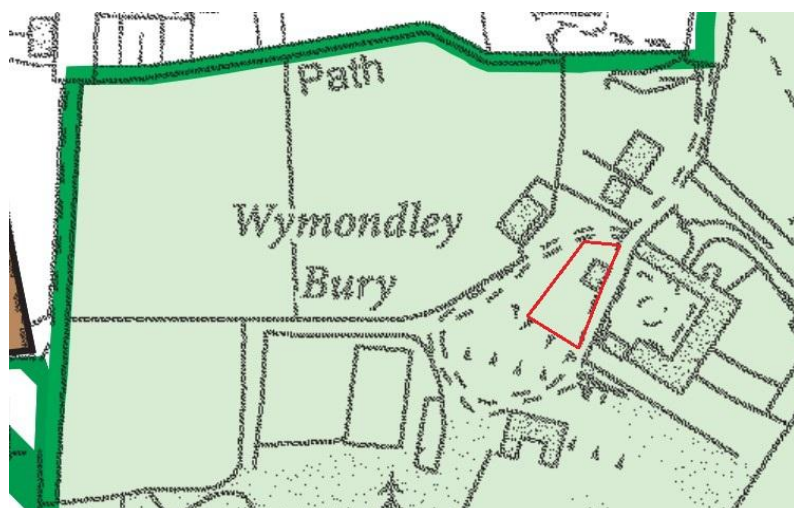
- Policy GB1 Green Belt
- Policy HOD1 Wymondley Parish Housing Needs
- Policy HOD2 Design and Sustainability
- Policy HOD3 Parking

All of which are deemed to have been addressed by reference to the Local Plan Policies

Principle

A 3-bedroom dwelling on the site was approved, with conditions, under application reference 23/02234/FP. The reason for the re-submission for a similar dwelling is that the original site area has an overhead electric cable crossing the area of barren ground with an associated wayleave. This revised proposal has a reduced site area so that the wayleave is outside the development area.

The site is located just beyond the Eastern Boundary of the settlement envelope and whilst this is defined as Green Belt, due the existing nature of the area the proposal can be considered infill development.



Green line indicates Settlement

Red line indicates Proposed Development

Green shaded area indicates Green Belt

Refuse Collection

A bin store area is noted on the proposed block plan and bins will be taken to an area beyond the security access gates on bin collection days

Highways

There is a shared access from the end of St Mary's Church Road that is suitable for all large rigid vehicles and there is adequate space for lorry manoeuvres.

Fire Brigade Access

There is adequate and easy access for fire appliance access.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 and similarly that the adopted Central Bedfordshire Local Plan also requires the provision of a net gain in biodiversity within Policy EE2.

The proposed dwellings are self-build as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 and Self-build and custom build applications are not required to submit a full BNG Metric.

In this Act "self-build and custom housebuilding" means the building or completion by

(a) individuals,

(b) associations of individuals, or

(c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.

The host property, The Lodge, is owned by the client and the neighbouring property, Twin Oaks, is owned by the client brother.

This development consists of only one dwelling (no more than 9 dwellings) and is on a site that has an area no larger than 0.5 hectares and consists exclusively of a dwelling / dwellings for self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015

This application is made on behalf Ms Jane Boxall and Mr Arthur Gates, who have owned the land as part of their main house /garden.

The owners have been personally involved at all stages of design, and the properties are one-off bespoke houses designed exclusively for this particular site.

The applicant will be selecting, procuring and ultimately utilising all materials for the construction of the dwellings.

In accordance with the National Planning Policy Guidance (NPPG), it is considered that the application is exempt from providing BNG.

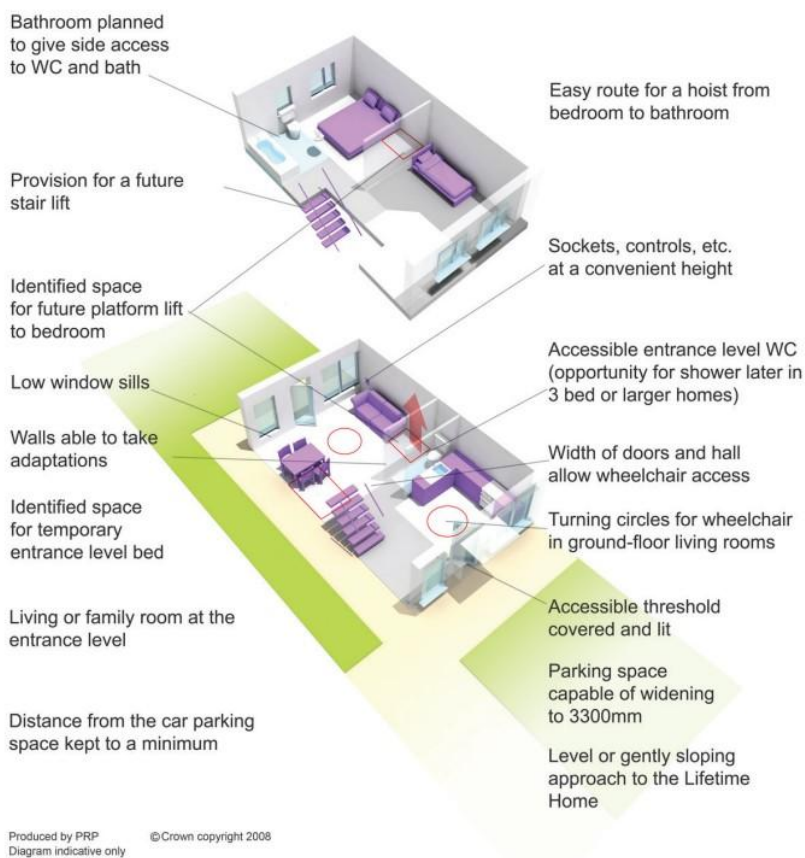
Lifetime Homes

The property has been designed taking into account the 16 criteria of the Lifetime Homes policies as identified by the Joseph Roundtree Foundation, (the following images are taken from JRF online sources).



Lifetime Homes: the 16 criteria

1. Car parking
2. Access from car parking to dwelling
3. Approach to entrances
4. Entrances
5. Communal stairs and lifts
6. Widths of doorways and hallways
7. Wheelchair circulation and turning space in living and dining rooms
8. Living room at entrance level
9. Bed-space on entrance level
10. Wheelchair accessible entrance level WC and drainage for shower
11. Bathroom walls capable of having grabrails fitted
12. Stair-lifts/through-floor lifts
13. Route for hoist
14. Ease of access in bathroom
15. Glazing in living rooms
16. Switches, sockets and controls



Conclusion

The proposed development is essentially the same as that conditionally approved under Planning Application reference 23/02234/FP. The only alterations being the red line boundary and slight alterations to the façade. As such there should be nothing to prevent the Local Authority from providing approval.