

Land to the rear of 209-219 Henley Road, Caversham

Design, Access and Planning Statement

May 2019



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1 Introduction

1. 1 This Design, Access and Planning Statement accompanies an application for planning permission for the erection of 9 dwellings to the rear of 209-219 Henley Road with access from the proposed road in the recently approved adjacent development.
1. 2 This submission follows on from an application that was withdrawn in February 2019. This application seeks to resolve the identified issues with the previous application.
1. 3 The principle of development to the rear of properties on Henley Road was established by planning permission (170959 FUL dated 6th June 2018) which provided three storey dwellings to the rear of the site. The same principles have been adopted at this site and continue the form, scale and character previously approved.
1. 4 This Statement is structured in accordance with the advice in National Planning Practice Guidance. It also takes account of the local requirements of the Council as well as setting out the appropriate planning background to the proposals and is set out under the following headings:
 - Site and Surrounding Area
 - Planning Context
 - Proposals
 - Planning Considerations
 - Access
 - Conclusion

Figure 1: Aerial View of the Site (red line shown for illustrative purposes only)



2 Site and Surrounding Area

2. 1 The application site is on the B4155 (Henley Road) which links to Reading to the south west and Henley to the north east. The site is within Reading Borough Council.
2. 2 It has an area of 0.37ha and comprises the rear gardens of nos 209 to 219.
2. 3 Henley Road is predominantly residential in character with the original form of development comprising large detached properties with long back gardens. Recent developments have involved building on the rear gardens of the properties in the vicinity of the site. In particular, the site is adjacent to the consented scheme for 42 dwellings and the larger development at Ruskin Court which extends from Henley Road into the rear of the site.
2. 4 The development must also be considered in the context of the recent planning permission on the adjacent site, and from where access into the application site will be gained. This recently consented development consists of a three storey block of development to the front and three storey, semi-detached properties to the rear. The current proposals replicate the form and scale of development to rear that was considered acceptable on the adjacent site.
2. 5 The site is well located for access to facilities and services in the local area as well as for public transport access into Reading Town Centre.
2. 6 The southern part of the site lies within Flood Zones 2 and 3 due to its proximity to Berry Brook which is runs along the southern boundary. Consultation with the EA on this site has been successfully concluded which is referred to in Section 5 of this report and the accompanying Environment Agency Review Response Note.

Planning History

2. 7 This application follows a withdrawn application (181102) for the same number of dwellings on the same site. The previous application was the subject of significant correspondence and a site visit with the case officer to discuss the merits of the proposals. The case officer, Susanna Bedford, felt that while the site was suitable for residential development in the context of surrounding land uses and the adjacent site the proposals submitted at that time required further consideration and amendments pertaining to relationship with surrounding properties. Technical issues relating to flooding and trees needed further clarification.
2. 8 The revised proposals have previously been discussed with Susanna Bedford but she felt that the changes were too great to be considered under that application hence the subsequent withdrawal and this resubmission which addresses relationship with the surrounding properties. In addition, the have sought to address all the technical issues with the submission of a full tree survey and agreement has now been reached with the EA on the flooding aspects of the site. These issues and this is discussed in more detail in Section 4

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- 2. 9 The site next door has a planning consent for 42 dwellings with an access road through the site that will provide access into the site that is the subject of this application.
 - 2. 10 This planning permission granted consent for a large block of development to the front of the site with a row of three storey properties to the rear. This itself continues a form of development created at the adjacent site of Ruskin.
 - 2. 11 A recent submission has been made to the Council for the adjacent site and its redevelopment for a care home.

3 Planning Policy Context

- 3.1 This section considers the relevant planning policy context for the site as well as any relevant planning history for the site and its surrounding area.

National Planning Policy

- 3.2 The revised National Planning Policy Framework (NPPF) was published in February 2019 and established a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay.
- 3.3 In making decisions, Local Planning Authorities should approach decision taking in a positive way and should look for solutions rather than problems. They should, at every level, seek to approve applications for sustainable development where possible.
- 3.4 The NPPF sets out the Government's view of what sustainable development means in practice for the planning system and it encompasses three distinct areas; economic, social and environmental.
- 3.5 The NPPF also sets out the need to 'boost significantly' the supply of housing land and this is complementary to the ethos of planning for positive growth which is the golden thread running through the document.
- 3.6 The NPPF sets out that the development plan should be the starting point for decision making, unless material considerations indicate otherwise. Paragraph 47 sets out a number of core planning principles that are to underpin decision making. These include encouraging the effective use of land by re-using land that has already been developed.

Local Planning Policy

- 3.7 The Council's current planning policy context is contained within the Core Strategy (January 2008, altered January 2015) and the Sites and Detailed Policies Document (October 2012, altered January 2015). Policies that are relevant to these proposals include:
- CS7: Design and the Public realm
 - CS14: Provision of Housing
 - CS15: Location, accessibility, density and housing mix
 - CS16: Affordable Housing
 - DM4: Safeguarding Amenity
 - DM5: Housing Mix
 - DM6: Affordable Housing

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- DM10: Private and Communal Outdoor Space
 - DM11: Development of Private residential Gardens

3. 8 Other relevant documents to these proposals include:

- Revised Parking Standards and Design (October 2011)
- Affordable Housing SPD (January 2013)

3. 9 In addition to these planning policies, the Council is progressing a review of its Local Plan. It is expected that proposed modifications to the plan will be consulted on in the summer with adoption expected in October 2019. This document includes an increased annual housing target of 689 homes per annum which creates a significant shortfall of 230 homes that cannot be accommodated within the Borough. Considering the advanced stage of this plan, the following policies will have some weight in the determination of this appeal:

- Policy CC1: Presumption in Favour of Sustainable Development
- Policy CC2: Sustainable Design and Construction
- Policy CC3: Adaptation to Climate Change
- Policy CC6: Accessibility and the Intensity of Development
- Policy CC7: Design and the Public Realm
- Policy CC8: Safeguarding Amenity
- Policy EN11: Waterspaces
- Policy EN12: Biodiversity and the Green Network
- Policy EN14: Trees, Hedges and Woodlands
- Policy EN15: Air Quality
- Policy EN18: Flooding and Drainage
- Policy H1: Provision of Housing
- Policy H2: Density and Mix
- Policy H3: Affordable Housing¹
- Policy H5: Standards for New Housing
- Policy H10: Private and Communal Outdoor Space
- Policy H11: Development of Private Rear Gardens
- Policy TR1: Achieving the Transport Strategy
- Policy TR3: Access, Traffic and Highway-Related Matters
- Policy TR5: Car and Cycle Parking and Electric Vehicle Charging

¹ The weight to be afforded to Policy H3 is limited at this time until the suggested major modifications proposed by the Inspector are fully understood.

4 Proposals

- 4.1 The proposals seek planning permission for the following form of development:

The erection of 9 dwellings to the rear of 209-219 with associated access from the adjacent development on Henley Road.

- 4.2 The proposals consist of larger family dwellings located in the southern part of the site with the retention of open space to the rear of the site in the form of private amenity space.
- 4.3 The style of the properties will mirror that of the adjacent site to the west at plots 1 to 6. Plots 7 to 9 are provided in an alternative style to improve the relationship to the rear of nos 219 and 221.
- 4.4 The layout provides for 2 car parking spaces per dwelling.
- 4.5 The proposed layout is shown at Figure 2 and the streetscene is at Figure 3.

Figure 2: Proposed Site Plan



Figure 3: Proposed Streetscene



4. 6 In recognition of the the level changes associated with this part of the site, 3D images have been prepared to demonstrate the proposals on the site better. Figures 4 and 5 show the site viewed from the east.

Figure 4: 3D image looking west



Figure 5: 3D image looking south west



Comparison with previous proposal

4. 7 Feedback was provided by the case officer in relation to the previous application. This sets out why it was considered unacceptable. This application has sought to respond to the previous issues as follows:

Previous Comments	Response in Current Proposals
The site has a change in levels from east to west and north to south across the site meaning that it has varying degrees of impact on existing properties	Plots 1-6 reflect the approved design of the dwellings to the rear of the adjacent site. As discussed with the previous application this design response is not appropriate for plots 7-9 because of the levels across the site. Therefore, the revised proposals have reduced the height and scale of plots 7-9 when compared to the previous proposals. This improves the relationship with the properties to the front of the site and removes the need for extensive cut and fill within the site to accommodate the previously proposed larger dwellings. 3D drawings have been submitted with this application to illustrate the proposals better. See Figures 4 and 5.
Extent of cut and fill required on the site and the impact that this will have on the floodplain.	The redesign of plots 7-9 removes the need for extensive groundworks to the eastern end of the site. In addition plots 1-6 make use of the level changes proposed on the site. The FRA submitted with this application takes account of the extent of groundworks required in order to assess flood risk. The FRA and associated flood modelling has been discussed with the EA. No ground works are to be carried out to the rear gardens of the proposed dwellings.
The car parking that is located to the rear of no 219 is not ideal in terms of impact on existing residents and the creation of a poor environment adjacent to a garden area.	No garages are proposed on the site to reflect the design of the adjacent site and, therefore, all parking for the dwellings is provided on the street. An appropriate margin of buffer space has been incorporated between the car parking spaces and adjacent boundaries. This landscaping screen will mitigate impact from the few car parking spaces provided and enable the proposals to assimilate into the surrounding developments. Please also see 3D drawings submitted with this application.

Plots 7-9 and their impact on no. 221, on views from no. 219.	As set out above, the design of Plots 7-9 has significantly changed to reduce the impacts that were previously identified as an area of concern. The ridgeline of these properties are lower than that at plots 1-6 which will reduce the impact of the dwellings when seen from nos 217 and 219. The reduction in height also reduces the impact on no. 221 Henley Road. The landscaped eastern boundary also reduces the impact on no.221. The improvements to the proposals are also illustrated by Figures 4 and 5.
The proximity of built form to the garden of 221	An increased landscape provision along the eastern boundary along with the reduction in height and change to the layout of plots 7-9 improves this relationship. The improvements to the proposals are also illustrated by Figures 4 and 5

4. 8 The resubmission makes revisions to the proposals and supporting documents to respond to comments from the Environment Agency regarding the flood modelling of the site. Tree and ecology surveys have been undertaken along with a reassessment of the proposals in respect of the highways access.

5 Planning Considerations

5. 1 This section assesses the planning considerations for the redevelopment of this site under the following headings:

- Principle of Development
- Housing Provision
- Design and Appearance
- Residential amenity
- Parking and Access
- Trees and Landscaping

Principle of the Use

5. 2 The site is currently in use as residential gardens and lies within a predominantly residential area.

5. 3 The redevelopment of rear gardens of properties along Henley Road is compatible with surrounding land uses, and other similar developments in the area including the adjacent site, and is in accordance with the presumption in favour of sustainable development that is central to the government's National Planning Policy Guidance.

5. 4 Furthermore, Core Strategy Policy CS14 states that the need for housing will be met from, inter alia, development coming forward on large and small previously developed site.

5. 5 Policy DM11 (Development of Private Residential Gardens) states that proposals for the development of residential gardens will be acceptable provided that they meet a number of specific criteria. The following section will describe in more detail how this development will meet these specific criteria but overall the proposals are considered to be in accordance with Policy DM11. The criteria set out in Policy DM11 are reflected in emerging Policy H11 with which the proposals also accord.

5. 6 In the previous application on the site, the principle of residential use here was not considered to be an issue and was seen to be an acceptable in principle. With the previous application we sought to work with the Council to achieve proposals that were acceptable but the revisions were considered too extensive to be dealt with under the previous application. This resubmitted application follows extensive discussions with the case officer (Including an informative site visit) to create proposals that address previous concerns held by the case officer and results in an attractive and well designed scheme that is respectful to the surrounding residential properties.

5. 7 The site is in a residential area where there is history of development of residential gardens for new dwellings. Previous applications on the adjacent site as well as this site has identified the acceptability of residential use. The

proposals are in accordance with Policies CS14 and DM11 and the general principles of the NPPF which seeks to make the best use of urban land.

Redevelopment of Residential Gardens

5. 8 Policy DM11 of the Local Plan sets out the criteria against which proposals for new residential development within the curtilage of private residential gardens will be considered. This sections considers the criteria of this policy in turn.

Positive contribution to the area

5. 9 The proposed development has been designed to reflect the existing form of development on the adjacent site and in the wider vicinity of the site particularly at Ruskin where larger dwellings are located to the rear of the site.
5. 10 Policy DM11 requires new residential development to create an appropriate relationship to existing built form which integrates with the surrounding area.
5. 11 This layout integrates with the surrounding area with regards to the existing build form, plot frontages, parking areas and existing pattern of openings and boundary treatments, building heights reflect the surrounding area with particular attention given to accommodate good spacing around buildings with well-designed landscaping around the boundary, buildings, access and parking areas and the introduction of good quality amenity space.
5. 12 As shown in Figures 6a and b, the design of the proposals has changed from that submitted previously and replicates the form and scale of development at the adjacent site with a variation incorporated for plots 7-9 to create a more sympathetic relationship with nos 219 and 221 Henley Road and which

Figure 6a: Proposed Streetscene



Figure 6b: Streetscene of withdrawn application included for comparison



takes account of the change in levels on this part of the site. This approach is considered appropriate following previous discussions with the case officer but the changes were too great to be considered under the previous application hence its withdrawal and the resubmission.

- 5. 13 Land to the south of the site is included as rear gardens, with some supplemental planting, to ensure that a buffer zone to Berry Brook is retained. This also acts to further enhance the setting and landscaping of the site.
- 5. 14 In terms of materials the suggested use of brick and render is in keeping with the traditional design and form of dwellings along Henley Road as well as the the design incorporated in the extant permission on the adjacent site.

Suitability of site layout

- 5. 15 The site provides good levels of landscaping and an access through the site to the dwellings at the rear. The indicative layout (see Figure 5a) shows the predominance of landscaping proposed on the site creating a good balance between landscaping, amenity areas, access road and hardstanding areas.
- 5. 16 The layout of the site limits the impact on the private rear gardens of the properties which back onto the site.
- 5. 17 The currently proposed site layout (Figure 7) shows that the part of the site adjacent to nos. 219 and 221 have been improved while retaining the rear amenity space. Wide buffer zones have been provided to adjacent properties to improve the relationships between them and the application site. Most notably an improved parking layout and provision of landscaping areas has

Figure 7: Proposed Site Layout



further refined and enhanced relationships to adjacent properties to improve the residential amenity of existing and future residents.

Amenity Space

- 5. 18 Policy DM10 requires that sufficient amenity space is provided within developments. The application site, overall, has been designed to provide a suitable level of amenity space for all dwellings.
- 5. 19 Each of the proposed houses would have a private rear garden of approximately 20m long and 6 metres wide providing more than sufficient amenity space for the size of dwelling proposed.
- 5. 20 The proposed amenity space has not changed from that previously proposed and which has not been considered an issue on either the adjacent site or with the previously withdrawn application.

Access

- 5. 21 The proposal site lies within Zone 3 (Secondary Core Area) as identified in the Council's Revised Parking Standards and Design SPD. This means that the parking requirements for the proposals are 2 spaces for each 3 and 4 bed house.
- 5. 22 This would result in a requirement of 18 spaces for the development which is provided in the layout.
- 5. 23 A Transport Statement is submitted with this application to provide further details. This statement confirms that the site is designed to have a fully compliant access which meets appropriate highway standards and concluded that the site access/junction and other criteria can be satisfactorily achieved in accordance with all design standards.

Tandem development

- 5. 24 Policy DM11 discourages any form of tandem development. The proposals do not constitute a form of tandem development but instead provide for the comprehensive redevelopment of the site.

Amenity of surrounding residents

- 5. 25 Residential amenity is a key consideration in the acceptability of proposals for the redevelopment of private rear gardens. A number of aspects of the site and proposals ensure that amenity of surrounding residents is maintained. The following sets out how the layout of the site has sought to maintain the amenity of existing and future residents at the site:
 - The layout of the site with the access road in front of the proposed dwellings increases the distance between the existing frontage properties

and the new dwellings to the rear. The closest distance is from no 209 to plot 1 at 39 metres with the greatest distance between no.219 and plot 9 at 53 metres.

- The drop in levels from the front of the site to the rear will ensure that the new dwellings will not appear dominant or overbearing on the existing properties.
- A majority of the living accommodation and habitable rooms face rear-ward out of the dwellings with only the kitchen and 1 bedroom looking out the front of the property. This will further minimise opportunities for overlooking along with the distances proposed between dwellings a rear gardens.
- The presence of car parking to the north east of the site was an issue with the previous proposals. In the latest proposals the distance between no.219 and the car parking area has been increased with the inclusion of landscaped area on this boundary.
- A landscaping zone is provided along the boundary with no.219 to the north of the site and along its eastern boundary with no.221 Henley Road. This minimises impact of the access road and car parking adjacent to these properties which will reduce over time as the landscaping establishes.

5. 26 Overall, the revisions to the layout over the previous proposals have made significant improvements to the residential amenity of existing and future residents in accordance with the requirements of Policy DM11.

Provision of family housing

5. 27 Policy DM11 requires developments to place an emphasis on the provision of family-sized housing. The proposals provide 100% family accommodation in the form of 3 x 3-bed and 6 x 4-bed family houses. This complements the recently consented scheme on the adjacent site well where there is a number of smaller apartments to the front of the site with family housing to the rear.
5. 28 Meeting housing need and providing for a mix of housing types is an important consideration in creating sustainable communities. The proposals are therefore considered to meet the principles of sustainable development and those of Policy DM11.

Impact on Biodiversity

5. 29 An Ecological Assessment is submitted with this planning application, the conclusions of which states:
- The buildings present on site have ‘negligible’ to ‘low’ potential for roosting bat species with no evidence of any recent activity found at the time of survey.
 - The gardens are generally laid to lawn and regularly maintained with a species poor assemblage of vegetation common in amenity grassland habitat. Trees and boundary hedgerows are composed of common ornamental and native tree species.

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- The site was comprised of common species typical of the habitat type, no rare or unusual plant species were recorded on site. The site in general offered a limited floral assemblage; any loss of diversity could easily be replaced through the use of a native planting scheme and suitable habitat creation areas.
 - The proposals do not result in fragmented back gardens but instead the layout creates large areas of green space creating well-designed public and private amenity areas and it makes an important contribution to biodiversity and the green network.

Prejudice development of wider areas

5. 30 The proposal does not prejudice the satisfactory development of a wider area in that it is offering a proposal for a comprehensive redevelopment of the site. Furthermore, an appropriate access has been designed to accommodate further future development to the east of the site in accordance with the permission on the adjacent site to the west and the requirements of Policy DM11.

Affordable Housing

5. 31 Affordable housing policy contained in Policy CS16 requires 20% affordable housing to be provided on sites of 5-9 units. This policy would equate to approximately 2 units.
5. 32 It is proposed that a financial contribution is made in lieu of on-site provision. The contribution would be £12,000 equating to £6,000 per dwelling on the site.

Flooding

5. 33 The site lies within Flood Zones 1, 2 and 3. All development on the site lies in Flood Zone 1 as shown in the accompanying Flood Risk Assessment.
5. 34 The updated modelling shows that the planned properties are located in Flood Zone 1, and thus at the lowest possible risk of flooding. As specified in the Reading Borough Council SFRA, finished floor levels should be 300mm above the maximum water level for the 1 in 100 year plus climate change allowance event. This gives a level of 37.1m AOD for the upper allowance which is adhered to within the layout of the site and has been discussed with the Environment Agency in advance of this resubmission.
5. 35 A safe egress route is available from the properties. The route will be to the north and onto Henley Road, which remains dry even during extreme flood events.
5. 36 Planning permission has been granted for land adjacent to the site and there is, therefore, a precedent in this area for the construction of residential

property. No groundworks are to be carried out to the rear gardens of the proposed dwellings.

5. 37 The Environment Agency commented on the Flood Risk Assessment prepared for the withdrawn application and this new submission specifically addresses these comments. Specifically, the revised proposals have been assessed against the existing flood model for the site with the incorporation of some local improvements (reference to the 2013 flooding event) as well as reference to the latest climate change guidance to address identified deficiencies in the submitted technical information.
5. 38 The development is, therefore in accordance with Policy CS35 (Flooding) in addressing the flood risk of the site and ensuring that the proposals will not reduce the capacity of the floodplain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding.

Arboriculture

5. 39 An Arboricultural report has been submitted as part of the planning application due to the presence of a number of trees on the site particularly to the sites southern boundary and the requirement to remove some low quality trees to facilitate the development.
5. 40 The Tree Schedule identifies that a large majority of the trees are Grade C with some Grade B trees and some poor quality Grade U also present on site. Removal of trees has been kept to a minimum as the retention of a good tree cover is integral to achieving a mature landscaping scheme for the site.
5. 41 The survey confirms that tree removal is kept to a minimum and that the proposals will have no adverse impact in this regard.

Sustainability

5. 42 An Energy Statement has been prepared in support of this planning application. The Statement includes an energy demand assessment showing how selected energy efficiency, low carbon and renewable energy measures have been considered and those, which have been incorporated into the scheme.
5. 43 A Sustainability Statement has also been prepared which comprehensively assess the aspects of the proposals that address sustainability of the site and the development as a whole.

Air Quality

5. 44 An air quality assessment has been undertaken as the application site lies within an AQMA.

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5. 45 The assessment indicates that annual mean NO₂ and PM₁₀ concentrations are below the objectives in the 'without' and 'with' development scenarios. Based on the evidence it is also considered unlikely that there will be exceedances of either short term objective for NO₂ or PM₁₀ under either scenario.
5. 46 The proposed development has been assessed, and found to be compliant the relevant air quality guidance for new buildings.

Transport

5. 47 A Transport Statement is submitted with this planning application. This report concludes:
- The location of the site is accessible for pedestrians, cyclists and public transport users and integrates with the surrounding residential area. Therefore the site is in line with NPPF.
 - The proposed access road has been designed to meet Reading's design guidance and provision has been made to continue the road to the east so it does act as a barrier to future development which reflects the approach taken at the adjacent site.
 - A satisfactory priority junction site access in accordance with Reading Borough Council's Geometric Design Guidance for Residential Accesses and served by a right turn lane in accordance with the DMRB is permitted off Henley Road. This would also serve the new development.
 - The net increase in vehicular flows on the local road network as a result of the combined permitted and proposed developments would be a reduction in traffic compared to the refused scheme which was acceptable to the Highway Authority. The traffic of the proposed scheme would not give rise to a material impact on existing traffic and safety conditions.
 - The design of the site road would be in accordance with the principles of Reading Borough Council's Geometric Design Guidance for Residential Accesses. The road would also serve potential further development to the east of the site.
 - The level of car parking proposed for the site is in accordance with the required level of parking indicated in Reading Borough Council's Revised Parking Standards and Design document and is consistent with local Census car ownership levels.
 - The site can be satisfactorily serviced by refuse vehicles which would enter the site, turnaround within the development and leave again in a forward gear.

6 Access

6. 1 The issue of access covers two different aspects, the accessibility of site in its wider sense and the accessibility of the proposed homes.
6. 2 The site has good access to public transport with bus stops directly outside of the site. These bus stops provide 6 different services into Reading and the wider area.
6. 3 The proposed dwellings will be built to Part M building regulation standards to ensure that they are accessible and flexible to meet the changing needs of future residents.
6. 4 Where appropriate, the proposals will also be built to Lifetime Homes standards as required by Policy DM5 (Housing Mix) of the Sites and Detailed Policies Development Plan Document.

7 Conclusions

7. 1 The proposed development for the site at land to the rear of 209-219 Henley Road, Caversham comprises an application for 9 dwellings.
7. 2 The site adjacent to the application site has recently secured consent for residential development setting a precedent for the redevelopment of land in this location. Therefore, the principle of residential development in this location is acceptable.
7. 3 This application follows a withdrawn application in February 2019 which was the subject of significant correspondence and a site visit with the case officer to discuss the merits of the proposals. The principle of the development was accepted as part of this application but changes need to be made to make the detail of the proposals acceptable. A number of changes have been made to the proposals including:
 - Reduction in the scale, height and design of plots 7-9 to improve their relationship with surrounding dwellings and rear gardens.
 - Inclusion of more landscaping to the boundary of the site to improve its setting in the context of surrounding properties.
 - Resolution of technical issues relating to flooding and trees needed further clarification.
7. 4 The main focus of the analysis in this statement is a consideration of the proposals against Policy DM11 which is concerned with the redevelopment of sites within residential curtilages. This policy seeks largely to ensure that such proposals do not have a negative impact on the site and its surroundings particularly in terms of character and residential amenity. The proposals are considered to represent an acceptable form of development that takes account of the character of the site and its surroundings.
7. 5 The proposals provides 9 family sized dwellings that complements the adjacent site as well as the wider area.
7. 6 A significant amount of supporting studies have been undertaken to assist the scheme design and support the application for the purposes of this application submission including ecology, arboriculture and flooding.
7. 7 The proposals will provide a contribution of £12,000 towards the provision of affordable housing in the Borough.
7. 8 Overall, in planning terms the proposals meet requirements relating to appropriate density, housing mix and exhibit elements of good urban design and site layout.

	Initials	Date
Prepared By	KC	30/05/2019
Checked By	KS	

Solve Planning
Sentinel House
Ancells Business Park
Harvest Crescent
Fleet
Hampshire
01252 419978
info@solveplanning.co.uk