1 FOREWORD

1.1 This statement supports an application for permission in principle for the erection of 2no. dwellings on former Washingley Farm, Green End, Great Stukeley.

1.2 Permission in Principle comprises two stages: stage one, Permission in Principle (PiP) establishes whether a site is suitable in principle for proposed development and consideration is limited to matters relevant to location, land use and amount of development proposed; stage two (or 'Technical Details Consent' ('TDC')) considers the detailed aspects of the proposal approved at stage one, including design, ecology, trees, highways and other statutory requirements, such as those relating to protected species, listed buildings etc.

1.3 This application seeks determination from Huntingdonshire District Council (HDC) for stage one PiP only and consideration as to whether the principle of development is acceptable. This statement has been prepared to provide background information on the site and to assess the proposal against the Development Plan for Huntingdonshire and material considerations including the National Planning Policy Framework (NPPF).

1.4 HDC currently has housing land supply of 4,430 homes across the next 5 years against a requirement of 5,501 homes calculated using the new standard method introduced by Government in December 2024. Therefore, HDC's housing land supply figure is equivalent to 4.03 years of supply which renders the local plan policies relating to housing supply out of date such that they can no longer be afforded full weight in the determination of planning applications. As a result of not being able to demonstrate a 5-year housing land supply, in accordance with paragraph 11 (d) and footnote 8 of the NPPF, 'tilted balance' is engaged.

1.5 Given the extent of the housing land supply deficit, unallocated land for development will need to come forward on suitable sites on the edge of settlements to meet the identified housing needs of the district, and this application presents the opportunity to approve the principle of two dwellings in a sustainable location which would be seen as a minor scale rounding off of residential development along Green End.

1.6 Development of two residential dwellings here would be proportionate to the sustainability of the location and would be compatible with the site's surroundings without appearing as harmful encroachment. The concept plans which accompany this application demonstrate that the amount of development proposed can be appropriately accommodated reflective of the density and character of adjacent residential development.

2 SITE ANALYSIS

2.1 The application site comprises of an irregularly shaped parcel of land, approximately 0.2 hectares in size, and forms part of the former Washingley Farmyard. Given that the site lies within the red line boundary of the approved planning application reference 24/00433/FUL, it is therefore considered residential land.

2.2 The original hedgerows and trees have been removed to facilitate development previously approved under earlier planning consent ref. 24/00433/FUL.

2.3 The site lies along the northern edge of the built-up area of Green End, Great Stukeley. The site is not within a designated conservation area, and both the Historic England and Huntingdonshire Policies Maps confirm that there are no listed buildings within the immediate vicinity. The site does not fall within the Green Belt, nor are there any Tree Preservation Orders affecting the land.

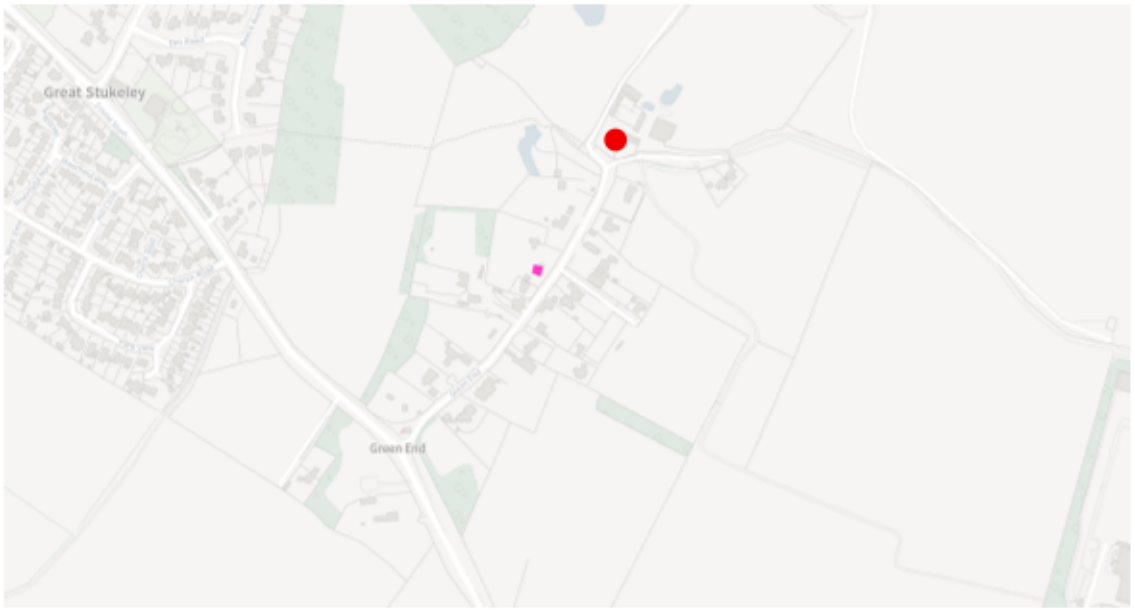

Image 1: *Excerpt from HDC Adopted Local Plan Policies Map* ● *- Site Location*

2.4 The HDC Strategic Flood Risk Assessment Maps (2024) and Environment Agency's Flood Risk Map for Planning demonstrate that the site is not at risk to flooding from rivers and seas and at minimal risk of flooding from surface water.

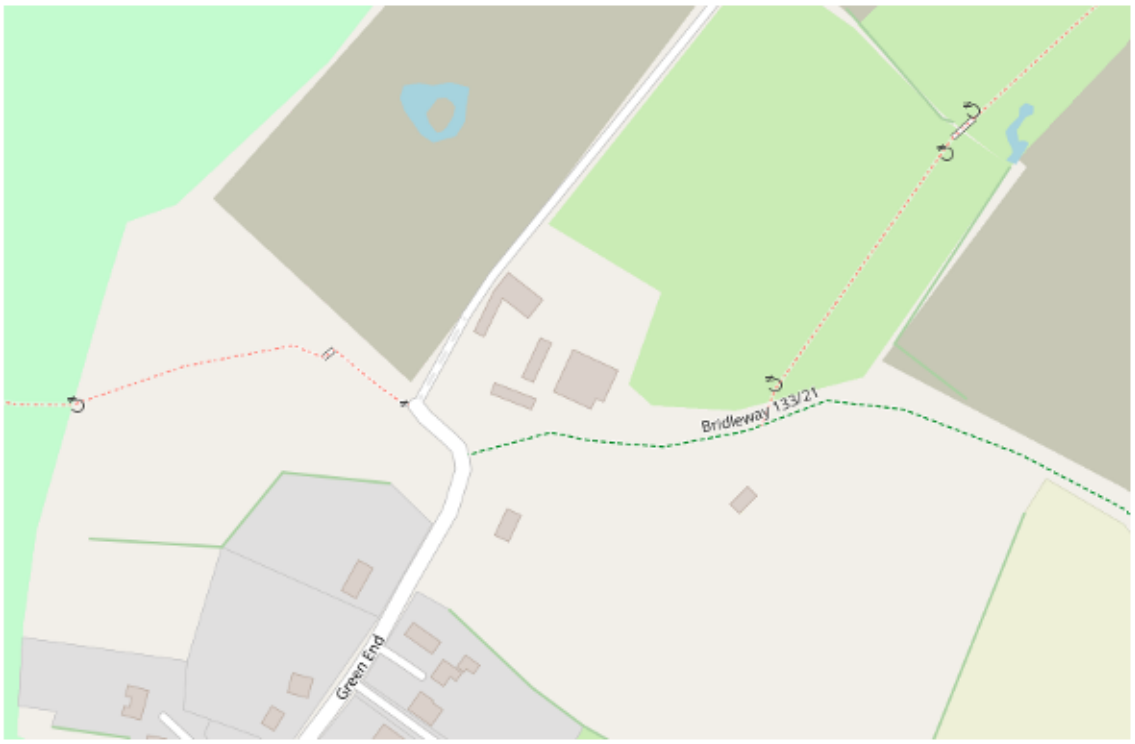

Image 2: *Excerpt from HDC SFRA 2024 Maps showing flood risk from rivers and seas*

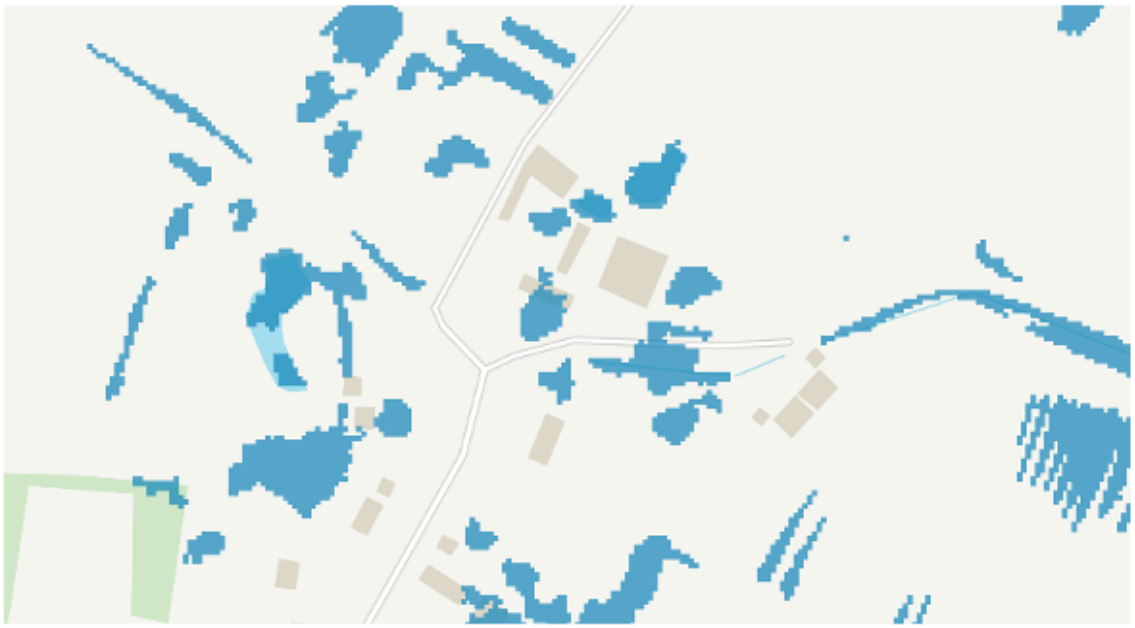

Image 3: *Excerpt from Environment Agency Maps showing flood risk from surface water 1 in 100 years*

2.5 The following are images of the site:



Image 4: *View into site from southern boundary of site*



Image 5: *View into site from north-western boundary*



Image 6: *View towards site from Green End*



Image 7: *View of site from northern boundary*



Image 8: *View of site from north eastern boundary*

3 THE SURROUNDINGS

3.1 The application site lies immediately adjacent to the built-up area of Great Stukeley and is both physically and functionally related to the existing residential development. The village benefits from a range of local facilities, including a village hall, churches, play areas and bus stops, offering regular services to Huntingdon, Peterborough and surrounding settlements.

3.2 Designated Public Footpath 13 runs along the southern boundary of the site, following an unadopted track. It connects to Footpath 12, which continues eastwards, and in turn joins Footpath 11, running in a north-easterly direction away from the site towards Huntingdon Town Centre. These footpaths provide strong pedestrian connectivity without the need for any diversion or alteration as a result of the proposed development. In addition, bus stops are located within walking distance of the site, providing regular services to nearby towns and villages. This level of accessibility supports the use of sustainable modes of transport and reduces reliance on private vehicles.

3.3 The built framework of Green End, Great Stukeley lies directly to the south of the site and includes existing residential development as well as a consented scheme currently under construction. Established housing also runs along both sides of Green End Road. The layout and density of residential properties in the vicinity are illustrated in the location plan at Image 9, which confirms the site's strong relationship with the existing settlement pattern.

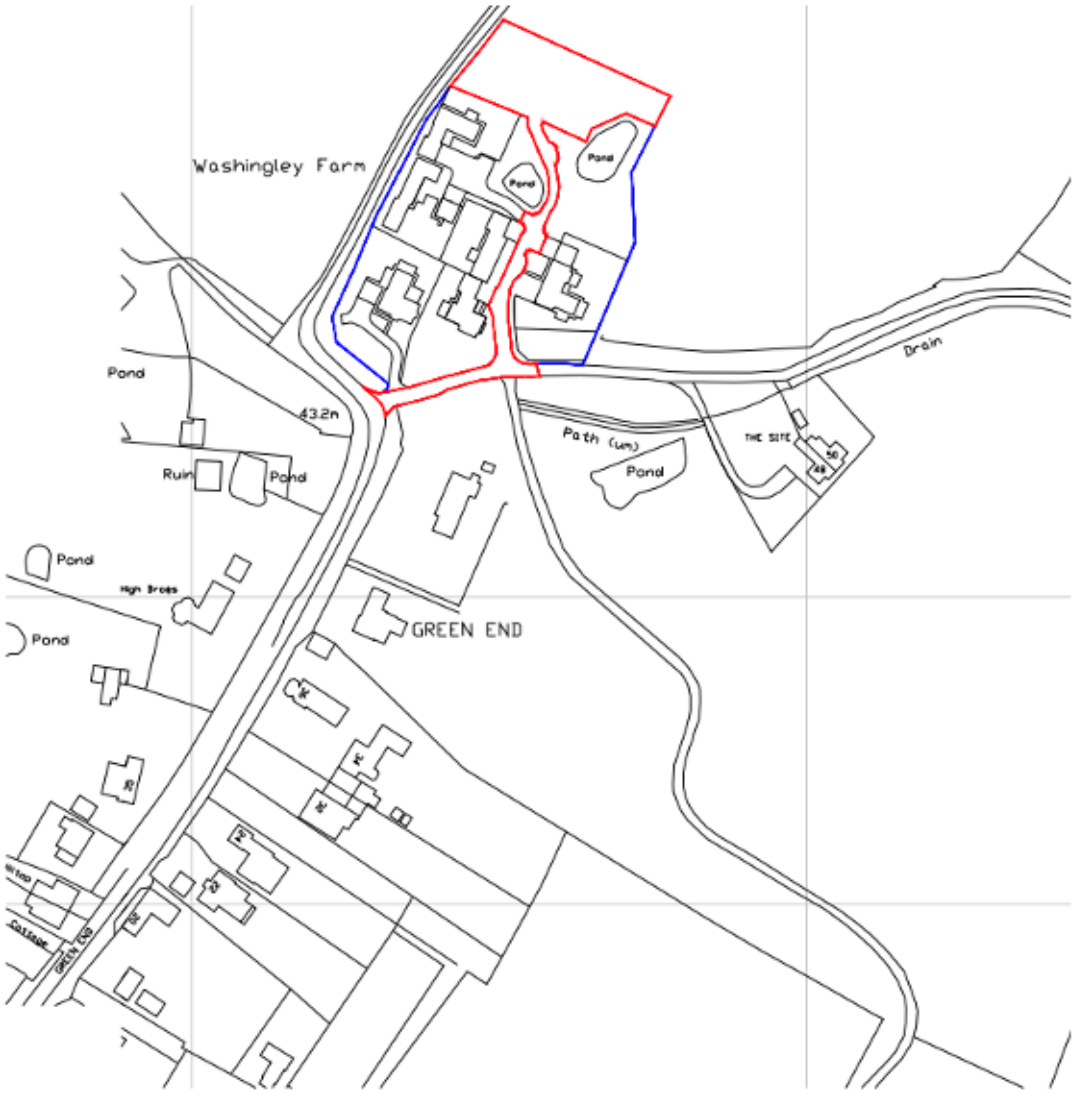

Image 9: *Site location plan*

3.4 There is no uniform or distinctive local vernacular in this part of the village to which new development must rigidly adhere. As shown in the accompanying images, properties fronting Green End display a variety of architectural styles and materials.

3.5 The residential character of the area comprises a mix of traditional rural dwellings and more modern homes, with both frontage and backland (in-depth) development evident. A number of infill developments have been approved along Green End in recent years, reinforcing the mixed and evolving nature of the built environment.

3.6 A majority of dwellings in the surrounding area are two-storey detached houses with front gardens and on-site parking provision. A variety of external materials can be seen, including red and buff brick, painted or rendered finishes, and roofs of consisting of clay tiles or concrete pantiles.

3.7 The following are images of existing development in the local area:



Image 10: *views along Green End.*



Image 11: *Adjacent property*



Image 12: *View looking from Green End*



Image 13: *Views of neighbouring properties.*

4 PLANNING HISTORY

4.1 The site has an extensive planning history as follows:

20/00788/PMBPA	Conversion of No. 2 barns to form No. 5 dwellings (part A and part B). **UNDETERMINED**
22/00950/FUL	Erection of no4 residential dwellings following the demolition of 3no barns and the conversion of 2no barns to provide 2no dwellings, a total of 6no dwellings all with garaging. **APPROVED**
24/00433/FUL	Erection of 6 residential dwellings and garages following demolition of 5 barns (Pursuant to 22/00950/FUL). **APPROVED**
24/80184/COND	Discharge of Condition 19 (Archaeological Evaluation) of 22/00950/FUL. **ACCEPTABLE NOT DISCHARGED**
24/80360/COND	Discharge of conditions 3 (Materials), 4 (Arch details), 5 (Landscaping), 6 (Landscape management), 8 (Ecological Design Strategy), 9 (Foul and Surface Water), 13(Drainage), 16(Bin and Bike Stores) and 19 (Archaeology parts A, B and C) of 22/00950/FUL. **CONDITION APPROVED**
25/00393/S73	Variation of condition 2 (approved plans) of 24/00433/FUL. **APPROVED**
25/80119/COND	Discharge of conditions 3 (Materials), 4 (Architectural Details), 5 (Landscaping), 6 (Landscape Management), 7 (Tree Protection Plan), 8 (PEA and Ecological Design Strategy), 9 (Foul and Surface Water), 15 (Traffic Management Plan), 16 (Cycle Store), 17 (Bin Store) and 18(Archaeology)- Partial Discharge of 25/00393/S73. **PENDING CONSIDERATION**

5 DEVELOPMENT PROPOSALS

5.1 The application includes a concept block plan, which has been prepared in line with the key principles of the Huntingdonshire Local Plan. These plans follow a detailed assessment of the site's constraints and opportunities. They show that two dwellings can be accommodated on the site in a way that respects the character and appearance of the surrounding area.



Image 14: *Proposed Block Plan*

5.2 The concept plan proposes 1.5/2 storey, barn-style houses with garages that are subservient in scale and sit comfortably alongside them. The design takes cues from the architectural style of the adjacent plots approved under application 24/00433/FUL. New tree planting and native hedgerows, alongside the existing post and rail fencing, will help provide a suitable boundary with the neighbouring field and also help to enhance the site's biodiversity.

5.3 The new dwellings would use the same vehicular access point as set out in application 24/00433/FUL, with a new access branching off to serve the individual plots. The plans show there is enough space for parking and turning within the site, allowing cars to exit safely in forward gear and avoiding any risk of traffic obstruction.

5.4 The passing bays approved under the previous scheme, together with the newly proposed passing bay, are sufficient to safely accommodate vehicle movements associated with the addition of two dwellings. As such, this would not result in any adverse impact on the public highway.

5.5 Both plots benefit from generous outdoor space, in keeping with the surrounding properties. There is also enough distance between neighbouring homes to avoid any major impact on privacy, daylight or a sense of being overlooked.

5.6 The main considerations for the final design will be the height and overall bulk of the buildings. It is currently expected that the homes will be 1.5/2 storeys high, with a footprint of around 150 square metres. This would result in a suitable low-density development for this edge-of-village location.

6 PLANNING POLICY ANALYSIS AND JUSTIFICATION

RELEVANT NATIONAL PLANNING POLICY

6.1 The National Planning Policy Framework (NPPF) 2024 sets out the Government's planning policies for England and outlines how these policies should be applied in practice.

6.2 The NPPF confirms that the presumption in favour of sustainable development does not alter the statutory role of the Development Plan, which remains the primary basis for decision-making. Development proposals that align with an up-to-date Local Plan should be approved unless material considerations clearly indicate otherwise. It is strongly encouraged that Local Planning Authorities maintain an up-to-date Local Plan.

6.3 **Paragraph 8** of the NPPF states that achieving sustainable development involves meeting three overarching objectives: economic, social and environmental. These objectives are interdependent and should be pursued in mutually supportive ways to deliver net gains across all three dimensions.

6.4 **Paragraph 10** emphasises that the presumption in favour of sustainable development is a core principle of the NPPF and should be regarded as a guiding thread through both plan-making and decision-taking. For decision-taking, this means that proposals which accord with the Development Plan should be approved without delay.

6.5 **Paragraph 11** provides that where the Development Plan is absent or relevant policies are out of date, planning permission should be granted unless:
(i) specific policies within the NPPF that protect areas or assets of particular importance provide a clear reason for refusing the proposal; or
(ii) the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole. This includes particular regard to key policies promoting sustainable locations, efficient use of land, high-quality design, and the delivery of affordable housing.

6.6 **Paragraph 73** recognises that small and medium-sized sites make a valuable contribution to housing supply and are often delivered more quickly. Local Planning Authorities are encouraged to support the delivery of such sites using tools such as permission in principle.

6.7 **Paragraph 83** promotes sustainable development in rural areas. It states that housing should be located where it will support or enhance the vitality of rural communities, and planning policies should identify opportunities for villages to grow and thrive, particularly where this will help sustain local services.

6.8 **Paragraph 84** advises that planning policies and decisions should avoid the development of

isolated homes in the countryside unless one or more of the following circumstances apply:
a) There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work;
b) The development represents the optimum viable use of a heritage asset or enables the future of such an asset to be secured;
c) The proposal involves the re-use of redundant or disused buildings and would enhance the immediate setting;
d) The development would result in the subdivision of an existing dwelling; or
e) The design is of exceptional quality—meaning it is truly outstanding, reflects the highest standards in architecture, significantly enhances its setting, and is sensitive to the local character.

6.9 **Paragraph 115** states that development proposals should promote sustainable transport, ensure safe and suitable access for all users, and provide parking in accordance with national guidance.

6.10 **Paragraph 125** supports the use and redevelopment of under-utilised land and buildings.

6.11 **Paragraph 135** requires planning decisions to ensure that new development functions effectively and enhances the overall quality of an area over its lifetime. This can be achieved through:

- establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimising the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- responding to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and can be visually attractive as a result of good architecture and appropriate landscaping

6.12 **Paragraph 139** states that significant weight should be given to developments that align with local design policies and national design guidance, including local and supplementary planning documents.

6.13 **Paragraph 187** confirms that planning policies and decisions should enhance the natural and local environment. This includes protecting valued landscapes, recognising the intrinsic character and beauty of the countryside, supporting ecosystem services, and securing biodiversity net gains through the creation of coherent ecological networks.

Relevant Local Planning Policy

6.14 Huntingdonshire's Local Plan to 2036 (Adopted) sets out the planning policies and land allocations that will guide development in the district. It includes a wide range of policies covering housing, employment, infrastructure, community services, and the natural environment.

6.15 **Policy LP2: Strategy for Development**
This policy provides the strategic framework for delivering sustainable development. It sets out the distribution of growth across a settlement hierarchy and establishes objectives for protecting settlement character and recognising the intrinsic value of the countryside.

6.16 **Policy LP3: Green Infrastructure**
Development within the Ouse Valley Landscape Character Area will be supported where it enhances the area's landscape, biodiversity, and cultural or historical value, as identified in the Huntingdonshire Landscape and Townscape Assessment SPD.

6.17 **Policy LP4: Contributing to Infrastructure Delivery**
This policy outlines the Council's approach to securing developer contributions for infrastructure and services, primarily through the Community Infrastructure Levy and planning obligations, based on the Developer Contributions SPD.

6.18 **Policy LP9: Small Settlements**
This policy supports development in small settlements, including Great Stukeley, where it is sustainable in relation to local service provision, offers good access to everyday services by walking, cycling, or public transport, and integrates well with the character of the settlement. Proposals must also comply with other relevant policies such as LP10 (The Countryside), LP19 (Rural Economy), and others listed in the Local Plan.

6.19 **Policy LP10: The Countryside**
This policy supports sustainable development in the countryside that maintains settlement character and protects rural landscapes. It works alongside other policies to enable rural economic development and rural exception housing while recognising the countryside's intrinsic value.

6.20 **Policy LP11: Design Context**
Development should respond positively to its setting, drawing inspiration from the area's natural, built, and historic features. Proposals are expected to apply the guidance within relevant SPDs, such as the Huntingdonshire Design Guide (2017), and conservation area statements where applicable.

6.21 **Policy LP12: Design Implementation**
New development should be based on a thorough understanding of site constraints and context and must deliver buildings and spaces that are attractive, functional, and durable.

6.22 **Policy LP14: Amenity** This policy supports development that provides a high standard of amenity for both future occupiers and neighbouring uses, safeguarding living conditions and

overall quality of life.

6.23 **Policy LP16: Sustainable Travel**

Proposals are expected to contribute to improving transport networks and encourage a shift towards walking, cycling, and public transport.

6.24 **Policy LP17: Parking Provision and Vehicle Movement**

This policy ensures development includes appropriate provision for vehicle movement, access for emergency and service vehicles, and adequate parking for cars and bicycles.

6.25 **Policy LP25: Housing Mix**

All new dwellings must meet the Building Regulations standard M4(2), ensuring they are accessible and adaptable to meet a variety of future needs.

6.26 **Policy LP30: Biodiversity and Geodiversity**

Proposals must demonstrate that adverse impacts on biodiversity and geodiversity have been minimised. Developments should avoid net losses and, where possible, deliver measurable biodiversity net gains through the enhancement or creation of habitats and wildlife features appropriate to the location and scale of development.

Relevant Neighbourhood Plan Policies

6.27 **Policy 1: Definition of 'Built-up Area' (Settlement Boundary)**

The defined settlement boundaries for Great Stukeley and Little Stukeley are set out in Maps 3a and 3b of the Stukeley's Neighbourhood Plan. These boundaries delineate the built-up areas of the villages and are intended to guide development while preventing encroachment into the surrounding countryside.

Within these settlement boundaries, development proposals are supported where they do not have a harmful effect on the established character and appearance of the settlement, the open nature of the surrounding rural landscape, or the overall setting of the village. Planning applications should demonstrate how they have taken into account the existing built form, layout, and pattern of development, as well as the importance of spaces between buildings and the visual appearance of nearby properties.

Land located outside or not well related to the defined settlement boundary should be assessed in accordance with the policies set out in the Local Plan and the Neighbourhood Plan.

PLANNING JUSTIFICATION

Principle of Development

6.28 Huntingdonshire District Council is currently unable to demonstrate a five-year supply of deliverable housing land, with the latest figure standing at 4.03 years. As a result, the presumption in favour of sustainable development, also referred to as the 'tilted balance', is engaged. In accordance with footnote 8 of the National Planning Policy Framework (NPPF), this means that policies in the Local Plan relating to the supply and location of housing are considered out-of-date. Consequently, the application must be assessed under paragraph 11(d) of the NPPF.

6.29 The Huntingdonshire Local Plan does not include defined development boundaries which clearly separate built-up areas from the countryside. Instead, it provides a definition of what constitutes a built-up area. This is described as a distinct group of buildings that includes 30 or more homes, and where land is considered to relate more closely to the group of buildings than to the surrounding countryside. Further guidance is provided between pages 53 and 55 of the Local Plan to assist in interpreting this definition in commonly encountered scenarios.

6.30 The Stukeley's Neighbourhood Plan includes defined settlement boundaries for areas including as Great Stukeley and Green End. A review of these boundaries confirms that the application site falls outside the designated settlement area. In accordance with Policy 1 of the Neighbourhood Plan, proposals on sites outside the defined settlement boundaries must be assessed against both Local Plan and Neighbourhood Plan policies.

6.31 Policy LP9 of the Local Plan supports development that is well related to a built-up area, provided it aligns with the specific opportunities identified in other policies within the Plan.

6.32 Great Stukeley is identified as a small settlement. As such, it is recognised as a location where appropriately scaled residential development may be acceptable in principle, depending on its relationship with the existing built form. The key consideration is therefore whether the site is perceived as part of the settlement or more aligned with the open countryside.

6.33 The site directly adjoins the built-up area of Green End, shares a clear relationship with nearby dwellings approved under application 24/00433/FUL. As the site is located within the red line boundary of the approved application 24/00433/FUL and has direct access to Great Stukeley, it is considered to form part of a residential allocation. The site is well related to the existing settlement and presents an opportunity for a proportionate, well-integrated, and sensitively designed extension that represents an efficient use of land within an approved residential area.

6.34 Given the characteristics of the site and the nature of the proposal, as outlined above, and its location outside of any designated settlement breaks identified on the Local Authority's

policies map, there is no risk of coalescence with Alconbury Weald and as such is compliant with the policies and objectives of the Local Plan.

6.35 In addition, the site is well screened from surrounding views and will not appear prominent within the wider landscape. The adjoining land will continue to act as a buffer between the built form and the open countryside.

6.36 In light of the above, it is submitted that the principle of development on this site should not reasonably be resisted on the basis that it relates more to the countryside than to the village. However, should the Council consider otherwise, the engagement of the tilted balance means that the weight attributed to relevant housing policies in the Local Plan would be reduced accordingly.

6.37 Paragraph 11(d) of the NPPF, which would be the primary test for this application, states that planning permission should be granted unless:

i. the application of policies in the Framework which protect areas or assets of particular importance provides a strong reason for refusal; or
ii. ii. the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework as a whole.

6.38 Paragraph 11(d)(i) refers to areas or assets of particular importance, as set out in footnote 7 of the NPPF. These include designated habitats, Sites of Special Scientific Interest, Green Belt land, Local Green Spaces, National Parks, Heritage Coasts, irreplaceable habitats, designated heritage assets, and areas at risk of flooding or coastal change.

6.39 It should also be noted that the December 2024 revision to the NPPF strengthened this test, requiring a '**strong'** rather than a '**clear'** reason to justify refusal on the basis of protected areas or assets.

6.40 In this case, none of the protected areas or assets listed apply to the application site. As such, this is not relevant to the proposal and there is no reason to refuse the development on these grounds.

6.41 With regard to paragraph 11(d)(ii), the following sections of this statement assess whether any potential adverse impacts would significantly and demonstrably outweigh the benefits, having regard to the NPPF's objectives for sustainable development.

Sustainability of the Location

6.42 Policy LP9 identifies Great Stukeley as a small settlement. Paragraph 4.101 of the Local Plan confirms that such settlements may accommodate sustainable levels of development

depending on the nature and availability of local services.

6.43 Great Stukeley provides a number of everyday facilities including a village hall, churches, play areas, and bus stops offering regular services to Peterborough, Huntingdon, and other nearby settlements. Additionally, designated footpaths and route 12 of the National Cycle Network directly link Great Stukeley to Huntingdon, allowing for safe cycling and pedestrian transport into the town, making it a suitable location for two dwellings which would support the use of sustainable transport.

6.44 Given this, the site's proximity to local services and access to sustainable transport modes aligns with the objective of sustainable development. This objective, as set out in the NPPF, seeks to support strong, healthy and inclusive communities by ensuring access to sufficient housing, services and well-designed places.

Making Effective Use of Land

6.45 Chapter 11 of the NPPF promotes the efficient use of land to meet housing needs while safeguarding the environment and ensuring a high quality of life.

6.46 Paragraph 125(d) encourages the development of under-utilised land and buildings, particularly where housing needs are high and land supply is constrained.

6.47 The site already benefits from planning permission for residential development, and construction is underway, thereby establishing that the land is not classified as agricultural. Therefore, the site's proposed further use for housing will have no impact on food or crop production.

6.48 Further to this, Paragraph 129 of the NPPF sets out that development should make efficient use of land, considering factors such as housing need, land availability, local market conditions, infrastructure capacity, character of the area, and design quality.

6.49 In respect of this, the proposal is for a low-density development of approximately 10 dwellings per hectare, which is consistent with the character of adjacent housing along Green End.

6.50 The indicative layout would preserve the established character of the area and promote sustainable travel through the inclusion of cycle storage and other measures.

6.51 Upon inspection, the site falls within the Central Claylands Landscape Character Area, identified in the Council's Landscape and Townscape SPD. This area is described in the SPD as facing continued development pressure, particularly in the south.

6.52 Given this, the proposal is modest in scale and would be viewed in the context of existing

development and from public viewpoints, it would appear as part of the existing built environment.

6.53 Given the above, as a result of the site's location, context and lack of agricultural use, the proposal represents an efficient use of land and is consistent with the environmental objective of sustainable development set out by the NPPF.

Securing Well-Designed Places

6.54 Paragraph 135 of the NPPF requires that new development functions well, is visually attractive, responds to local character, creates a strong sense of place, and supports health, well-being and community cohesion.

6.55 Although submitted in outline form, the plans demonstrate that two dwellings can be accommodated with suitable access, appropriate building setbacks, generous amenity spaces, and adequate separation from neighbouring properties, with additional scope for landscaping and biodiversity improvements.

6.56 The proposed layout, amenity provision and separation distances would help ensure a high standard of living for future occupiers while protecting the amenities of neighbouring residents.

6.57 As such, it can be determined that the proposal sets out an appropriate design approach that reflects the character of the area and supports the social dimension of sustainable development by creating a well-designed place.

Economic Considerations

6.58 Finally, in addition to its social and environmental benefits, the proposal would deliver economic gains through Community Infrastructure Levy contributions, council tax revenue and the New Homes Bonus.

6.59 The development would also likely support employment for both skilled and unskilled workers in the area during construction and would therefore further help contribute to the local economy.

6.60 It should also be highlighted that occupants are also likely to spend money locally and require the services of nearby businesses, thereby supporting the viability of Great Stukeley's services and facilities. In summary, it can be concluded that the development would generate meaningful economic benefits, in line with the requirements of the NPPF, which should be given weight in support of the proposal.

7 PLANNING BALANCE AND CONCLUSION

7.1 Huntingdonshire District Council (HDC) currently has a housing land supply of 4,430 dwellings over the next five years. This falls short of the requirement for 5,501 homes, based on the Government's revised standard method introduced in December 2024. As a result, the Council can demonstrate only 4.03 years of housing land supply. This means that policies within the Local Plan relating to housing supply are considered out-of-date and can no longer be given full weight in the determination of planning applications.

7.2 The National Planning Policy Framework (NPPF) places sustainable development at the heart of the planning system. Paragraph 11 sets out a presumption in favour of sustainable development, which means that planning permission should be granted without delay for proposals that accord with an up-to-date development plan. Where the relevant policies are out-of-date, permission should be granted unless:

i. policies in the NPPF that protect areas or assets of particular importance provide a clear reason for refusal; or

ii. the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

7.3 As set out earlier in this statement, none of the designated areas or assets of particular importance identified in the NPPF apply to this site. Therefore, there is no basis for refusal under part (i) of paragraph 11(d).

7.4 The site is located in a sustainable position on the edge of a small settlement, where a range of facilities and services are accessible by sustainable modes of transport, including walking and cycling. The proposal would make effective use of land, and the submitted concept plans demonstrate that two dwellings can be comfortably accommodated. The development would be well-designed and contribute positively to the character of the area, while maintaining a strong sense of place.

7.5 The proposal supports all three overarching objectives of sustainable development as defined in the NPPF – economic, social and environmental. The proposal would also help to contribute towards addressing HDC's housing shortfall, which should be given significant weight in the planning balance.

7.6 Given the history and location of the site, the site is demonstrably capable of supporting a proportionate, well-designed development, as evidenced by the submitted concept plans. The proposal is consistent with the Development Plan and any potential conflict is clearly

outweighed by the substantial benefits associated with delivering new housing in a sustainable location.

Conclusion

7.7 In conclusion, the proposal complies with the requirements of both the Local Plan and the NPPF, however, should Planning Officer's believe that the proposal conflicts with policies in the Development Plan, this should be given reduced weight due to HDC's lack of a five-year housing land supply. In accordance with paragraph 11(d) of the NPPF, the presumption in favour of sustainable development applies.

7.8 The site is not subject to any protected designations that would prevent development, and there are no adverse impacts that would significantly and demonstrably outweigh the benefits of granting permission. The proposal would deliver a well-designed, sustainable development that makes efficient use of land and addresses an identified housing need. The planning balance therefore clearly supports the grant of permission in principle.