

SUPPORTING PLANNING AND DESIGN AND
ACCESS STATEMENT

LAND AT MITCHELL'S STREET, SWAITH

PROPOSED DEVELOPMENT OF TWO RESIDENTIAL
DWELLINGS.

SITE DESCRIPTION

The application site consists of an area of land off Mitchell's Street in the village of Swaithe. The site is currently a vacant area of land but has been occupied in the past by a number of terraced houses.

The application site lies between Swaithe House Farm and Ivy Cottage/Swaithe Villa and is a central site in the village of Swaith being encompassed by residential properties on three sides with open countryside to the east. White Cross Lane lies to the north.

The site is bounded by a low stone wall on Mitchell's Street and contains a small number of trees which are self set and of low amenity value. The site lies slightly higher than the adjacent Mitchell's Street.

Swaithe House Farm to the north is a brick built property and is owned by the applicant. With the exception of this property the majority of dwellings within the village are stone built properties which are newly built or barn conversions which are constructed of stone. There is a mix of two storey and single storey dwellings.

Mitchell's Street is a narrow road with no footpath, there is also no turning area within the village for large vehicles such as refuse vehicles and fire appliances.

PROPOSED DEVELOPMENT

This application is an outline application for the erection of 2no. residential properties.

All matters are reserved for future consideration with the exception of access and siting and an layout plan is provided to show that two modestly sized detached dwellings could occupy a part of the overall site within the applicants ownership. It is proposed that one dwelling would be single storey with dormer windows and dwelling no. 2 would be a maximum of two storeys in height.

Both of the properties would be constructed in natural stone in a traditional design. These issues can be conditioned to further limit any impact on the Green Belt.

In addition to the proposed residential development is proposed to lay out a turning area directly adjacent to the proposed development. The village of Swaith currently suffers from issues with the turning and manoeuvring particularly of refuse vehicles. This proposal aims to solve the current refuse vehicle turning issues and would also provide a turning area for a fire appliance which would be beneficial to the village.

The site layout plan also indicates that an area of landscaping will be positioned adjacent to the proposed development to both minimise the impact of the development and to enhance the village.

GREEN BELT CONSIDERATIONS

The application site lies within the Green Belt and as such the Core Strategy and the NPPF represent the Development Plan.

Core Strategy Policy CSP8 'Location of Growth' states that:

"... Development will only be allowed in villages if it is consistent with Green Belt policy or is necessary for the viability of the settlement and to meet local needs."

CSP 34 'Protection of Green Belt' states that:

"The general extent of the Green Belt is shown on the Core Strategy Key Diagram. Its detailed boundaries will be shown on the Proposals Maps which will accompany the Development Sites and Places DPD. In order to protect the countryside and open land around built up areas the extent of the Green Belt will be safeguarded and remain unchanged. The Green Belt boundaries will be subject to localised review only which may result in changes necessary to deliver the borough's distribution of new employment sites as set out in CSP12."

Paragraph 89 of the NPPF states:

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- **limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or**
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The application site lies in the confines of Swaithe Village and in a typical infill position in between and opposite existing residential properties. The site was formerly occupied by residential properties and whilst these have been demolished

for a considerable length of time the NPPF clearly makes provision for limited infilling in villages in the Green Belt.

The proposal is for 2 residential properties and therefore taken in the scale of the existing village is a small scale development in a traditional infill position between existing dwellings. On the basis of the above information, the proposal is considered to be appropriate development in the Green Belt.

The proposed turning area does not fall within any of the above categories as being appropriate development. Very special circumstances will therefore need to be shown to outweigh any harm to the Green Belt.

The application site consists of a roughly vegetated area of land which is bounded by a low stone wall but does not make any positive contribution to the exiting village. The proposal provides a turning area capable of accommodating a refuse vehicle which will overcome significant existing highways issues which currently results in a significant detrimental impact on highway safety.

This proposed development for 2no. dwellings would not in itself be considered to fully justify a new turning head, given the existing highways issues relating to the existing number of dwellings. However, the land in question appears to represent the only opportunity to provide such a turning facility and the applicant acknowledges the current issues in Swaith village. The turning area will be laid out in a surface to be agreed by the LPA to minimise the impact on the Green Belt and in addition an area of landscaping will be provided to ensure that the turning area and proposed development are adequately screened from outside of the village.