

My Ref: 0839/04/2021

26 April 2021

Planning, Design and Access Statement

Land r/o 37 Crofts End Sherington MK16 9ND

Proposal

- One x 2-bed bungalow, approximately 65sqm in footprint, finished in traditional materials, set in mature residential garden with parking and access off School Lane. Please refer to plans ref: 0839.P.0202B & 0203.

Policy

Neighbourhood Plan

The site is within the settlement boundary; limited infill possible.

Local Plan

DS1 SETTLEMENT HIERARCHY

Within the rural area of the Borough most new development will be concentrated within the key settlements of Newport Pagnell, Olney and Woburn Sands. Elsewhere within the rural area new development will occur within villages and other rural settlements at locations identified in made neighbourhood plans.

DS2 HOUSING STRATEGY

Small to medium scale development within rural and key settlements, appropriate to the size, function and role of each settlement to be delivered through allocations in neighbourhood plans currently being prepared.

DS5 OPEN COUNTRYSIDE

New dwellings which are of exceptional quality or innovative in the nature of their design might be accepted where they conform with paragraph 55 of the NPPF. (*Now para 79 NPPF 2019*)

SD1 PLACE-MAKING PRINCIPLES FOR DEVELOPMENT

The layout, form and detailed design of development adopts passive design measures to reduce energy demand for heating, lighting and cooling, create comfortable and healthy environments for people, and be responsive to predicted changes in climate. Existing natural assets including green

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infrastructure features connections and functions should be identified prior to development; and enhanced, extended, protected and connected appropriately – i.e. designed and planned for so it provides multiple benefits to the environment and wildlife, also to the health and wellbeing of residents and to supporting the local economy

Housing is generally arranged according to perimeter block principles so that the fronts of houses overlook streets and other public spaces, and private spaces are located securely within the block'

(See also Policy SC1 Sustainable Construction)

NE5, CONSERVING AND ENHANCING LANDSCAPE CHARACTER

A. Where development in the open countryside is acceptable in principle under other policies in this plan, it will need to be undertaken in a manner that respects the particular character of the surrounding landscape.

B. In particular, development proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

1. The locally distinctive natural and man-made features that contribute towards the landscape character and its quality.
2. The historic setting and structure of the villages and hamlets.
3. Important views e.g. of local landmarks.
4. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.

Design

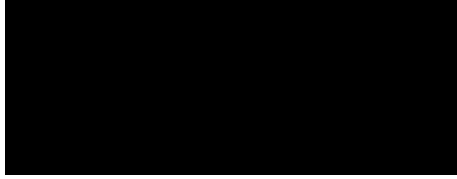
- Traditional bungalow design, in brick and tile to match dwellings in Croft's End. The proposed siting reflects the 'building line' of The Rectory, to the north. Orientation and position on site are such that amenity of neighbours - i.e. sunlight/daylight, privacy and prospect - will not be prejudiced in any way.
- The proposed bungalow is at a distance of some 17m from the rear elevation of No 37 (side elevation to rear elevation).
- The proposed dwelling will be constructed to a standard of environmental performance in excess of the building regulations.
- An electric vehicle charging point will be built into the scheme.
- There is ample room for bin storage and bicycle parking within the site.

Access

- Access off School Lane via the carpark over which residents of No 37 have right of way.
- Pedestrian access via existing path to rear garden of No 37.
- There is on-street parking in both School Lane and Crofts End

Accessibility

- The site is within the confines of the village and is therefore in an accessible location.
- The village is on a bus route – Line Nos 21 & 37 – and there is a stop in close proximity in School Lane giving transport choice in accessing local services.



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