
Dated: April 2009

**Town & Country Planning Act 1990
(As Amended)
Statement in Support of
a Planning Application for a
Detached Dwelling at the
Former WAAF Site, Wombledon
Aerodrome, Wombledon**

Planning Support Statement

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CONTENTS

	PAGE NO
1.0 Introduction.....	1
2.0 Description of Development & Planning History	2
3.0 Planning Policy Framework	4
4.0 Case in Support of the Detailed Application.....	8
5.0 Conclusions.....	13

1.0 Introduction

- 1.1 This statement relates to a full planning application submitted on behalf of Ron Smallwood to Ryedale District Council for the erection of a detached dwelling at the former WAAF site, off Common Lane, Wombledon. The site currently comprises 9 pre-fabricated temporary dwellings which are in a poor state of repair.
- 1.2 The site is situated within the open countryside and an area of High Landscape Value and therefore it is considered both appropriate and necessary to provide this detailed statement in support of the full planning application, given the associated planning context and background against which this application is to be considered.
- 1.3 This statement describes the application site and identifies and examines the policy issues of relevance to the application referring to both the relevant Development Plan and the advice of central government as set out and contained in relevant planning policy statements and planning policy guidance notes.
- 1.4 This statement will fully justify the development proposals for the subject site and will advance the justification for the proposed dwelling which would be more in keeping with the character of the area than the current pre-fabricated units. On the basis of the information provided, a presumption in favour of development can be maintained in this particular instance, the application being in accordance with the advice of central government and the relevant policies of the adopted Ryedale Local Plan.

2.0 Description of Development and Planning History

- 2.1 The application site is located off Common Lane to the west of Wombleton. The site is identified by red edging on the application site location plan.
- 2.2 The site currently comprises nine pre-fabricated dwellings which are in a poor state of repair. Only one of the units is now occupied. The occupant is also using land within the curtilage of the units for the open storage of cars.

Planning History

- 2.3 The planning history is particularly relevant in the context of this site and is considered to be a material consideration in the determination of this application.
- 2.4 The site currently comprises 9 pre-fabricated dwellings. It is understood that the dwellings were intended to be used for a temporary period and permission to enable the dwellings to continue to be occupied was renewed on a number of occasions. In 1981 planning permission to retain the buildings as temporary dwellings was refused for the following reasons:

“It is considered that the retention of the huts, the subject of this application, cannot be sanctioned for a further period because:

- a. **A residential use is inappropriate within an area of white land where existing uses for the most part are expected to remain undisturbed and where new development will mostly be restricted to that essential in the interests of agriculture or forestry.**
 - b. **They are an obtrusive feature in what is essentially an open rural area.”**
- 2.5 At the time of this planning permission being refused, it was noted that the buildings had deteriorated quite substantially and were no longer suitable for continued use. It is understood the council then served an enforcement notice relating to the failure to comply with the condition attached to the planning permission (5/4/66(3)) which was granted on appeal on 3 February 1975 (T/APP/2177/A/73/15504/G6). The condition read as follows:

“The use hereby approved shall cease and the buildings shall be removed on or before the 30th June 1978”

- 2.6 In 1981 planning permission was granted for the continued use of the pre-fabricated dwellings for a temporary 5 year period, which expired on 1 April 1986. The applicant entered into a section 52 agreement which contained the following condition:
1. **“The owner of the property covenants that each of the temporary dwellings will be immediately demolished as and when it becomes vacant and that no replacement buildings**

whatsoever either of a temporary or permanent nature shall be erected on the property.”

- 2.7 It is the case that all but one of the dwellings are now vacant, however, none have been demolished, and the remaining occupant is using the land for open car storage. The dwellings are now in a poor state of repair and assuming the purpose of the section 52 agreement was to improve the visual impact of the site given its location within the open countryside, it is maintained that the Agreement, as worded, would not wholly achieve that aim.
- 2.8 The Agreement requires the demolition of the dwellings. However, it does not require the removal of materials consequent upon demolition or the breaking up and carting away of the foundations and the access road. In addition to the nine pre-fabricated buildings, there are two permanent industrial buildings on the site of which the agreement makes no requirement for these buildings to be demolished. If the Agreement was followed, the access road, the two industrial buildings and the materials from the demolition of the pre-fabricated buildings would remain. The open storage of cars would also remain.
- 2.9 In seeking permission to erect a new residential dwelling on this brownfield site, the applicant will demolish all the existing buildings and remove all materials. The proposed dwelling will therefore result in a significant improvement to the appearance of the open countryside when compared to the existing buildings on the plot and the scenario outlined previously if the pre-fabricated buildings were demolished. On this basis a significant degree of betterment can therefore be achieved as a result of the redevelopment of this site.

Description of Development

- 2.10 In terms of the application scheme it is proposed to erect a high quality detached five bedroom family house of traditional proportions which incorporates an integral garage. The main part of the dwelling is two storeys high, with single storey elements at the eastern and western extent. The existing access to the site off Common Lane will be utilised.
- 2.11 The footprint of the proposed building will be substantially smaller than the footprint of the buildings on site. To that end, the following plans are submitted and form part of this duly made planning application: -
- Red line site location plan
 - Existing site layout plan
 - Proposed site layout plan
 - Drawing SMA.2/01/07 – Proposed Floor Plan and Elevations (South and West)
 - Bat Roost Potential Survey

3.0 Planning Policy Framework

Planning Policy Statement 1: Delivering Sustainable Development

- 3.1 PPS1 sets out the overarching planning policies on the delivery of sustainable development through the planning system. In the context of this application, the points raised in paragraph 5 are of particular relevance and state the following: -

“Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- **Making suitable land available for development in line with economic, social and environmental objectives to improve peoples quality of life;**
- **Contributing to sustainable economic development;**
- **Protecting and enhancing the natural and historic environment, the quality and character of the countryside and existing communities;**
- **Ensuring high quality development through good and inclusive design, and the efficient use of resource; and**
- **Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.”**

- 3.2 The proposed redevelopment of the site to accommodate a detached family property will contribute to sustainable development by ensuring high quality development through good and inclusive design and efficient use of this brownfield site.

- 3.3 PPS1 also encourages good design and it is maintained that the proposal, with the use of high quality materials will be a significant improvement to the poor quality buildings that currently occupy the site and is of a design that is of the highest quality.

Planning Policy Statement 3: Housing

- 3.4 PPS3 sets out the key government objectives in relation to housing and advises in paragraph 9: -

“The government’s key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this, the government is seeking:

- **To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community.**

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- **To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need.**
 - **To improve affordability across the housing market, including increasing the supply of housing.**
 - **To create sustainable, inclusive, mixed communities in all areas, both urban and rural”.**

3.5 Paragraph 12 of PPS3 sets out that good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities. Paragraph 13 goes on to advise:-

“Reflecting policy in PPS1, good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”

3.6 The issue of sustainability is dealt with in paragraph 15 which states:-

“Local Planning Authorities should encourage applicants to bring forward sustainable and environmentally friendly new housing developments, including affordable housing developments, and in doing so should reflect the approach set out in the forthcoming PPS on climate change, including the code for sustainable homes.”

3.7 Paragraphs 40-44 of PPS3 deal with the issue of efficient use of land with the key objective being that the Local Planning Authority should continue to make effective use of land by reusing land that has been previously developed. The pre-fabricated dwellings and industrial units constitute previously developed land as defined in Annex B of PPS3, which states:

“Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

The definition includes defence buildings, but excludes:

- **Land that is or has been occupied by agriculture or forestry buildings.**
- **Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.**
- **Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.**
- **Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).**

There is no presumption that land that is previously developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.”

3.8 When determining planning applications, paragraph 69 of the PPS sets out the key criteria that the Council should have regard to these being:-

- **“Achieving high quality housing**
- **Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people**
- **The suitability of the site for housing, including its environmental sustainability**
- **Using land effectively and efficiently**
- **Ensuring the proposed development is in line with the planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives, e.g. addressing housing market renewal issues.”**

3.9 In view of the foregoing points, the scheme is considered to be wholly consistent with the aims and objectives of PPS3.

Planning Policy Statement 7: Sustainable Development in Rural Areas

3.10 The government’s objectives for rural areas, bearing in mind the site falls into this category, is to raise the quality of life in the environment for the promotion of: -

“Thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods.”

3.11 Paragraph 19 states: -

“The replacement of buildings should be favoured where this would result in a more acceptable and sustainable development than might be achieved through conversion, for example, where the replacement building would bring about an environmental improvement in terms of the impact of the development on its surroundings and the landscape.”

3.12 It is the case that the replacement dwelling is a significant improvement in visual terms to the current dwelling.

The Ryedale Local Plan Adopted March 2002

3.13 The Ryedale Local Plan was adopted in February 2002. The former WAAF site lies outside the settlement limits and is within an Area of High Landscape Value.

3.14 The policies contained in the adopted Ryedale Local Plan were 'saved' for use for 3 years from the commencement of the Planning and Compulsory Purchase Act 2004. Ryedale District Council applied for a Direction under paragraph 1 (3) of Schedule 8 of the Planning and Compulsory Purchase Act and the Secretary of State has now issued the Direction which contains the list of 'saved' policies which will continue to be used. The following 'saved' policies are considered to be relevant in the determination of this application and will be referred to in the following section of this statement:

- **Policy ENV3 – Development in the Areas of High Landscape Value**
- **Policy H10 – Replacement Dwellings in the Countryside**

3.15 The Ryedale Local Development Framework (LDF) Core Strategy was found to be unsound and the revised core strategy is only in the early stages of preparation and therefore it is maintained this document would not be a material consideration in the determination of this application.

4.0 Case in Support of the Detailed Application

- 4.1 It is recognised on the basis of Section 38(6) of the Planning & Compulsory Purchase Act 2004 that the Development Plan is a significant material consideration in the determination of any planning applications.
- 4.2 It is also recognised and appreciated from a consideration of the Proposals Map that the application site lies outside the development limits and is within an Area of High Landscape Value.
- 4.3 There are therefore a number of policies that are relevant to the development proposal which include policies on development limits, areas of high landscape value, building design and housing outside development limits. A full consideration of the development proposal against these policies is as set out below: -

The Ryedale Local Plan Adopted February 2002

Policy ENV3 – Development in the Areas of High Landscape Value

- 4.4 Policy ENV3 is a criteria based policy that seeks to protect and enhance Areas of High Landscape Value. The policy states: -

“Within the Wolds and Fringe of the Moors Areas of High Landscape Value:

- (i) **Development which would materially detract from the special scenic quality of the landscape will be resisted;**
- (ii) **Small-scale development that would benefit the social or economic situation of rural communities including agricultural uses, farm diversification proposals, affordable housing where this meets with the criteria of Policy H20 and facilities for tourists and for outdoor sport and recreation will be permitted, provided that such development can be accommodated without significant detriment to the local landscape character;**
- (iii) **Large-scale development will only be permitted where it can be clearly demonstrated that the proposal would have significant economic or social benefits, is incapable of being located outside the Area of High Landscape Value and is designed to do as little damage to the environment as practicable;**
- (iv) **Non-agricultural buildings and development will be required to reflect the traditional character of buildings and landscape form in terms of siting, design, and use of materials traditional to the area. Agricultural buildings will be required to accord with Criteria (i) and (iii) of Policy AG2;**
- (v) **Landscaping schemes will be required to reflect local landscape character in terms of form and extent of planting and in terms of species used;**

(vi) The conservation and appropriate management of features important to the local landscape such as trees, hedges, copses, woodlands and grasslands will be encouraged."

- 4.5 Each of the above criteria will now be addressed in relation to the proposed dwelling.
- 4.6 The first criterion seeks to resist development that would materially detract from the special scenic quality of the landscape. As previously set out, the site currently comprises nine pre-fabricated dwellings, one of which is still occupied, as well as two industrial units and adjacent land which is used for the storage of cars / scrap. The buildings are in a very poor state of repair and do not in any way make a positive contribution to the special scenic quality of the landscape. Whilst there is a S52 Agreement which requires the demolition of the pre-fabricated dwellings once they become unoccupied, there is no requirement to remove the materials which would result from the demolition, nor is there a requirement to remove the two permanent industrial buildings or the access road to the site. In the event the S52 Agreement was implemented, the site would comprise two dilapidated industrial buildings as well as the materials from the demolished pre-fabricated buildings. This scenario would result in a site that materially detracts from the special scenic quality of the landscape. This proposal seeks to demolish all the existing buildings on the site and remove all materials associated with the demolition in order to provide a high quality single residential dwelling. The removal of the existing buildings and their replacement with a high quality dwelling would therefore improve rather than detract from the special scenic quality of the landscape and to that end the proposal accords with the first criterion of Policy ENV3.
- 4.7 The second criterion permits small scale development that would benefit the social or economic situation of rural communities provided that such development can be accommodated without significant detriment to local landscape character. The proposal, being only for one residential dwelling, naturally constitutes small scale development. The proposals will benefit the social and economic situation of the rural community of Wombledon as it will provide an additional family home in the area and given the proximity to Wombledon, will assist in the retention of vital local services. As previously set out the proposal will not result in detriment to local landscape character as the proposed dwelling will significantly improve the visual impact of this site when compared to what presently exists. To that end, the general aim of criterion two is met.
- 4.8 The third criterion is not relevant to this proposal as it relates to large scale development.
- 4.9 The fourth criterion relates to non-agricultural buildings and requires the development should reflect the traditional character of buildings and landscape form in terms of siting, design, and use of materials traditional to the area. The proposed residential dwelling is of a traditional farmhouse design and will be constructed in materials traditional to the area and

therefore it is maintained the proposal accords with criterion four of Policy ENV3.

- 4.10 The fifth criterion relates to landscaping and requires that landscaping schemes should reflect local character in terms of form and extent of planting and in terms of species used. Should the principle of a residential development be accepted, a detailed landscaping scheme can be agreed with the Local Planning Authority through a suitably worded condition to be attached to the formal grant of planning permission.
- 4.11 The last criterion of Policy ENV3 encourages the conservation and management of features important to the local landscape such as trees, copses, woodland and grassland. This proposal seeks to retain existing landscape features within the site and it is maintained that betterment can also be achieved through a well maintained scheme for the garden area and to that end the final criterion is met.
- 4.12 Based on the foregoing analysis it has been demonstrated the proposal accords with all of the relevant criteria set out in Policy ENV3.

Policy H10 – Replacement Dwellings in the Countryside

- 4.13 Policy H10 is also criteria based and relates to proposals for replacement dwellings outside the development limits. This proposal seeks to demolish nine existing pre-fabricated buildings and two industrial buildings and erect one detached dwelling in their place. Whilst it is acknowledged and appreciated there is a Section 52 agreement which requires the demolition of the pre-fabricated dwellings upon vacation, the Agreement as worded would not result in a site that positively reflects its countryside location. In seeking permission for one residential dwelling in place of the nine existing dwellings and two industrial units, the applicant will clear the site prior to commencement of the proposed development. It is therefore maintained that the aims of Policy H10 are relevant in the context of the history of and proposal for this site. The policy states: -

“Outside the Development Limits, proposals for the replacement of existing dwellings by new dwellings will only be approved where:-

- (i) The scale and size of the new building is not significantly greater than the dwelling it is to replace,**
- (ii) The design and materials are in keeping with the surrounding landscape,**
- (iii) The replacement dwelling will be sited on or in close proximity to the site of the original dwelling (unless it can be demonstrated that an alternative siting is more appropriate),**
- (iv) Use of the original dwelling has not be abandoned,**
- (v) The proposal is not for the replacement of a dwelling originally permitted under the provisions of Policy AG6, and**
- (vi) The dwelling would not have a material adverse effect upon the amenities of neighbouring properties.**

The applicant will be required to demolish the existing building immediately on occupation of the replacement if this has not already been carried out. “

- 4.14 Taking the criteria in turn, the size and scale of the new dwelling will be significantly smaller when compared to the quantum of development on site. The footprint of the proposed dwelling is significantly smaller than the footprint and the scale of the nine dwellings and two large industrial buildings it will replace. As stated in relation to Policy ENV3, the dwelling will be constructed in materials that are in keeping with the surrounding landscape. The building is to be sited in the central area of the site, in close proximity to the existing industrial buildings.
- 4.15 The site has not been abandoned as one of the pre-fabricated units and the industrial units are still in use, and given the detailed history of the site it is considered there are exceptional circumstances that warrant the site being brought forward for the development of a single residential development to replace the poor quality residential buildings that exist on site, which are detracting from this high quality countryside location.
- 4.16 The proposal does not replace a dwelling originally permitted under the provisions of Policy AG6 and given the significant distance between the site and the nearest neighbouring property, there will be no material adverse effect upon the amenities of neighbouring properties.
- 4.17 The applicant will demolish all existing buildings on site and therefore to that end, the requirements of Policy H10 are met.

Local Development Framework

Ryedale District Council Revised Core Strategy

- 4.18 Ryedale District Council is in the process of preparing a revised Core Strategy after the original Core Strategy was found to be unsound. Given this document is only in the early stages of preparation it is maintained the emerging Core Strategy will not be a material consideration in the determination of this application.

Ryedale Housing Supply

- 4.19 The Regional Spatial Strategy for Yorkshire and the Humber (adopted May 2008) sets out the level of housing provision for Ryedale. For the period 2004 to 2008 there is an annual average requirement of 230 dwellings, decreasing to 200 dwellings from 2008 to 2026.
- 4.20 Work has commenced on undertaking a Strategic Housing Land Availability Assessment but a draft SHLAA has yet to be published. The Council's LDF Annual Monitoring Report 2007-2008 (published December 2008) states that at present, and in advance of the publication of the SHLAA, the Council cannot demonstrate a deliverable five-year supply of housing land. The redevelopment of this brownfield site for a residential dwelling will therefore

assist Ryedale in meeting its housing provision target reducing pressure on the development of greenfield sites.

5.0 Conclusions

- 5.1 The development proposed has been design and policy led with specific regard having been given to the character of the area, the architectural style of the properties in the vicinity and the detailed planning history of the site. The proposed dwelling is of a high standard of design and the use of high quality materials will be a significant improvement both in visual and functional terms when compared with the existing buildings on site.
- 5.2 The proposal has a number of significant benefits deriving from it and it should be supported by the Local Planning Authority for the following reasons: _
- The proposed dwelling complies with the saved Local Plan policies, which allows small scale development in the countryside as well as replacement dwellings.
 - There is a significant improvement in terms of the overall design of the building with the use of high quality materials.
 - The proposed new dwelling will result in a significant improvement when compared to the existing dwellings and industrial buildings on the plot. The site is currently un-kempt and betterment can be achieved through the high quality development and landscaping scheme proposed.
 - The new dwelling being of modern construction will be more energy efficient and provide a higher standard of accommodation than could be achieved with the existing dwelling.
- 5.3 In view of the above, it is considered the scheme satisfies both national, regional and local planning policy and represents a suitable redevelopment proposal for the site that addresses all the relevant and material planning considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and we would invite the Local Authority to assess the application and offer its support for the proposals.