

PLANNING APPLICATION REPORT

Case Officer: Rosalie Metcalfe
Cornwood

Parish: Bickleigh **Ward:** Bickleigh and

Application No: 0379/19/FUL

Agent/Applicant:

Mr Rob Hughes - Hughes Planning LLP
53 Dalby Road
Melton Mowbray
LE13 0BG

Applicant:

Mr & Mrs Hill
Hampool Cottage
New Road
Bickleigh
PL6 7AN

Site Address: Land on East side of New Road, Bickleigh, Plymouth, PL6 7AN

Development: Erection of new dwelling, landscape enhancements and associated works



Reason item is being put before Committee: Called to DM Committee by the Head of DM Practice as in his view the application ought to be determined by the DM Committee

Recommendation: Conditional Approval

PRE-COMMENCEMENT CONDITIONS AGREED AS BELOW:

Conditions:

1. Time limit (standard)
2. Accord with plans
3. Visibility Splay Improvements - *Pre-Commencement condition agreed 13/11/19*
4. Construction Management Plan – *Pre-Commencement condition agreed 13/11/19*
5. No highway debris
6. Construction Environmental Management Plan (CEMP) - *Pre-Commencement condition agreed 22/11/2019*
7. Lighting Plan - *Pre-Commencement condition agreed 22/11/2019*
8. Lighting Monitoring
9. Foul waste
10. Surface Water
11. Material samples
12. Removal of Permitted Development Rights Schedule 2, Part 1, Classes A-H
13. Removal of Permitted Development Rights Schedule 2, Part 2, Classes A-F
14. Landscape Management Plan Adherence
15. Contaminated Land
16. Designated Site Mitigation
17. Energy Efficiency evidence
18. Heat and Power option details
19. Low Carbon Management Plan (LCMP) - *Pre-Commencement condition agreed 22/11/2019*
20. LCMP Monitoring
21. Sustainable Travel Plan
22. Dwelling use only.

Key issues for consideration:

- Principle of development
- Impact on setting of AONB in close vicinity.
- Impact on landscape.
- Impact on biodiversity
- Highways access issues

Site Description:

The proposed site area is within a countryside location situated just north of Hampool along the highway which leads from Bickleigh to Shaugh Prior. The site is a large field of approximately 2.1 hectares (5.2 acres) with a slight incline towards the western boundary and lies adjacent to the road between Hamgreen plantation and adjacent to Ham Bushes. The remains of a small playhouse building and enclosure can be seen on the western side of the site. The proposed dwelling will be positioned on the eastern side of the site, on the lower level ground.

The access is through a gated track on the south west side of the site which serves the stabled field to the south and gives access to the land at Ham Bushes on which there is high fencing which appear to serve a game bird shoot. The field itself is enclosed by a mix of hedgebanks and trees.

The site is not within any designated protected landscape area however it is approximately 390m to the West of Dartmoor National Park.

The Proposal:

The application is submitted as a paragraph 79 dwelling under the National Planning Policy Framework (NPPF).

Paragraph 79 states as follows:

“Planning Policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) to d) not considered applicable

e) the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”*

The footprint of the side sections of the building are approximately 8m x 30m and the central section is approximately 11m x 13m. The height of the building ranges at various points between 6m and a maximum of 7.1m in height.

The internal floor area is stated to be 538.3 square metres which includes the 42.6 square metre car port area.

The proposed materials are to be a mixture of granite stone facing base walls with horizontal metal cladding and timber boarding at wall higher levels. The flat roof is to be covered with a green roof with solar and thermal panels proposed to sit mainly on the central roof area. The majority of glazing is to be on the south facing elevation.

The building is of a contemporary style and is arranged with a wider central area with two narrower sections running either side. The central ground floor would provide the entrance hall, kitchen, utility, boot room leading to a covered external area and garage, dining room, living room, music room and bar with a master ensuite bathroom, master dressing room and master bedroom leading to the master balcony on the first floor.

The western length of the building would provide TV snug room, play room, family room, study and gym on the ground floor and a dressing room, en-suite bathroom and bedroom leading to a private balcony on the first floor.

The eastern length of the building would provide, a guest cloak room, linen room and a guest living room with integrated kitchen area, 2 bedrooms with a shared bathroom and one bedroom with a private en-suite bathroom on the ground floor. On the first floor of the eastern length of the building would be a laundry room with 3 bedrooms each with own private en-suite bathroom.

Consultations:

- County Highways Authority – No objection subject to conditions.
- SHWD Drainage Officer – No objection subject to the inclusion of a foul waste and surface water condition.
- Environment Agency – No comments. Note: As it is non-mains a foul drainage assessment would be required but as only 1 dwelling not within EA remit.
- Tree Officer - No objection.
- Landscape Officer – No objection subject to conditions.
- Biodiversity Officer – No objection subject to conditions.
- Environmental Health Section - No objection STC's – *A contamination report submitted by the applicant overcomes initial objection. EH can confirm that the report is sufficient to overcome concerns and suggest that any permission that is granted is conditioned with the unsuspected contamination.*
- Natural England - Tamar – No objection subject to mitigation condition.
Thank you for consulting Natural England on the Appropriate Assessment for the above development in accordance with Paragraph 63 (3) of the Conservation of Habitats and Species Regulations 2017. Please be advised that, on the basis of the appropriate financial contributions being secured to the Plymouth and South West Devon Joint Local Plan SAMMS list, Natural England concurs with your authority's conclusion that the proposed developments will not have an adverse effect on the integrity of Plymouth Sound and Estuaries SAC and the Tamar Estuaries Complex SPA European sites
- Bickleigh Parish Council - Object
*“Following a site visit on the 11th April when Councillors met with the Architects and the Planning Officer from South Hams, the following response was made at full Council on 25th April 2019.
Firstly, I can confirm that our Legal Obligations to the JLP and the BPCNP were taken into account during our discussions.
Originally our NP had a Country side Policy, Bick03 which had definitions of the "said" land for protection. However, following discussions with SHDC and PCC who had differing definitions and with the "assurance" from SHDC that it would still be "secure" within the changes, it was amended.
We were not in agreement.
We strongly feel that this piece of countryside, which provided a significant gap between the city of Plymouth and the Dartmoor National Park has been classified differently to similar countryside elsewhere in the Parish of Bickleigh, because it lies outside the Plymouth Urban Fringe Boundary.*

*By reason of the Sites location and isolation from services, the development constitutes a new residential intervention into the countryside and would foster the growth in the need to travel by private car. The proposal would therefore not constitute sustainable development and is therefore contrary to policies SPT1, SPT2 TTV1 and TTV26 of the JLP and paragraphs 7 and 79 of the National PPF (2019).
It also being isolated from any recognised settlement of local services. The proposal would result in an appropriate and discordant development within a rural area, which*

would fail to protect the intrinsic rural character of the landscape or protect the sense of tranquillity and unspoiled character of the area.

It is also understood that access is "shared" with the Forestry Commission and the Maristow Estate so having a house with the potential of multiple occupation would increase the traffic flow onto the Highway dramatically.

It would also become an "Open Market Property" and would and would also encourage the development of further properties along this area of "Significant Natural Beauty".

Bickleigh Parish Council request that "Refusal" be given to this application."

Representations:

Six letters of representation to object were received stating the following summarised reasons:

- Design including appearance/layout/scale/density and materials
- Highway safety issues
- Local Drainage or flooding issues
- Planning Policies and guidance
- Impact on the landscape.
- Impact on AONB
- Impact on biodiversity.
- Traffic generation

A few specific quotes from each were as follows:

- *"Building the dwelling will be at the expense of a valued area of countryside.*
- *Increase the likelihood of further development in a protected area."*
- *"The ecological survey is two years old".*
- *"Figure 2 which claims to be an aerial view of the site is not a view of the site."*
- *"The design is not truly innovative. To be innovative it should use new technologies and not rely on established techniques."*
- *"Achieving zero carbon emissions is not sufficient to meet the test of being innovative as many new homes meet this requirement."*
- *"Although the applications claims to be innovative there is nothing in the design that takes forward the boundaries of architectural design."*
- *"Proposed building does not meet the required criteria of Para 79 in that is it not a design of exceptional quality nor is it truly innovative."*
- *"A design under the Para 79 exceptions needs to go much further than this and the claim that the design would achieve a zero-carbon status, is not sufficient, in itself to meet the test of being innovative. There is no reference in the proposal to the carbon foot print of the construction process, or any attempt to off-set this."*
- *"It is over-bearing, out of scale and out of character in terms of its appearance compared to the existing development in the area."*
- *"The proposed dwelling will be an eye sore beside the other dwellings in this area all of which are old and in keeping with the environment."*
- *"The application seeks to meets the requirements of para 79 of the NPPF so it should "enhance its immediate setting" yet the visual impact assessment para 1.20 states it is unlikely to be noticed."*
- *"Notwithstanding this the design is not sensitive or sympathetic to the defining characteristics of the local area."*
- *"Bickleigh vale is an area of much natural wildlife,peace and tranquillity."*

- *"The site which is an area of outstanding beauty. It is a very important wildlife corridor and links the National Park to the urban fringe including the Plym Estuary/Saltram house. It is worth reviewing the satellite photos of the area-the forest connects the Dewerstone to national trust woods at Plym valley."*
- *"This house is a luxury dwelling that does not address any issue relating to affordable housing for the local population and is therefore difficult to justify on grounds of current housing shortage."*
- *"The application to build is unnecessary as Woolwell and Roborough around the corner have already extended the number of houses being built so this is unwanted."*

Other comments were also received however these were considered private civil matters and not planning matters for consideration in this application.

Two letters of support were received which stating the following summarised reasons:

- Design including appearance/layout/scale/density and materials

Specific comments were stated as follows:

- *"In favour, great to see some modern architecture In south hams , the whole area is going to change In the next 20years, we can't live in the past forever."*
- *"Interesting design"*
- *Consideration looks to have been given to proposed materials and colourings*
- *Should be limited in overall height of building to minimise impact to tree line*
- *Perhaps a reduction in size of building - reducing the overall length"*

Relevant Planning History

Application Ref	Address	Proposal	Decision	Decision Date
04/0919/07/ F: FUL	Field north of Hampool Cottages at SX5280 6308 Bickleigh Plymouth	Erection of field shelter	Conditional approval	19 Jul 07
04/1477/96/ 8: COL	Grenoven Shaugh Bridge Bickleigh.	Circular 14/90 notification for erection of wood pole O/H line	Refusal	16 Oct 96

ANALYSIS

Principle of Development/Sustainability:

The application is submitted as a paragraph 79 dwelling under the National Planning Policy Framework (NPPF).

Paragraph 79 states as follows:

“Planning Policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

b) to d) not considered applicable

e) the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”*

In the first instance it is considered that the siting of the proposed dwelling within open countryside, with the nearest neighbouring properties approximately 250m and with Shaugh Prior approximately 1.2 miles away and Bickleigh approximately 1.7 miles away, could be considered physically and functionally isolated, a term identified in both High Court and Court of Appeal on isolated dwellings, and therefore the proposal must be considered under Paragraph 79 of the NPPF.

Within the Plymouth and South West Devon Joint Local Plan (JLP) Development in the Countryside is considered under policy TTV26 of which reads as follows:

“The LPAs will protect the special characteristics and role of the countryside. The following provisions will apply to the consideration of development proposals:

1. Isolated development in the countryside will be avoided and only permitted in exceptional circumstances, such as where it would:

- i. Meet an essential need for a rural worker to live permanently at or near their place of work in the countryside and maintain that role for the development in perpetuity; or*
- ii. Secure the long term future and viable use of a significant heritage asset; or*
- iii. Secure the re-use of redundant or disused buildings and brownfield sites for an appropriate use; or*
- iv. Secure a development of truly outstanding or innovative sustainability and design, which helps to raise standards of design more generally in the rural area, significantly enhances its immediate setting, and is sensitive to the defining characteristics of the local area; or*
- v. Protect or enhance the character of historic assets and their settings.”*

The proposed development will also be considered under paragraph 1.iv of the above JLP policy by providing a dwelling design to fulfil this criteria as per Para79. The submission is not arguing that the proposal fulfil parts i-iii or v.

The site would not be considered sustainable in terms of its location, being significantly away from any defined settlement or amenities, limiting walking and cycling opportunities. While it has been advised that there is a bus route along this road there are no designated nearby bus stops. Therefore the site occupants/visitors would predominantly rely on private car use which would not go towards meeting the requirements of policies SPT1 nor SPT2. However the fact that this application is being considered under Paragraph 79 as well as TTV26

acknowledges that this is an isolated countryside development which in turn would accept that sustainable transport methods are limited.

However if the special qualities of this development are considered to be sustainable design and technologies it wouldn't be unreasonable to condition that the occupants of such a building be committed to sustainable travel in the form of low carbon options such as an electric car.

With regard to the size of the dwelling there are concerns with regards to the scale of the development in that the dwelling has a large amount of bedrooms and bathrooms, being 8 of each in number, and living areas for a typical family home and could appear more akin to a commercial hotel business. Justification was sought with regard to this aspect and it was advised that the applicants had eight children between them which would require the use of these spaces.

Nevertheless the footprint of the building does seem unnecessarily large for a family home especially one within a countryside location which seeks to *“significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”*

Consideration was given to looking at reducing the scale of the building however it was concluded that if the building was not the size proposed it may not be considered as distinctive an architecturally designed dwelling.

To address concerns about usage it is considered prudent to include a condition which ensures that the building can only be used for domestic purposes.

Design is considered in greater depth in the section below however the conclusion was that this the design itself is not considered truly exceptional and similar designs have been proposed elsewhere, but taking in consideration of the proposed materials and renewable technologies in terms of increasing the energy efficiency of the building it is considered to be a forerunner example of practical sustainable architecture

Overall with positive landscape officer and Design Review Panel feedback below it is felt that on balance the proposed dwelling is considered to meet the requirements of Paragraph 79 of the NPPF

Design/Landscape:

The proposed design for the dwelling can be considered an alternative contemporary style to the usual vernacular to the area.

It is understood that the basis for the design is to mimic the Devon Hedgerow hence the reference name given to the design as 'Hedgebanks'.

Therefore the design basis for the scheme can be considered to be landscape based. However while the design viewed from the road viewpoint has been taken from following the background hills and the natural materials the view from the south east is a distinctly contemporary linear design which incorporates metals into the more natural materials of timber and granite stone.

It is acknowledged that contemporary architecture can be considered of its place even when it doesn't mimic the local traditional aesthetic if the context is well considered in design, structure and materials.

While it is acknowledged that this is a contemporary architectural style which would be distinct in this place it is difficult to consider this as being outstanding in terms of its aesthetic design. While it is appreciated that the quality of this design is of a high standard and the consideration to the site and the sustainability of the development is acknowledged to be extensive it is felt that the design and materials are not fully compliant with requirements of a 'truly outstanding' development in the countryside. Both the design and the materials are ones which have been used in similar contemporary schemes and does not offer anything exceptional in architectural aesthetics. However the sustainable technologies and considerations proposed in the form of renewable energies and a commitment to sustainable materials is a positive aspect to the proposal in terms of meeting low carbon targets.

A fabric first approach of a high thermal envelope with recycled newspaper insulation and triple glazed windows which are placed predominantly South facing to promote passive solar gain within the interior is considered well considered. This along with providing electricity and supplementing any heat requirements with solar roof array and a biomass boiler and providing a Mechanical Ventilation and Heat Recovery System (MVHR) means the development can be considered to work towards being zero carbon on paper assumptions. This would also go towards meeting the requirements of policy DEV32.

While these technologies are not by any means new, the term innovative from Para 79 has been assessed by several Planning Inspectors and found that this does not have to mean demonstrating a form of technology that has not previously been in use but that the combination of technologies etc. can be considered innovative.

These technologies, in this similar combination have been seen in several other developments meaning this is not an entirely innovative proposal but it could be argued that a combination of this design and technologies in this setting is considered innovative.

A Pre-Application was submitted in 2018 which advised that the scheme be put forward to be assessed by a Design Review Panel.

The Design Review Panel provided the following comments on 09/08/2018:

Overall the panel is supportive of the design approach and considers that with further design developments that responds to the aspects contained within this feedback documents that the proposals presented could meet the requirements of paragraph 79 of the NPPF.

The panel felt that

- *"With further design development could demonstrate that they are truly outstanding and innovative and that they may help to raise the standard of design more generally in rural areas.*
- *With some further design development, could reflect the highest standards in architecture.*
- *Do significantly enhance the immediate setting; and*
- *Are sensitive to the defining characteristics of the local area"*

The panel review gave specific suggestions that it may be beneficial to address to improve the proposal.

A further desktop review of an amended scheme was given on 06/12/2018 which concluded in summary that the panel felt that the proposals *“do now meet the requirements of paragraph 79 of the NPPF”*

Paragraph 129 of the NPPF states that “in assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.”

Whilst officers do not consider that the proposed dwelling necessarily demonstrates a truly exceptional/unique quality, it does defer this opinion in favour of the considerations of the independent multidisciplinary professionals and expert members of the Design Review Panel and their benefit of having an overview over designs from several Devon authorities.

LANDSCAPE:

While the site is not designated within any protected landscape it must be noted that Dartmoor National Park is within close vicinity and the development may have an impact upon the setting of this National Park and therefore development within these areas require careful consideration.

Within the national park setting the site overlooks an Ancient Woodland which is approximately 46m away across the adjacent river.

The Landscape Officer was consulted and advised the following response:

“This response is based upon an examination of the planning file, submitted plans and site visit.

In considering this application and assessing potential impacts of the development proposal against nationally protected landscapes, in addition to the Development Plan, the following legislation, policies and guidance have been considered:

- *Section 85 of the Countryside and Rights of Way (CROW) Act;*
- *Section 11 of the NPPF in particular paragraphs; 127 and 170, 172 & 173;*
- *The National Planning Practice Guidance (NPPG) particularly Section 8-001 to 8-006 on Landscape; and*
- *The Dartmoor National Park Management Plan and its Annexes*
- *JLP Landscape Policies – Dev23; Dev25*

Landscape Character and Visual Impact

The application is accompanied by an LVIA (213HBB/LVIA/01; Squire Young LA; Feb 2019). This is noted and broadly accords with current best practice. However, officers do not entirely concur with the appraisal outcomes, in particular relating to landscape character where a number of moderate impacts are recorded as neutral; this is considered later. Also the application site (red line area) is viewed as being too large and the resulting change in use likely to result in harm to character.

The proposed development is within the setting of Dartmoor National Park, where the Bickleigh Vale extends north into the Park at Shaugh Bridge. The vale falls within landscape character type – 3H Secluded valley, and enveloped within 3A – Upper farmed and wooded

valley slopes. The wider character area is recorded as LCA Plymouth Northern Wooded slopes.

Overall the landscape is intact with an intricate pastoral farmland punctuated with hedgerows and numerous woodlands; it has a particularly distinctive character given its location in the setting of both the urban mass of Plymouth to the south, and the moorland of the national park to the north. Locally the steep sided valleys are mainly wooded, with an intimate patchwork of small to medium sized grazed fields. There is a strong sense of history, with historic parklands, hillforts and industrial heritage (mineral workings) dotted throughout the landscape. Settlement is sparse, with isolated farms and hamlets linked by narrow, hedge lined, lanes. The landscape feels enclosed, contrasting with the open moorland of Dartmoor above.

The proposed development would sit comfortably within this character, set within a field where nature is encroaching into the low grade grassland with damp woodland and bracken scrub. The hedgerows are becoming sparsely vegetated, with gaps and overgrown coppice; they would benefit from restoration and appropriate management. The character is being eroded slightly by localised equestrian uses and pheasant rearing. Active commercial forestry is affecting some of the wooded slopes.

Whilst introducing a large, single, residential building into an otherwise isolated, rural location, in landscape character terms this does broadly follow the existing settlement pattern. A well-considered, but not particularly exceptional, design approach does seek to mitigate impacts through the use of natural materials and design solutions that will help to assimilate the dwelling with the form and textures of its surrounding landscape – using timber cladding and green roofs. Proposed enhancement will contribute to the local environment through the removal of disused ancillary buildings and new planting includes copse and hedgerow restoration; the planting will also mitigate views into the site from the relatively limited number of viewpoints. These are assessed thoroughly within the LVIA with sound conclusions.

Within the setting of Dartmoor National Park, the proposal has been considered against JLP policy dev25, in particular para 8. Given the proposed development's location within a secluded valley and the overall design approach, the special qualities, natural beauty and cultural heritage of the park are conserved, and its purpose and duty protected. Proposed enhancement through planting and subsequent management will renovate distinctive features including hedgebanks and grassland – both valued attributes.

Detailed Design / Landscape Design

The Landscape Management Plan is noted and should be secured by condition.

Red line development area

It is noted that the current red line defining the development area encompasses the full site including the associated field and hedgerows. Should the application be supported with this present plan, it will see a substantial area securing a change of use from agricultural land to residential curtilage. In terms of landscape, officers have significant concerns over the potential harm this could cause to the landscape character and visual amenity as result of this land use change, in the planning context. Whilst the proposed dwelling itself broadly accords with landscape policy and could be supported, there remains concern over the wider planning area included within the application. This should be reviewed and drawn tighter around the proposed residential building and garden area, with the surrounding field within

the blue line area and therefore appropriately subject to landscape conditions. A holding objection is raised until this is satisfactorily resolved.”

While the agent did previously submit a landscape plan showing a definitive curtilage area it was considered by the landscape officer that this was not sufficient as the granting of permission with the red line area as originally submitted would effectively domesticize the whole field. It was considered as discussed in the Landscape Officers response above that the red line area is reduced to ensure that the field remains for agricultural use lessening the impact on the landscape.

Amended plans were submitted to reduce the overall red line area to surround the access and built dwelling areas only. This was checked with the Landscape Officer who responded to advise that they were satisfied with the amended site area as follows:

“Addendum 2019.10.29 – Comments on RED development line amendment and addition of condition

Officers note the revised RED line for the development area. This has been drawn much closer around the propose development to limit the area associated with the residential curtilage and change of use; it is now broadly confined to the garden and dwelling house. The larger field and woodland areas will therefore remain as agricultural land in the planning context and identified by the blue line. The application can now be supported and the holding objection withdrawn.

Recommendation

No objection subject to a landscape condition”

It therefore considered that the impact on the landscape is considered acceptable.

The applicant has also submitted a Land Management Plan which would go towards meeting the appropriate requirement of Part 2 vi of policy TTV26 as well as DEV23 & DEV25.

Biodiversity

As the site falls within the Plymouth Sound and Estuaries SAC and the Tamar Estuaries Complex SPA European sites Natural England were consulted and advised the following:

“Thank you for consulting Natural England on the Appropriate Assessment for the above development in accordance with Paragraph 63 (3) of the Conservation of Habitats and Species Regulations 2017. Please be advised that, on the basis of the appropriate financial contributions being secured to the Plymouth and South West Devon Joint Local Plan SAMMS list, Natural England concurs with your authority’s conclusion that the proposed developments will not have an adverse effect on the integrity of Plymouth Sound and Estuaries SAC and the Tamar Estuaries Complex SPA European sites”

A mitigation condition would be included to ensure financial contributions based on size of dwelling are secured.

With regard to the wildlife and natural species affected by the proposed development the Biodiversity Officer advised the following:

“This consultation response has been prepared following review of the following documents/plans:

- PEA (Bluesky Ecology, Jan 2017)*
- EcIA (Orbis Ecology, Dec 2018)*
- Landscape Management Plan (Squires Young, Jan 2019)*

The consultation response takes into account relevant policy in the JLP (namely DEV26), as well as other policy and legislation (namely Conservation of Habitats and Species Regulations, NERC Act, NPPF), and further best practice guidance where required.

Summary of report findings

The ecology report describes the site as a large improved grassland field with defunct hedgerow boundaries, with a small copse to the east of the site with coppiced hazel (and oak, holly and ash), a large area of deciduous woodland to the west and river Plym running along the eastern boundary.

Detailed dormouse surveys did not record evidence of the species, albeit that surrounding habitats were favourable. Bat activity surveys recorded a range of species using the site, notably greater horseshoe bat which is light sensitive. Other protected species including badger, reptiles and bird species would be expected to use the woodland edge and woodland habitats.

Discussion

The site and surrounds are clearly rich in wildlife and would contribute to the wider ecological network/corridors within the landscape for a range of protected species.

The EcIA is a well-measured document which recognises the importance of the site and it's with wildlife value as part of the network, seeks to avoid and minimise impact, and incorporates recommendations for meaningful biodiversity net gain from the proposed development.

The net gain is predominantly associated with increasing the biodiversity value of habitats on site, including reseeded the grassland to wildflower, restoring hazel coppice, and new copse planting, and the detail of habitat restoration/establishment and ongoing management is contained within a submitted Landscape Management Plan.

Clearly the biodiversity net gain is dependent on proper implementation of the LMP, however it is noted that the document is well written with appropriate management and monitoring measures detailed which is reassuring and commonly unavailable prior to determination of such planning applications. It is considered that the measures proposed within the LMP are such that it would be reasonable to consider that there would be meaningful Biodiversity Net Gain associated with the proposal site such that it would be policy compliant.

The only aspect which appears to have been omitted (unless I have missed the document as I note it is referenced in other submitted documents) is a lighting plan. As is appropriate given the recorded light sensitive bat species on site as well as the vicinity to woodland habitats, the EcIA (Figure 7) notes the requirement for ‘dark areas’ within which introduced illumination should not exceed 0.5lux – these effectively being woodland/tree line/hedgerows. I would have expected a lighting plan showing the effects of proposed internal and external lighting sources as modelled lux contours down to 0.5 lux to show that the proposed development would not disturb protected species use of these features identified as needing to remain dark. Given that the EcIA has clearly identified the sensitive areas, I am satisfied that we

could apply a pre-commencement condition requiring a lighting plan to be in accordance with these areas, and that if the submitted plan is not, the development would not take place (i.e. sufficient safeguard will be in place). The condition would also include a requirement for a monitoring visit post completion to check that the light modelling was accurate. If a Lighting Plan was submitted I am of course happy to review prior to determination.”

A lighting plan has not been submitted to date and the agent has agreed to the above pre-commencement conditions.

Planning officers were initially doubtful that the development would significantly enhance its immediate setting as this is currently a rural, natural landscape of significant natural beauty and it could be argued therefore that no built development could significantly enhance this type of setting. However the response of the Landscape Officer, see above, indicates otherwise therefore it is felt that this requirement is met.

With regard to ‘*being sensitive to the defining characteristics of the local area*’ it is also felt that there has been an attempt to comply with this with the design concept of the proposal being set to mimic the Devon Hedgebank which is a distinctive feature in this area and can be found surrounding the site. While this is a loose design concept as the scale and materiality of the building, while being largely natural materials on the most visible elevations, will not be able to fully emulate the organic nature of the Devon hedgebank.

Overall however it would appear that the impact of the development upon the landscape and biodiversity has been sufficiently considered by the relevant officers and any issues can be addressed by means of advised planning conditions.

Neighbour Amenity:

There are no near neighbouring properties within close vicinity of the proposed dwelling. To the East of the site there is a bird shoot facility and the south of the site there is a field with stables.

It is not considered that the proposal would have a significant detrimental affect to the amenity of either of these sites and would benefit from sufficient amenity itself.

Highways/Access:

The access is via a lane to the south west of the site. The lane is shared access and currently serves agricultural and equestrian purposes.

County Highways Authority were consulted and initially advise an objection due to inadequate visibility.

Their objection stated as follows:

“The proposed development would be likely to result in an increase in the volume of traffic entering and leaving the Class C County Road through an access which does not provide adequate visibility from and of emerging vehicles, contrary to paragraphs 108 and 109 of the National Planning Policy Framework.”

Following the submission of further information to address the access issue Highways updated their response to have no further objection subject to conditions. As one of the conditions was required to be discharged prior to commencement the agent has agreed to the highways Pre-Commencement conditions.

Other Matters:

Bickleigh Parish Council requested a meeting with the agents and applicants on site on order to get a better understanding of the scheme. Following this meeting they submitted their response which requested a refusal of the proposal. They stated in summary that the Neighbourhood Plan had requested that this area to be given protected status due to its green belt position between Plymouth and Dartmoor National Park but that due to differing definitions with policy terms it was reluctantly omitted. However they stated that this proposal would result in a *“discordant development within a rural area”*.

While this is indeed appreciated the effect of the proposal on the landscape and character of the area has been deemed acceptable by the Landscape Officer.

With regard to their objections regarding the isolated site this has been considered above with regard to the acknowledgment that this is considered under Paragraph 79 of the NPPF. While there would indeed be an increase in traffic has been considered by the Highways Officers as being acceptable.

While the site is adjacent to the river it is not within any flood zone however Flood Zone 3 is approximately 10m at closest point on north east part of site

Environmental Health Section advised no objection subject to conditions and advised that *“A contamination report submitted by the applicant overcomes initial objection. EH can confirm that the report is sufficient to overcome concerns and suggest that any permission that is granted is conditioned with the unsuspected contamination”*.

SHWD Drainage Officer offered no objection subject to the inclusion of a foul waste and surface water conditions.

Environment Agency has advised no comment but noted that *“As it is non-mains a foul drainage assessment would be required but as only 1 dwelling not within EA remit.”*

Planning Balance:

While site location is not considered sustainable in terms of transport and access to settlements and services the design of the building is considered to be significantly sustainable in terms of energy efficiency and meeting low carbon targets. The scale and design of the building are not considered wholly acceptable the overall development, when taking into account the commitment to better than zero carbon status it is felt to reflect a high standard in architecture in rural areas.

While the site is within the setting of the Dartmoor National Park it is not itself designated any protected status and the landscape impact considered acceptable. It has been considered by officers that the development would enhance its immediate setting due to the landscaping proposed and the design is sensitive to the characteristics of the local area. It is therefore considered that, with the proposed conditions, on planning balance that the requirements of Paragraph 79 are being met due to the exceptional low energy dwelling being provided and the application is respectfully recommended for approval.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development
SPT2 Sustainable linked neighbourhoods and sustainable rural communities
SPT3 Provision for new homes
SPT7 Working with neighbouring areas
SPT8 Strategic connectivity
SPT9 Strategic principles for transport planning and strategy
SPT10 Balanced transport strategy for growth and healthy and sustainable communities
SPT11 Strategic approach to the Historic environment
SPT12 Strategic approach to the natural environment
SPT13 Strategic infrastructure measures to deliver the spatial strategy
SPT14 European Protected Sites – mitigation of recreational impacts from development
TTV1 Prioritising growth through a hierarchy of sustainable settlements
TTV26 Development in the Countryside
TTV27 Meeting local housing needs in rural areas
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV9 Meeting local housing need in the Plan Area
DEV10 Delivering high quality housing
DEV20 Place shaping and the quality of the built environment
DEV21 Development affecting the historic environment
DEV23 Landscape character

DEV25 Nationally protected landscapes
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV28 Trees, woodlands and hedgerows
DEV29 Specific provisions relating to transport
DEV30 Meeting the community infrastructure needs of new homes
DEV31 Waste management
DEV32 Delivering low carbon development
DEV33 Renewable and low carbon energy (including heat)
DEV35 Managing flood risk and Water Quality Impacts
DEL1 Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 79, 127, 129, 170, 172 & 173 and guidance in Planning Practice Guidance (PPG).

Neighbourhood Plan

Bickleigh Neighbourhood Parish Plan.

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

CONDITIONS:

1. Time limit (standard)
2. Accord with plans
3. Visibility Splay Improvements - *Pre-Commencement condition agreed 13/11/19*
4. Construction Management Plan – *Pre-Commencement condition agreed 13/11/19*
5. No highway debris
6. Construction Environmental Management Plan (CEMP) - *Pre-Commencement condition agreed*
7. Lighting Plan - *Pre-Commencement condition agreed*
8. Lighting Monitoring
9. Foul waste
10. Surface Water
11. Material samples
12. Removal of Permitted Development Rights Schedule 2, Part 1, Classes A-H
13. Removal of Permitted Development Rights Schedule 2, Part 2, Classes A & C
14. Landscape Management Plan Adherence
15. Contaminated Land
16. Designated Site Mitigation
17. Energy Efficiency evidence
18. Heat and Power option details
19. Low Carbon Management Plan (LCMP) - *Pre-Commencement condition agreed*
20. LCMP Monitoring
21. Sustainable Travel Plan
22. Dwelling use only.

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with the following drawing and documents:
 - Site Location Plan A, scale 1:10,000@A3. Drawing Ref 3.2.1, Rev A dated October 2019. Received by Local Planning Authority on 29/10/2019.
 - Topographical Site Survey, by Ad Horner Ltd A, scale 1:1000@A3, Drawing Ref. 4.1.2, Rev. A dated October 2019. Received by Local Planning Authority on 29/10/2019.
 - Proposed Site Plan, scale 1:600@A3. Drawing Ref 11.1, dated September 2019. Received by Local Planning Authority on 16/09/2019.
 - Proposed Access - Junction Visibility 01, scale 1:500@A3. Drawing Ref. 8.2A Sheet 01. Received by the Local Planning Authority on 11/11/2019.
 - Proposed Access - Junction Visibility 02, scale 1:100@A3. Drawing Ref. 8.2A Sheet 02. Received by the Local Planning Authority on 11/11/2019.
 - Proposed Ground Floor Plan, scale 1:100@A2. Drawing Ref 7.3.1. Received by the Local Planning Authority on 13/02/2019
 - Proposed First Floor Plan, scale 1:100@A2. Drawing Ref 7.3.2. Received by the Local Planning Authority on 13/02/2019
 - Proposed Roof Plan, scale 1:100@A2. Drawing Ref 7.3.2. Received by the Local Planning Authority on 13/02/2019
 - Proposed East Elevation, scale 1:100@A3. Drawing Ref 7.3.4. Received by the Local Planning Authority on 13/02/2019
 - Proposed North Elevation, scale 1:100@A3. Drawing Ref 7.3.5. Received by the Local Planning Authority on 13/02/2019
 - Proposed West Elevation, scale 1:100@A3x2. Drawing Ref 7.3.6. Received by the Local Planning Authority on 13/02/2019
 - Proposed South Elevation, scale 1:100@A3. Drawing Ref 7.3.7. Received by the Local Planning Authority on 13/02/2019
 - Landscape Management Plan, SY16-130-LMP (19)-01-01, dated January 2019. Received by the Local Planning Authority on 13/02/2019

- Architectural and Landscape Proposals, Ref 225_DO_PN_3000, dated February 2019. Received by the Local Planning Authority on 13/02/2019.

NOTE: Any drawings showing the red outline of the site within this document have been superseded by the site location plan submitted on 29/10/2019.

- Landscape and Visual Impact Assessment, Ref, 213HBB/LVIA/01, dated February 2019. Received by the Local Planning Authority on 13/02/2019.

NOTE: Any drawings showing the red outline of the site within this document have been superseded by the site location plan submitted on 29/10/2019.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. Prior to commencement of any part of the site, the visibility splay improvements shown on drawings 8.2 A SHEET 01 JUNCTION VISIBILITY 01 and 8.2 A SHEET 02 JUNCTION VISIBILITY 02 shall be completed to the satisfaction of the Local Planning Authority.

Reason – In the interests of highway safety.

4. Prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including:

(a) the timetable of the works;

(b) daily hours of construction;

(b) any road closure;

(d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;

(e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;

(f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;

(g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;

(h) hours during which no construction traffic will be present at the site;

(i) the means of enclosure of the site during construction works; and

(j) details of proposals to promote car sharing amongst construction staff in order to

limit construction staff vehicles parking off-site

(k) details of wheel washing facilities and obligations

(l) The proposed route of all construction traffic exceeding 7.5 tonnes.

(m) Details of the amount and location of construction worker parking.

(n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;

Reason – In the interests of highway safety.

5. No mud, stones, water or debris shall be deposited at any time on the public highway.

Reason - In the interests of highway safety.

6. Prior to commencement a Construction Environmental Management Plan (CEMP) shall be submitted to the LPA for approval.

Reason: To protect the countryside from intrusive development and protect biodiversity.

7. Prior to commencement a Lighting Plan shall be submitted to the LPA for approval. The Lighting Plan shall include lux contour modelling of all external and internal lighting sources to a level of 0.5 lux. The Lighting Plan is expected to meet the constraint identified in Figure 7 of the EclA, which indicates 'dark areas' within which new illumination shall not exceed 0.5 lux.

Reason: To protect the countryside from intrusive development and protect biodiversity.

8. Upon completion of the development, a monitoring visit should be undertaken by a suitably qualified lighting engineer to check that the lux levels along the edge of the 'dark areas' to the north and east of the dwelling do not exceed 0.5 lux. The results should be reviewed by an ecologist and submitted to the Local Planning Authority. If the light levels exceed 0.5 lux measures appropriate measures will need to be implemented to reduce the lighting with all information submitted to the Local Planning Authority. Thereafter the light levels should not exceed 0.5 lux unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the countryside from intrusive development and protect biodiversity.

9. Foul Drainage

Notwithstanding the submitted details, prior to the installation of any part of the foul drainage scheme or before development continues above slab level, whichever is the sooner, full details of the works for the disposal of sewage shall be submitted to and approved in writing by the Local Planning Authority (LPA), and the dwelling shall not be occupied until the approved works have been completed to the satisfaction of the

Local Planning Authority. Please note that a treatment plant should be used rather than a septic tank.

Reason: In the interests of the prevention of pollution.

10. Surface Water

Notwithstanding the submitted details, prior to the installation of any part of the surface water management scheme or before development continues above slab level, whichever is the sooner, full details of the most sustainable drainage option shall be submitted to and approved in writing by the Local Planning Authority (LPA). Design steps as below:

1. Soakaway testing to DG 365 to confirm the use of soakaways or to support an alternative option. Three full tests must be carried out and the depth must be representative of the proposed soakaway. Test results and the infiltration rate to be included in the report.
2. If infiltration is suitable then the soakaway should be designed for a 1:100 year return period plus an allowance for Climate change (currently 40%).
3. If infiltration is not suitable then an offsite discharge can be considered. Attenuation should be designed for a 1:100 year return period plus an allowance for Climate change (currently 40%).
4. The offsite discharge will need to be limited to the Greenfield runoff rate. This must be calculated in accordance with CIRIA C753. The discharge must meet each of the critical return periods i.e. 1:10, 1:30 and 1:100 year. Full details of the flow control device will be required.
5. The drainage details of the car park and access will be required. If it is proposed to be permeable then it should be designed in accordance with CIRIA C753. Full design details and sectional drawing showing the specification and make up will be required.
6. A scaled plan showing full drainage scheme, including design dimensions and invert/cover levels of the soakaways/attenuation features, within the private ownership.
7. The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

11. Prior to their installation details / samples of facing materials, and of roofing materials to be used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

12. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking, re-

enacting or further amending that Order), no development of the types described in Schedule 2, Part 1, Classes A-H of the Order, including the erection of extensions, porches, garages or car ports, the stationing of huts, fences or other structures shall be carried out on the site, other than that hereby permitted, unless the permission in writing of the Local Planning Authority is obtained.

Reason: To protect the appearance of the area to ensure adequate space about the buildings hereby approved and in the interests of amenity

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking, re-enacting, or further amending that Order), no gate, fence, wall or other means of enclosure (exceeding 1000mm in height above normal ground level) shall be erected or constructed between the buildings and the (estate) road(s) nor any external painting allowed unless permission is granted by the Local Planning Authority.

Reason: In order to safeguard the character and visual amenities of the locality.

14. Landscape submission

All landscape works shall be fully implemented in accordance with the approved Landscape Management Plan (LMP) SY16-130-LMP (19)-01-01 January 2019. Any revisions or changes to the LMP shall be approved in writing by the Local Planning Authority prior to implementation.

If within a period of 10 years from the date of the planting any tree/shrub/plant, or any tree/shrub/plant planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree/shrub/plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality.

15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

16. Designated Site Mitigation

Prior to first occupation of any residential unit, a scheme to secure mitigation of the additional recreational pressures upon the Tamar European Marine Site, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to first occupation.

Reason: The development lies in the Zone Of Influence of the Tamar European Marine Site (comprising the Plymouth Sound and Estuaries SAC and Tamar Estuaries Complex SPA) where it is considered there would be a likely significant effect from this development, when taken in combination with other plans and projects, upon these European designated sites. To ensure that the proposal may proceed as sustainable development, there is a duty upon the Local Planning Authority to provide sufficient mitigation for any recreational impacts which might arise upon the European designated sites. In coming to this decision, the Council has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and the requirements of policies SPT12, SPT14, DEV25 and DEV26 of the adopted JLP.

17. Prior to first occupation of the dwelling, an Energy Performance Certificate (EPC) rating of "A" with a SAP (Standard Assessment Procedure) score in excess of 100 must be achieved building fabric efficiency of floor, roof, walls, and windows to be constructed to no less than the U-values set out in the application document page 9.2.2 (Principle 1: Fabric First Approach) of the Architectural and Landscape Design Proposals document (February 2019); and a permeability result no greater than 2m³/h.m²@50Pa. to be achieved. Certificates confirming these results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the fabric efficiency of the dwelling is of the highest standard to meet sustainability criteria.

18. The heat and power demands of the dwelling shall be met through the use of technologies as proposed in the application documentation pages 9.2.1 - 9.2.8 of the Architectural and Landscape Design Proposals document (February 2019), full details of which shall be submitted to and approved in writing by the Local Planning Authority. All systems are to be fully functional prior to full occupation of the dwelling. Any subsequent development or alteration of the approved technologies providing the heat and power demand of the dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to their implementation.

Reason: To ensure the heat and power technologies of the new dwelling are the most sustainable options for the dwelling and go toward providing a low carbon dwelling.

19. A Low Carbon Management Plan to include considerations and data on embodied energy and operational energy shall be submitted to the Local Planning Authority prior to commencement to fully demonstrate that the development can exceed Zero Carbon targets and meet as low an embodied carbon status as possible.

Reason: To ensure that the development allowed in an isolated rural location achieves exceptional levels of sustainability.

20. Between 24-36 months after habitation, the occupiers of the site shall submit to the local planning authority a written report giving details of the energy production and usage of the building during the previous 12 months, setting out performance against the essential criteria included in the Low Carbon Management Plan.

In the event that the report identifies that any of the essential criteria have not been met a supplementary report setting out corrective or mitigating measures shall be submitted to the local planning authority for approval no later than 3 months from the submission date of the report. Once approved those measures shall be implemented in accordance with the supplementary report within 6 months of the approval unless otherwise agreed in writing.

Reason: In order to ensure that the building maintains its renewable energy production and usage to retain its low carbon status and meet exceptional sustainability requirements.

21. The development shall not be occupied until the Local Planning Authority has approved, in writing, a scheme to ensure the most sustainable form of travel to and from the isolated rural development site and the most efficient internet connection. The scheme shall include
- i) The provision of electric vehicle charging points at the site. Prior to construction above slab level the applicant shall submit for approval, full details of proposed electric vehicle charging points to be provided, these details shall include the location, number and power rating of the charging points. This shall accord with good practice guidance on mitigating air quality impacts from developments produced by the Institute of Air Quality Management.
 - ii) Provide a personal travel plan for incoming residents to the site;
and
 - iii) Details of the ability of the dwelling to connect to a high speed broadband.

This agreed scheme shall be implemented as agreed and available for use prior to first occupation of any building approved by this permission, and retained as such in perpetuity.

Reason: To ensure that the most sustainable form of travel and efficient connection is promoted within the isolated rural development sited within the setting of National Park.

22. The planning unit hereby approved is to be used solely as a residential dwelling (C3) and curtilage only and shall not be subdivided or used for any commercial premises.

Reason: It is an isolated rural location reliant on the private car for access, and is acceptable only due to its exceptional sustainable credentials as a single residential unit.

