



## **PLANNING STATEMENT**

**Demolition of existing dwellinghouse and erection of a Single family dwellinghouse, landscaping, and associated works.**

**At Knighton Mill, Knighton Road, Broad Chalke, SP5 5DX**

**JUNE 2017**

## 1. INTRODUCTION AND BACKGROUND

- 1.1. Full planning permission is sought for the replacement of the existing house with a new single family house. This statement forms part of the formal application submission.
- 1.2. Knighton Mill is located within the Cranborne Chase and West Wiltshire Area of outstanding Natural Beauty. Properties nearest to the application site include Hatchfield House and Knighton Manor, a grade II listed building. The River Ebble flows through and around the house. Adjacent to the application site is a public footpath known as BROA28.
- 1.3. Knighton Mill is a detached dwellinghouse which, as the name suggests was a former mill. The house was constructed as a mill at the end of the 19th/early 20th century. It was converted into a dwellinghouse in 1990 at which time it was altered significantly and extended.

### Recent Planning History

- 1.4. Full planning permission was granted recently under application reference 15/10658/FUL for additional substantial additions to the existing house. In granting permission, the Case Officer's report noted that *"the property, (is) large in size is located within a rural area .... the proposed conservatory will not have any significant impact to (sic) the amenity of the neighbouring property or to the amenity of the grade II listed building"*.
- 1.5. The report notes that *"An assessment of the effect of the proposal on the setting of the listed building, Knighton Manor has been carried out in accordance with paragraph 129, 133 & 134 of the NPPF and policy CP58. There is a distance of approximately 100 metres that separate the application site and that of the listed building. In the opinion of the case officer, it is considered that the existing hedgerow and mature trees combined with the distance between the application site and the listed building will limit the visual impact the proposed works have to the setting of the listed building. It is officers' opinion that Knighton Mill does not form a significant part of the visual setting of the listed building, or in deed vice versa due to this divorced relationship. Therefore, it is considered that the proposed works would not have any significant detrimental impact to the setting of the grade II listed building, Knighton Manor"*.

- 1.6. The report noted that the Mill *“is not very visible in the wider landscape, and the proposed changes are also unlikely to be readily visible to view from the wider area”*.
- 1.7. Planning permission was granted but the development has not been carried out. Instead, the applicant has given consideration to a scheme for the replacement of the house in order to result in a higher quality building on the site, to which this application relates.

### **The Proposal**

- 1.8. The application site and the surroundings are described fully in the Landscape Visual Impact Assessment and the Design and Access Statement (DAS). The proposed house would replace the existing and would have two parts of contrasting, but complementary architectural styles, linked by a glazed walkway running between the upper and lower mill ponds.
- 1.9. The proposed house would be located in a similar position to the existing house and sit over its existing footprint. It would be located further away from the neighbouring property, Hatchfield House, and would be orientated so that much of the proposed scheme would be concealed behind the existing outbuildings which separate the properties.
- 1.10. This is shown graphically in the DAS which includes modelling of the existing and proposed impacts.
- 1.11. The buildings would be raised above the flood plain. They would be three and two storeys in height, the southwestern part being the tallest part but dropping in height to two storeys to reflect the topography of the site. The more contemporary designed part would be two storeys only.
- 1.12. The southern part of the building would be constructed in local natural stone with a pitched and tiled roof using plain clay tiles. The northern part would be constructed from a structural glass wall with a flat roof. (Images of the proposed development are included in the DAS).

1.13. The DAS explains the energy conservation, lighting and landscaping proposed for the site.

#### **Pre-Application Advice**

1.14. On 16 March 2017, the Council's Senior Planning Officer provided pre-application advice in respect of the proposal and forwarded a number of comments received from consultees.

1.15. The letter advised that

- the principle of a replacement dwelling would fall within Policy H30 of the Salisbury District Local Plan 2011
- officers would not raise a heritage objection to the loss of the existing mill or to the use of the stone and glass as materials for its replacement, given the supporting historical assessment information provided
- attention was drawn to the location of the site within the AONB and to the relevant policies which apply. In particular, attention was drawn to potential lighting impacts
- The Council's landscape officer concluded that there would not any far reaching landscape and visual effects but drew attention to the character of the existing building
- There are no highway objections to the proposals given the existing vehicular access
- Archaeological impacts, ecological impacts and energy conservation measures will need to be considered
- The comments of neighbours and the Parish Council would be taken into account
- Comments made by the Landscape and Planning Adviser to the AONB Partnership were forwarded which expressed a number of concerns about the proposals and the need for further information to justify the development.

1.16. This application submission has taken into account the views expressed.

## **2. PLANNING POLICY**

### National Planning Policies:

- 2.1. The NPPF was introduced in March 2012 and sets out the Government's planning policies. It replaced most of the Government's previous statements and guidance notes.

### Achieving sustainable development:

- 2.2. The NPPF makes clear that the objective of the planning system is to contribute towards sustainable development. Economic, social and environmental gains should be sought simultaneously. At the heart of the system is the presumption in favour of sustainable development of which the development plan is the starting point for decision-making. Where a proposed development accords with an up-to-date plan it should be approved without delay.
- 2.3. The principle of the development is clearly consistent with the development plan and there is an extant permission for student accommodation on the land.

### Core Planning Principles:

- 2.4. The NPPF sets out the core planning principles which the planning system should seek to achieve. These include:
- Planning should be plan-led;
  - It should be creative in finding ways in which to enhance and improve places;
  - It should proactively drive and support sustainable economic development and meet the needs for housing business and other development needs responding positively to wider growth opportunities;
  - It should seek high quality design and amenity standards;
  - It should take account of the roles and character of different areas, promoting the vitality of urban areas, including protecting green belts, and recognising the intrinsic character and beauty of the countryside;
  - It should encourage the reuse of resources and encourage the use of renewable resources;
  - It should contribute to conserving and enhancing the natural environment;
  - It should encourage the effective use of land by re-using land that has been previously developed provided it is not of high environmental quality;

- It should conserve heritage assets in a manner consistent with their significance;
- It should ensure the fullest possible use of public transport, walking and cycling and focus development in sustainable locations; and
- It should support local strategies to improve health, social and cultural well-being (paragraph 17).

Transport:

- 2.5. Sustainable transport modes should be encouraged. Safe and convenient access to development should be provided (paragraphs 29-41).

Widening opportunities for home ownership:

- 2.6. To deliver a wide choice of high quality homes, widen home ownership opportunities and create sustainable, inclusive communities, local authorities should plan for a mix of housing based upon, inter alia, the needs of different groups within the community. Where the local authority has identified a need for affordable housing, policies should be set up to meet such need, either on-site, through off-site provision or by means of a financial contribution towards provision elsewhere (paragraph 50).

Requiring good design:

- 2.7. The NPPF makes clear that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute towards making places better for people. It is important to plan positively for the achievement of high quality and inclusive design.
- 2.8. Decisions should aim to ensure developments:
- Will function well and add to overall quality of an area;
  - Establish a strong sense of place;
  - Optimise the potential of a site;
  - Respond to local character and history reflecting local identity while not preventing or discouraging innovation;
  - Create safe and accessible environments;
  - Are visually attractive as a result of good architecture and landscaping.

- 2.9. Design policies should not be prescriptive or detailed but should concentrate on guiding overall scale, density, massing, height, landscape, materials and access in relation to neighbouring buildings and the area generally. Policies should not seek to impose architectural styles or tastes and should not have unsubstantiated requirements to conform to certain forms or styles, although it is proper to seek to promote or reinforce local distinctiveness.
- 2.10. Whilst visual appearance and architecture are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations and need to address connections between people and places and the integration of development into the natural, built and historic environment (paragraphs 56-64).
- 2.11. By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (Paragraph 125).

Protection and enhancement of public rights of way:

- 2.12. Planning policies should protect and enhance public rights of way and access; local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails (paragraph 75).

Low carbon energies and climate:

- 2.13. New development should comply with adopted plan policies in development plans. LPAs should have a positive strategy to promote energy from renewable and low carbon sources (paragraphs 93 to 99).

Flooding:

- 2.14. Inappropriate development in areas of flood risk should be avoided, but where development is necessary it should be safe without increasing flood risk elsewhere (paragraph 100-103).

Conserving and enhancing the natural environment:

- 2.15. The planning system should protect and enhance valued landscapes, geological conservation interests and soils; recognise the wider benefits of ecosystem services;

minimise the impacts on biodiversity; prevent new and existing development being at risk from soil, air, water or noise pollution or land instability; remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land.

- 2.16. Planning policies and decisions should encourage the effective use of land where not of high environmental value. Criteria-based policies should be produced against which proposals affecting wildlife, geodiversity, or landscape areas will be judged. Impacts on biodiversity should be minimised. The effects of pollution on health from pollution or contamination should be taken into account; where land is affected by contamination it is the responsibility of the developer and/or landowner to secure a safe development.
- 2.17. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.
- 2.18. Unacceptable noise, air quality or light pollution should be avoided (paragraphs 109-125).

Conserving and enhancing the historic environment:

- 2.19. LPAs should have a positive strategy for the enhancement and enjoyment of the historic environment. Heritage assets (i.e. a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the LPA including local listing: Glossary to the NPPF) should be recognised as an irreplaceable resource and be conserved in a manner consistent with their significance.
- 2.20. Applicants should be required to describe the significance of heritage assets and LPAs should assess the significance of any heritage asset that may be affected by a proposal and take this into account. When considering the impact of a proposed development, great weight should be given to its conservation: the more important the asset the greater the weight should be. Significance can be harmed by alteration or destruction of the asset or by impact on its setting. Where a development would lead to less than substantial harm to the significance of a designated asset, this should be weighed

against other public benefits of a proposal including securing its optimal viable use (paragraphs 126 – 141).

Decision-taking:

- 2.21. LPAs should approach decision taking in a positive way, looking for solutions rather than problems and should seek to approve applications for sustainable development (paragraphs 186-187).

National Planning Practice Guidance (NPPG):

- 2.22. The Government replaced its previous list of planning guidance documents with a new web-based resource on 6th March 2014, which links with the policies set out in the National Planning Policy Framework. The guidance seeks to explain a number of aspects of policy set out in the NPPF but does not add to the policies set out in the NPPF.
- 2.23. The PPG provides advice in relation to AONB Management Plans. It states that local planning authorities and neighbourhood planning bodies should have regard to management plans for National Parks and Areas of Outstanding Natural Beauty, as these documents underpin partnership working and delivery of designation objectives. However, whilst they do not form part of the statutory development plan, they may contribute to setting the strategic context for development by providing evidence and principles. It notes that they may also be material considerations in making decisions on individual planning applications, where they raise relevant issues.
- 2.24. The PPG also provides advice on how to consider the impact of lighting in order to avoid what some regard as “light pollution”.

Local Planning Policies

- 2.25. The Council’s Senior Planning Officer noted a number of relevant planning policy documents and policies relating to the proposal at the pre-application stage. These documents comprise the Wiltshire Core Strategy, The Salisbury District Local Plan (saved policies), the Broad Chalke Neighbourhood Plan and the Village Design Statement.

- 2.26. The Broad Chalke Neighbourhood Plan area has been designated and includes the application site. The Plan has not been formally “made” or adopted and cannot therefore be given weight. It is intended to have two parts, first the Village Design Statement and, second, the Community Vision. A third part is intended to contain survey information.

Wiltshire Core Strategy (adopted January 2015)

- 2.27. The pre-application response identifies a number of planning policies which would be relevant. These are set out briefly below, the text of each being available on the Council’s website at:

<http://www.wiltshire.gov.uk/adopted-local-plan-jan16-low-res.pdf>.

- 2.28. Core Policy 1 sets out the broad settlement strategy. For Broad Chalke (a larger village) development is to be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. Core Policy 33 sets out that in the larger villages the issues set out in the text will need to be considered. Of relevance to the application proposals is the need to conserve the landscape in the AONB and to protect the environmental qualities of the area.
- 2.29. Core Policy 41 seeks to ensure energy conservation and sustainable construction. Core Policy 48 sets out policies relation to supporting rural life but is not strictly relevant to this proposal.
- 2.30. Core Policy 50 seeks to protect features of nature conservation and geological value. It encourages biodiversity enhancements. Core Policy 51 seeks to ensure that development protects and enhances the landscape of the County. In particular, the special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park should be protected, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty. In the AONBs development needs to show how it has taken into account the Management Plans which have been produced.
- 2.31. Core Policy 57 seeks a high standard of design consistent with the NPPF, whilst Core Policy 58 seeks to ensure that development protects, conserves and where possible

enhances the historic environment. Core Policy 60 supports sustainable transport modes. Core Policy 67 seeks to ensure that flood risk is taken into account.

- 2.32. The Core Strategy sets out those policies from other plans which have been saved. Relevant to this application are the following.

Salisbury District Local Plan 2011

- 2.33. The Policies H30, H31, and C24 have been identified by officers, are “saved”, and regarded as relevant.

- 2.34. Policy H30 deals with replacement dwellings in the countryside and is specifically relevant to this application. It is included in full below:

*Although new residential development in the countryside is generally considered unacceptable, it is recognised that there may be cases where existing dwellings are in poor condition and could reasonably be replaced. A replacement dwelling should not be significantly larger than the one being replaced in order to maintain the overall character of the countryside. The fact that a house on a particular site would be unobtrusive is not considered sufficient justification for a substantial increase in size, as the cumulative impact of proposals, if not carefully controlled, would lead to the long-term erosion of the character of the District's countryside. In addition, the dwelling should be designed to a high standard appropriate to its rural surroundings. Proposals for replacement dwellings will only be acceptable if they relate to established buildings which have not been abandoned and which are not the result of temporary planning permission. Mobile homes are temporary in nature and will generally not be considered suitable for replacement by permanent dwellings unless required for agriculture or forestry.*

The policy seeks to maintain the overall character of the countryside and to prevent its long term erosion, not to prevent reasonable development. It notes that the cumulative impact of proposals can be significant and also seeks to ensure that new development is of a high design standard.

- 2.35. Policy H31 deals with extensions to existing dwellings but is not relevant in this case. It is the policy under which the last extensions to the house were permitted. It notes that the purpose of the policy is to prevent the creation of large new houses in the

countryside. Consequently, when considering applications for extensions, particular attention is to be paid to the size of the proposed extension in relation to the existing dwelling, its design, and whether the proposal will leave sufficient amenity space around the dwelling. The site is clearly able to accommodate the development proposed in this application. The house exists but is not of a high design standard having had a number of extensions added with a further one which could be added following the recent grant of permission. The changes have significantly altered the character and appearance of the building and these are highlighted in the Heritage Assessment.

- 2.36. Policy C24 relates solely to extensions and additions to buildings in the countryside and is not relevant to this proposals which seeks to replace the existing house.

Broad Chalke Conservation Area

- 2.37. The site is not within the designated conservation area.

Broad Chalke Neighbourhood Plan

- 2.38. The Plan cannot be given weight at the present time. It has been published for local comments and Part 1, the Village Design Statement identifies a number of issues.

- 2.39. It identifies Character Area 7: Knighton Mill as one of the character areas and includes the following comments in respect of the area:

Form:

*A pleasing group of three high-quality rural buildings consisting of a manor house (Knighton Manor), Water Mill, and Barn - all now in residential use.*

*Scale & Building Line: The three main buildings are on a uniformly substantial scale - softened by surrounding outbuildings (stables, workshops and the original Smithy) and trees.*

Materials:

*Stone, brick and wood respectively - reflecting their original purpose.*

Views:

*Pleasant views over river and meadowland towards chalk ridgelines north and south.*

Local Features:

*Knighton Manor and Mill rank as two of the most significant buildings of Broad Chalke, albeit outside the village conservation area. The Manor is the largest traditional building in the village and has great character. Knighton Mill is the only surviving Mill in the parish and one of the remaining few in the Chalke Valley - and being set beside a public footpath its attractive building and water-leats can be enjoyed by all.*

2.40. The proposed development involves the replacement of the existing building which has been changed significantly by extensions and would be altered further with the recently permitted extensions and conservatory. The character of a “mill” would be retained in the design of the new house; the materials would be similar to vernacular materials used in this locality and in the existing building; the pleasant views would be retained and an attractive building with water leats would still exist, albeit to a new high quality design compared with the existing. The house would retain its scale, and would continue to be “softened” by the surrounding outbuildings and trees.

2.41. Other than seeking to define character areas, the Village Design Statement indicates that the following characteristics warrant protection:

Green valley landscape setting -

Separate areas of settlement (i.e. former farmsteads separated by woodland and meadows) -

Water meadows and watercress beds -

Mature/ancient woodland framing and forming a backdrop to buildings -

Lanes and spaces clearly enclosed by adjacent buildings and hedges -

Good survival of farm complexes, farm buildings and cottage-type dwellings -

Diverse range of traditional ('vernacular') materials used in buildings -

Good thatch tradition strongly relating to the Wiltshire vernacular -

Historic settlement plan and surrounding ancient lanes and routes (the 'character areas'). - Listed buildings and those buildings which add to the character of the village.

2.42. It recognises that the village should not be simply preserved as it is and notes under the title “Ancient vs. Modern” that

*Whilst it is important to protect our historic buildings and perpetuate the local vernacular style of building, this does not mean that the village must be 'preserved in*

*aspic'. Environmental considerations will become increasingly important and drive the need for more energy-efficient housing. Heritage and innovation are not mutually exclusive: today's architectural innovation will become tomorrow's architectural heritage provided it is of high quality and sits comfortably within the scale and setting of the existing settlement and traditional buildings.*

- 2.43. It identifies some modern buildings which are of a high design standard and notes under the title Innovation Guidelines:

*These are all good examples of how innovative design can sit alongside and even enhance the traditional vernacular. However, such builds will be the exception to the general rule and will only blend harmoniously into the local vernacular if they:- are of sufficiently high quality to stand on their own merits- are not sited prominently alongside, or break the line of, an established stand of traditional buildings – are suitably landscaped/screened to blend in.- use local/traditional materials within their modern design where appropriate.*

- 2.44. It includes a number of guidelines which would be considered when new planning applications are considered. These are taken from the Councils' guidance and are not specific to the proposed Design Statement or Neighbourhood Plan.

#### Cranborne Chase AONB Management Plan 2014-2019

- 2.45. This is considered in the Landscape and Visual Impact Assessment. The Plan is not part of the Development Plan but its contents may form relevant material planning considerations when LPAs consider individual planning applications and its proposed development plan policies.
- 2.46. The Management Plan contains a number of policies and objectives. For planning, inter alia, it seeks to work with the LPAs; to secure the protection, conservation and enhancement of the AONB; to promote dark skies; and to encourage the use of sustainable technologies.
- 2.47. A 2007 Light Pollution Study was undertaken on behalf of the AONB Management by Entec, it indicates at section 5.1.3. that “ *to most people, pinpricks of light from a farmhouse or small group of houses in a hamlet would not normally be considered an*

*intrusion; it is only when poorly shielded domestic security lights, farm floodlights or similar installations are switched on that lighting can become a pollutant in these areas”.*

- 2.48. Maps which form an Appendix to the report show that for 1993 and 2000 the area of the application site and surroundings was one of the least “polluted” by lighting.
- 2.49. A lighting report accompanies the application which shows that, having regard to the existing house and the permitted extensions, the proposed development, together with existing and proposed landscaping would not be the cause of light “pollution” and would not be regarded as an intrusion.

### **3. PLANNING CONSIDERATIONS**

#### The Principle of the Proposed Development

- 3.1. The development proposes the replacement of the existing house which has been substantially extended over the years and is the subject of an extant planning permission for further extensions and a conservatory.
  
- 3.2. The building is not listed and is not within a conservation area. Whilst it was formerly a mill constructed in the late 19<sup>th</sup> or early 20<sup>th</sup> century most of its original features have been lost and the alterations and extensions have considerably changed its appearance for the worst. The Heritage Assessment makes clear the manner in which the building has been changed.
  
- 3.3. Whilst the Village Design Statement notes that Knighton Mill is a significant building outside the conservation area, it seems that this proposed accolade relates solely to the fact that it was a mill. However, it is not a “surviving Mill” as suggested but a former mill which has been significantly altered and extended, the changes having detracted from its past character and appearance.
  
- 3.4. The other features which are referred to in the Statement refer to the building and its leats being able to be enjoyed by all. The proposed replacement building would enable the site to continue to be read as a site of a former mill, albeit the design and appearance of the site would be improved with a building of high quality design and improved landscaping.
  
- 3.5. The Village Design Statement notes that it is not intended to preclude such development *provided it is of high quality and sits comfortably within the scale and setting of the existing settlement and traditional buildings*. It notes that the buildings would need to be of high quality design, appropriate to its setting and well-landscaped, much as proposed in this application.
  
- 3.6. Policy H30 of the Salisbury and District Local Plan makes clear that its purpose is to maintain the overall character of the countryside; that dwellings should be of a high design standard; and should not lead to cumulative adverse impacts. Whilst it suggests limits on the size of replacements to prevent large houses where small ones exist as well as seeking to preserve local character, the existing house with its

permitted extensions is large. The proposed replacement would not alter this but would provide a new house and landscaping of improved quality. It would be sited over the existing footprint of the existing house and would not lead to any adverse “cumulative” impacts to which Policy H30 refers.

- 3.7. The Design and Access Statement explains the design rationale, which is consistent with the former District Council’s Design Guide which was adopted as supplementary planning guidance.
- 3.8. The NPPF does not provide guidance in respect of replacement houses except in the case of those situated within green belts. Such replacement houses are “appropriate” subject to not being disproportionate in size such that the openness of the green belt is threatened. No similar circumstances exist in this case: the purpose of the policy is set out above and the proposed replacement house would comply with it.
- 3.9. In those circumstances, the presumption in the NPPF is that the development should be approved unless there are material planning considerations which indicate otherwise. The following text examines those other material planning considerations, referring to the various reports and assessments which accompany the application.

Design and Appearance

- 3.10. This is discussed in detail in the Design and Access Statement (DAS). The main principles of the design are to create a high quality building formed of two linked wings with contrasting architectural languages, which span the existing mill race; making the most of the unique site setting and views, while responding to the site’s history and local building vernacular. To the north, the design would be vernacular in character using locally distinctive materials under a pitched and tiled roof, whilst to the south the “wing” would be a more contemporary design with a flat roof and with expanses of glazing taking advantage of its location and orientation.
- 3.11. The proposed house would be positioned to overlap the existing building footprint but would comprise two linked wings of contrasting but complementary design. The approach would result in a clear memory of a mill on the site in a new building which is of higher architectural quality than the existing building. The repositioning of the

proposed house would mean that it was less in view from the neighbouring house, Hatchfield House, and this is shown graphically in the DAS.

- 3.12. The new building would be raised above the mill race, which would be retained.
- 3.13. The DAS sets out the measures to be incorporated in relation to energy conservation and sustainable building as well as the approach to lighting. Overall, the information provided demonstrates that the provisions of Core Policy 41, so far as it remains applicable following the Ministerial statement in March 2015, can be met. It also indicates that lighting, both internal and external would be carefully provided and controlled such that it would not be intrusive or cause light pollution.
- 3.14. In particular, the lighting proposed would be no more than pinpricks of light which are referred to in the Entec Report, above, and would not cause the sort of intrusion which can result from poorly *shielded domestic security lights, farm floodlights or similar installations* (Entec Report 2007).
- 3.15. Overall, the design of the proposed development would be consistent with the Village Design Statement. It would be a development of high architectural quality which has a contemporary approach, whilst respecting local vernacular in part. As the Statement suggests, *today's architectural innovation will become tomorrow's architectural heritage provided it is of high quality and sits comfortably within the scale and setting of the existing settlement and traditional buildings*. It also suggests that the approach is successful if new buildings *are of sufficiently high quality to stand on their own merits- are not sited prominently alongside, or break the line of, an established stand of traditional buildings – are suitably landscaped/screened to blend in.- use local/traditional materials within their modern design where appropriate*.
- 3.16. In this case, the architecture is of high quality, it would not be prominently located alongside or break the line of a stand of traditional buildings, it would be attractively landscaped, and it would use a mix of traditional and modern materials. Insofar as it should be given weight, the development would comply with this advice.

- 3.17. For the same reasons the development would be consistent with the advice in the NPPF in relation to design and would comply with Core Policy 57.

#### Landscape Impact

- 3.18. A detailed Landscape and Visual Impact Assessment has been undertaken and forms part of the submitted application. It follows best practice guidance, the methodology for which is set out in the Assessment.

- 3.19. The LVIA concludes :

*In retaining and improving the key characteristics of the site in respect of the water courses and architectural references to its former use, the new development will not cause harm to the nearby landscape or surrounding character of the AONB.*

*There is a comprehensive network of public footpaths and bridleways in within the area and these, along with nearby properties have been considered in terms of any potential visual impact.*

*Due to the nature of the site, it is largely screened by vegetation both within the grounds and the surrounding area and as such the visibility of the site is limited. Due to the elevated nature of some of the footpaths however, views towards the existing and proposed roof tops are possible in a number of views. Where the new buildings are potentially visible, they are seen in the context of the adjacent neighbouring buildings and in some instances as a very small element of a much wider panoramic vista which also takes in the nearby villages.*

*There are three properties within close proximity to Knighton Mill and one footpath which runs past the property. These will see the greatest degree of change, however the effects are not considered to be harmful to the visual amenity of either residents of those using the footpath.*

*The change in views from the village, including properties within the Conservation Area, are limited and the new house will not result in any negative effects on visual amenity.*

*The potential night time effects are an important consideration due to the AONB objectives relating to dark night skies. It is anticipated that due to the extent of the glazed wing of the building that there is likely to be a limited but localised, increase in light spill compared to the existing condition, however this will be kept to a minimum through careful specification of the glazing and it is anticipated that the replacement*

*of external lighting with a more sensitive solution will be beneficial to the 'dark skies' objectives as well as requirements relating to the bats known to inhabit the site.*

*In reference to the extant approval for the extension to the existing building, it is considered that this would result in yet more adjustments to the former mill and whilst the effects would be different they would further increase the height compared with the existing building.*

*In conclusion, the proposal addresses both national and local planning policy in respect of design. The use of locally sourced, high quality stone within the main building will be a positive feature within the grounds and the glazed element, whilst subservient to it, will appear as a light weight structure within the garden. The building, whilst changed in footprint, compared with existing, will relate well to the waterside setting of the former mill. On balance, therefore, when viewed as a whole, the new property has the ability to sit within the wider landscape setting, without causing harm to the character, quality of visual amenity of the surrounding landscape.*

- 3.20. In the comments made by the Council's Landscape Officer in December 2016, she indicated that *"I do not think that there will be any far reaching landscape & visual effects & the new property will be situated on the site of the existing mill house. It will benefit from the same degree of screening from the existing mature trees and riparian vegetation along the River Ebble"*. our conclusion is that the development would be consistent with Core Policy 51.

#### Landscaping

- 3.21. The application is accompanied by a high quality landscaping scheme prepared by Andy Sturgeon. The scheme includes native wild planting typical of the area and considered hard landscaping materials such as stone, brick and flint which tie in with the local vernacular. The proposal retains all waterways and river banks untouched whilst pedestrian pathways and vehicle access around & into the site is improved.
- 3.22. Overall, the landscape setting of the house would be improved and the enjoyment of the site from those outside (see the comments in relation to Character Area 7 in the Village Design Statement above) would be enhanced.

### Ecology

- 3.23. The ecological survey notes that the proposed development has been designed to avoid impacts on most trees and all hedgerows on site. The majority of the habitats within the site boundary, and in particular within the development footprint were predominantly of low ecological value (site or lower) and easily re-creatable through well designed mitigation. The buildings as they stand are not ecologically valuable but provide habitat for bats and nesting birds and therefore have been valued in line with the protected species evaluations below. The remaining habitats of note (no higher than local value), or with legal obligations.
- 3.24. The report sets out a number of mitigation recommendations in respect of the potential impacts on habitats, bats, birds, and water voles. It also notes the possible enhancements which would be possible. These are susceptible to the Council imposing appropriate conditions on any permission.
- 3.25. When consulted at the pre-application stage, the Council's senior ecologist raised no objections subject to conditions being imposed.
- 3.26. The development would be consistent with Core Policy 50 and the provisions of the NPPF in this respect.

### Archaeology

- 3.27. The assessment undertaken concludes that the site is not within the archaeological alert area, there are no world heritage sites, scheduled monuments, historic battlefields or wrecks.
- 3.28. It concludes that the site can be considered likely to have a potential for Medieval and Post-Medieval remains associated with Knighton Mill and a low archaeological potential for all other periods. The replacement building work has the potential to impact on any as yet to be discovered non-designated archaeological heritage assets of probable local significance that may have survived 19th and 20th century redevelopments of the mill structure.

- 3.29. It notes that any further archaeological mitigation measures required by the Council's Archaeological Advisor could be secured by an appropriately worded planning condition. It also recommends that the demolition of the current structure and construction works for the new build is supervised by an archaeologist, which is also able to be the subject of an appropriate condition.
- 3.30. There are no archaeological reasons to resist the proposed development, subject to the imposition of appropriate conditions, therefore.

#### Lighting

- 3.31. This is considered above and in the lighting assessment which has been undertaken and in the DAS. Subject to the imposition of appropriate conditions, the development would be consistent with the NPPF, the Council's and AONB's policies and approaches to lighting and light pollution. The lighting would also be designed to respect bat habitats.

#### Flood Risk

- 3.32. The Flood Risk Assessment (FRA) considers the site, its topography and geology. It takes into account the low flood risk (the upper mill race watercourse forming the main river course is shown to be in flood zone 1); provides information on finished floor levels, considers groundwater flooding and safe access and egress. The FRA sets out the planning policy background against which the assessment has been undertaken.
- 3.33. The FRA concludes that the site is in flood zones 1, 2, and 3 but the existing building is in an area in flood zone 1. The ground floor of the proposed building would be raised and flood storage provided in the void below the building. Safe access and egress is available between the site and Knighton Road to the south of the site.
- 3.34. Overall, The FRA indicates that the development would be able to be accommodated in a manner consistent with the Council's policies and the NPPF. Suitable measures are available to mitigate flood risk in relation to the proposed house and flood risk would not increase elsewhere.

Trees

No trees would be adversely affected by the development. Additional landscape planting is proposed to enhance the site. This approach would be consistent with Core Policies 50 and 51 and forms part of the high quality design solution provided.

#### **4. CONCLUSIONS**

- 4.1. Pre-application advice was sought and received from the Council, including advice from the Landscape and Planning Adviser to the AONB Partnership. The policies referred to in the pre-application response and the issues raised have been carefully considered and taken into account in the development proposed. Additional reports were commissioned and additional information was sought in order to address the points raised.
- 4.2. For the reasons set out above, the principle of the replacement of the existing house with a new house would be consistent with the Council's policies. The design would be high quality and responds to the Village Design Statement which forms part of the proposed Neighbourhood Plan for Broad Chalke, the requirements of the Council's policy and the national policy included in the NPPF.
- 4.3. There are no technical reasons why the development should not be able to go ahead and these issues have been addressed in the various reports and assessments which have been undertaken. These include the impacts on landscape character, landscaping, archaeology, ecology, lighting, flood risk and trees. Energy conservation methods and sustainable design criteria have been incorporated into the proposed development.
- 4.4. The development proposed would be policy compliant and there are no other material planning considerations which indicate that the presumption in its favour should not apply. Consequently, we conclude that planning permission should be granted.