

DEVELOPMENT CONTROL BOARD

6 June 2019

Reference: 18/01425/FUL

Officer: Abigail Lavery

Location: Land Rear Of
Barton Road
Sutton At Hone
Kent

Proposal: Demolition of existing stable building for erection of a 2 bedroom bungalow and part retention of existing stable building with associated parking and landscaping

Applicant: Mr David Jackson

Agent: Mr Richard Clark

Parish / Ward: Sutton-at-Hone & Hawley / Wilmington, Sutton-at-Hone & Hawley

RECOMMENDATION:

Refusal

SITE DESCRIPTION

(1) The application site lies within the Green Belt and has a site area of 2.3 hectares (5.7 acres). It is located to the west of the built-up area of Sutton at Hone, approximately 200 metres (as the crow flies) to the south west of the village centre.

(2) The land currently consists of open paddocks with a long rectangular stable building to the far western edge of the site. The site's current lawful use is for the grazing of the owner's own horses for recreational purposes (permitted under application reference DA/95/00188/COU and secured by condition 8). The land is relatively level with a slight gradient from west to east with the land gently sloping down towards the eastern boundary and entrance to the site. Whilst the land is quite flat it is at a relatively high point in relation to surrounding land as there are views from within the site across the villages of Sutton at Hone and South Darenth over a mile away.

(3) The site is exposed to views from Barton Road and Balmoral Road, residential properties to the east which share a boundary with the site and also from further afield from Ship Lane to the south west and Church Road to the north. The site is bordered to the north and west by open fields and a footpath runs around the northern, western and north eastern boundaries. The eastern and northern paths are Public Rights of Way (DR52 and DR53 respectively). The site has a distinctly open context owing to the relative flatness of the land and the lack of boundary treatment on the eastern and northern boundaries.

(4) The main entrance to the site is via Barton Road to the east. The access is at the turning head and demarcated by gates, which are kept locked when the site is not in use, and there is a grass and dirt track which leads to the stable building.

(5) The existing stable building is single storey with a maximum height of around 4.5 metres, a length of approximately 30 metres and a depth of approximately 5.7 metres. The building is a rectangular structure with a dual pitched roof which has an overhang to the eastern elevation in front of the stalls where there is a modest strip of hard standing. The building comprises 4 stalls, a tack room, a hay barn and a tractor shed.

(6) The site is divided into segments by post and rail fencing and wire and post fencing. Four horses occupy these paddocks, three belong to the owner and one to a friend of the owner.

(7) The site is subject to 2 Tree Preservation Orders, TPO No.5 1995 and TPO No.25 1273. The protected trees are sited away from the stable building and they are unlikely to be affected by the proposals.

THE PROPOSAL

(8) The proposal is for the demolition of most of the existing stable building and the erection of a detached bungalow in a similar location. The new dwelling would comprise a 2 bedroom bungalow with dining room, kitchen and lounge. The retained part of the stable building would be the far southern end and would provide two separate stables and a storage area, although from the plans the stable building will require new building work for the alterations. The retained stable would have an area of hardstanding to its front with space to park 2 cars. The bungalow would have a driveway with space to park 2 cars to the front and a front, side and rear garden which would be separated from the paddocks and stable by fences.

(9) The Design and Access Statement submitted with the application indicates that the new dwelling will receive the same finishes as the existing stables which is brick facing and render with a red tile roof. The bungalow is a rectangular shape with a projecting feature to the front elevation. It would have a hipped roof, with roof lights in the rear (northern elevation) and bi-fold doors, also in the rear elevation. A chimney is proposed to the western side of the property.

RELEVANT HISTORY

(10) DA/95/00188/COU - Erection of a detached building comprising four stables, a tractor shed, and hay barn, in connection with the change of use of land for stabling and grazing of horses. (APPROVED)

COMMENTS FROM ORGANISATIONS

(11) Kent Fire and Rescue - the means of access is considered satisfactory

(12) Public Rights of Way Officer - neutral on the application but makes the following comments:

The public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

NEIGHBOUR NOTIFICATION

(13) Neighbours were consulted on the application initially on the 21st of November 2018 and a notice was posted at the main entrance to the site on the 28th of November. The scheme was later revised and the red line plan altered therefore neighbours were consulted again on the 8th of January 2019 and a notice posted at the entrance to the site on the 9th of January.

(14) Seven representations were received, 6 were from neighbours and local residents and one from a Ward Councillor. All of these were in objection to the proposal. In addition, 2 additional letters of objection were received in response to the second consultation on the amended scheme (one of these from a neighbour who had already contributed). The points raised by objectors are summarised as follows:

- Setting a precedent for this type of development
- Green Belt development
- Concern about the Area of Archaeological Potential on site
- Possible future development and buildings on the site

- Parking and vehicular access concerns
- Local wildlife concerns

(15) Comments were also made in relation to loss of a view, assurances previously made that this land would not be built on and applicant's inaccurate address on application form. These are not material planning considerations. I also wish to note that one of the objections referred to the site as being part of or near a Site of Special Scientific Interest but this is not the case.

(16) One neighbour made reference to an inaccurate site boundary shown and other inaccuracies in the plans and application form. Land registry documents were shown to officers by neighbours and the applicant's altered their red line application boundary plan to reflect this. The other inaccuracies mentioned are discussed later in this report under 'Other issues'.

(17) Discussions were had with the agent at the end of January/ early February 2019 during which it was made clear that the application was likely to be refused for the reasons discussed below. Shortly after this 8 letters of support were received from nearby dwellings. Their reasons for support are as follows:

- Will not impact the Green Belt
- Will increase security

RELEVANT POLICIES

(18) The Dartford Core Strategy 2011, the Dartford Development Policies Plan 2017 and the Kent Minerals and Waste Local Plan 2016 form the Dartford's Development Plan and the application should be determined against this unless material considerations indicate otherwise.

(19) Adopted Dartford Core Strategy adopted 2011

- CS1: Spatial pattern of development
- CS10: Housing Provision
- CS13: Green Belt
- CS17: Design of homes

(20) Adopted Dartford Development Policies Plan 2017

- DP1: Presumption in favour of sustainable development
- DP2: Good Design
- DP3: Transport Impacts of Development
- DP4: Transport Access and Design
- DP5: Environmental and Amenity Protection
- DP6: Sustainable Residential Locations
- DP7: Borough Housing Stock and Residential Amenity
- DP8: Residential Design in New Development
- DP22: Green Belt in the Borough

(21) Dartford Parking Standards Supplementary Planning Document 2012

(22) Dartford Windfall Supplementary Planning Document 2014

(23) The NPPF is also a material consideration.

- Paragraph 47 (Determining applications)
- Paragraph 133-147 (Green Belt)

COMMENTS

Key Issues

(24) The proposal would involve the erection of a new dwelling on land within the Borough's Green Belt.

The key issues relate to:

- The principle of housing development on this site which is in the Green Belt.
- The suitability and sustainability of the site for housing as a windfall site.
- Parking and access considerations.
- Adequacy of accommodation.
- Effect on the character and appearance of the site and wider area.

Inappropriate development in the Green Belt

(25) The principle of development relates to development in the Green Belt. Dartford Local Plan policy DP22 highlights that the essential characteristics of the Green Belt are its openness and permanence, and inappropriate development will be resisted in accordance with national planning policy. Paragraph 145 of the NPPF highlights that the construction of new buildings within the Green Belt is inappropriate. Certain exceptions are however allowed. The existing use, as for recreational stabling of horses, is one of the exceptions listed in para. 145, NPPF, 2018 and therefore this is not an inappropriate use in the Green Belt in principle. Replacement buildings in the Green Belt are also an exception listed in paragraph 145 of the NPPF however this is only where the new building is in the same use as that which is in situ. The exception which I consider is relevant to this proposal is para 145 (g): - limited infilling or partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt than the existing development. However, as the stables are not in agricultural use they are considered to be previously developed land. I will set out below the reasons why I consider that impact of the proposed new dwelling on the openness of the Green Belt would be greater than the existing use/building.

(26) In terms of the degree of harm resulting from the specific proposal this would include an intensification of the activity on site in terms of retaining the keeping of horses on site and the additional presence of a residential dwelling, a likely increase in the level of hardstanding, domestic paraphernalia associated with the residential dwelling, the establishment of a dwelling and its residential curtilage on an open field and the likely need for fences, domestic lighting, security features etc. The stable is sited at the western side of the site and accessed via a dirt and grass track. In order to make a dwelling more accessible for more frequent domestic use, it would likely be necessary to install hard standing and would therefore have a greater impact in this respect also. The proposed new dwelling would have a similar height and volume to the existing building and so when simply comparing these elements of the scheme, the proposal might be considered to have comparable impact on the openness of the Green Belt. However, the new dwelling has a domestic appearance and form and will therefore appear incongruous in the middle of open countryside and the proposal now results in two separate buildings which with the additional hardstanding, fencing and new domestic paraphernalia is likely in my opinion to have a greater impact on the openness of the Green belt than the existing stable building. Whilst permitted development rights can be restricted on Green Belt sites it is reasonable that, if a dwelling were to be established here, there would be necessary elements to support a dwelling such as septic tanks, higher fencing and potentially pressure for a garage or other outbuildings that may be difficult to resist. The character of the plot which is a field used for grazing, an appropriate Green Belt use in principle, would be altered as is inevitable when residential curtilage is established. There would also be a constant presence on site including the owner's vehicles.

(27) In this respect, it is my view that the proposed development does not meet the criteria in paragraph 145 of the NPPF and therefore falls to be considered as inappropriate development in the Green Belt.

(28) Paragraph 143 of the NPPF advises that inappropriate development is, by definition harmful to the Green Belt and should not be approved except in very special circumstances. I consider this matter below.

(29) With regard to the harm to the Green Belt paragraph 133 of the NPPF notes that the Government attaches great importance to Green Belts. It notes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of the Green Belt are their openness and their permanence. Green Belt serves five purposes:

- To check unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict land and other urban land.

(30) It is accepted that the development would not have a sprawling affect given its location some distance from the boundaries of large built-up areas. It is accepted that the location of this site, some distance away from the town, would not contribute to a merging affect. The development would not affect historic towns and would not impact on regeneration of urban land. However, the site would lead to encroachment into the countryside. The site is currently mostly open in character and relates in character to the open agricultural fields to the west and north. The location of the new dwelling some 80 m from the built-up area of Sutton-at-Hone and the closest residential property would lead to a spread of residential character and presence into an otherwise rural edge to the village. If the site were to become domestic in character and appearance, it would undoubtedly lead to encroachment into the countryside. In addition, the physical presence of a larger building on this site would be harmful to the openness of the countryside. The design and access statement indicates that the site is well screened from views from the Road and public footpath. Whilst there are trees and planting within and surrounding parts of the site, the existing stable and much of the land is highly visible from surrounding land and from Barton Road. The prominence of the building is exacerbated by the slight slope of the land as the building sits at the highest point of the site. This can be clearly viewed on 'street view', in the officer site photos and even on some estate agency photos from the sale of nearby properties.

(31) The proposal would therefore be contrary to one of the key purposes for the Green Belt.

Whether Very Special Circumstances Exist

(32) Paragraph 144 of the NPPF states:

"Local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

(33) Policy DP22 of the Dartford Adopted Local Plan states that:

"Inappropriate development is by definition harmful to the Green Belt and will only be approved in very special circumstances. Very special circumstances will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."

(34) The applicants have provided reasons for the development which they consider may amount to Very Special Circumstances. These are:

- Need for presence on site due to crime and vandalism
- Elderly parents are to live here as their existing home is not 'fit for purpose'

(35) The house is said to be needed in order to protect the horses and their property. If this is the case then it is likely that, when the applicant is living on site, they will require higher fencing, not just for privacy but also for security purposes and potentially a garage to store personal property and/or protect their vehicles. Based on the site visit, there does not appear to have been a concerted effort to make the site more secure without having to resort to a dwelling on the site. For example there is a very low gate to the rear (west) of the stable and there is no evidence of security cameras. In order to make a case that a dwelling is needed on site for security reasons I consider it reasonable that efforts should first be made to secure the site without proposing such harm to the Green Belt. There are many other equestrian sites within the Borough that do not require a 24 hour presence on site for security and no evidence

has been provided to justify such measures for this particular site. There is no evidence that the horses or equipment are of particularly high value and therefore a particular target for criminals. I therefore give this low weight in the consideration of circumstances which may outweigh the harm to the Green Belt.

(36) The desire for the applicant's elderly parents to live on the site as their current property is not 'fit for purpose' is also given as a reason for the development. There has been no mention of attempts to sell the existing house and buy one that is more suitable and no evidence that another existing local property would be unaffordable or less affordable than building a new house on the application site. I give this consideration very limited weight. I also note that this site is in a poor location for use by elderly residents (this will be explored further from paragraphs 53-55).

(37) In addition to the above the applicant's daughter has put forward the following points to support the application:

- Careful design of the buildings proposed
- No impact to local residents' outlook
- The fact that the land has been maintained to a high standard
- Accommodation better suited to the applicants' needs

(38) I do not consider that these reasons amount to very special circumstances as they could be used repeatedly with regard to new development and I do not consider that they outweigh the harm identified to the Green Belt.

(39) Policy DP22 lists the 'other harm' that should be considered when weighing up the Very Special Circumstances. These are:

- a) The extent of intensification of the use of the site;
- b) The impact of an increase in activity and disturbance resulting from the development, both on and off the site, including traffic movement and parking, light pollution and noise;
- c) The impact on biodiversity and wildlife;
- d) The impact on visual amenity or character taking into account the extent of screening required;
- e) Impacts arising from infrastructure required by the development.

(40) Firstly, the existing use of the site as for the recreational keeping of horses is to be retained and therefore this element will have the same intensity. In addition to this a dwelling is proposed. The intensity would be increased as there would be a residential use and a recreational use of the same scale taking place. Since the applicants' advise that the new dwelling is to be occupied by elderly parents it is likely that the uses will operate fairly independently with the stables attracting its own separate activity.

(41) There would be a marked increase in activity and disturbance on site due to the constant presence on site, more deliveries to the site, a greater number of cars and trips taking place, and external lighting. The keeping of horses requires the owners to visit the site to feed and tend the horses every day however they are not currently living on or occupying the site most of the time. For much of the day and night the horses are likely left alone not causing light or noise disturbance. If people were to be living on site then this would result in greater levels of activity at all hours.

(42) The site is not a Wildlife site nor are there any known protected species or biodiversity concerns. However the development would result in greater levels of hardstanding and maintenance of the site for domestic purposes. This would be more likely to have a negative than a positive impact on wildlife and biodiversity.

(43) The drawings show extensive planting to surround the buildings which would erode the open character of the fields. There is not currently much screening of the building to its eastern and northern sides, despite the claims of the Design and Access Statement that it is well screened. The need for screening highlights the prominence and visibility of the building.

(44) The proposal is for a single dwelling and as such it would be serviced by existing infrastructure to an extent. However, as the house would be some 80 metres from the closest road it is likely that hardstanding would be required to provide both vehicular and pedestrian access to the dwelling as well as septic tanks, power supply and other services necessary for a domestic dwelling. Being an open field, a change to residential use is likely to require substantial alterations to make the land fit for purpose and physically accessible by car and foot.

(45) In summary, I do not consider that Very Special Circumstances exist to outweigh the harm to the openness of the Green Belt or the 'other harm' as identified above. The principle of development is considered unacceptable, inappropriate and contrary to Dartford's adopted Local Plan and the NPPF. My assessment of the site specific context and the relevant policies of the Dartford adopted Local Plan indicate that the proposal is inappropriate development in the Green Belt and that Very Special Circumstances to outweigh the harm do not exist.

Windfall Site

(46) The policies of the Dartford Development Policies Plan (adopted 2017) seek to manage development, maximise sustainable regeneration and offset any potential negative effects. As the proposal is for under 5 dwellings it is considered to be a windfall housing site (not identified) and specific policy has been developed for this. The windfall policy has been developed to ensure that unplanned development coming forward does not undermine the approach to development as set out in the Core Strategy taking both site specific and cumulative sustainability issues into account.

(47) Small sites such as this, which are under 5 units are not considered through the Council's Strategic Housing Land Availability Assessment (SHLAA) and are therefore all by definition windfall sites. Small sites can still have a variety of local impacts. The proposal therefore falls to be considered against Section 4 of Policy CS10 but also the other detailed policies within the Core Strategy and adopted Dartford Development Policies Plan (2017) which are key to its acceptability. Policy CS10 section 4 outlines the following criteria for assessment of windfall sites: (a) the sustainability of the site; (b) whether the benefits of development outweigh any disbenefits; (c) the capacity of the current and proposed infrastructure to serve the development, taking into account committed and planned housing development; (d) where spare capacity is not available, the availability of the site to provide for the requirements it generates.

(48) The aim of the windfall policy is to ensure that any windfall sites which come forward are sustainable and commensurate with sites which have been identified as part of the Council's housing land supply. It also seeks to prevent the delivery of sites which would undermine the Council's strategy for identified development by cumulatively overburdening future infrastructure provision.

(49) This windfall site is considered within the context of the Council's 5 year housing land supply. This Council is in a strong position in respect of its 5 year housing land supply and all policies within the adopted Plan are considered to be up to date. Further detail on this is available within the following two key documents - 'Dartford Five Year Deliverable Housing Land Supply 2018' and the 2017-2018 Authority Monitoring Report. As a result of the Council's position in respect of its 5 year housing land supply the 'tilted balance' in favour of sustainable development is not engaged (NPPF, para 11). All development within the Borough will be judged against the adopted Core Strategy (2011) and the Development Policies Plan (2017) as well as relevant Supplementary Planning Documents as noted in the discussion below. The National Planning Policy Framework is also a material planning consideration.

(50) The cumulative impacts of unplanned housing, even from small sites, has the potential to add to existing over-burdened amenities and infrastructure within the Borough. Within the context of a 5 year housing land supply, and despite the national need for housing, the provision of housing within Dartford needs to be planned carefully to avoid shortfalls in infrastructure and amenities. The benefit to be attached to additional houses on unplanned sites is therefore limited and could be considered as disbenefits in some cases where infrastructure and

amenities are already at capacity. A careful balancing exercise needs to be carried out, weighing up all of the benefits and disbenefits of the proposal. Given the reduced weight of the benefit to be attached to the provision of new housing, for the reasons set out above, any disbenefits of the scheme, whether unacceptable on their own or cumulatively, are not likely to be outweighed by the benefits.

(51) The Council also has a Windfall Sites Supplementary Planning Document (SPD) which outlines how policy CS10 is to be applied. The issues covered include whether the site is previously developed, the accessibility of the site and the impacts of the proposal on the environment.

(52) The building itself would replace an existing structure and as such would be sited on brownfield land, this does carry notable weight in any windfall assessment. However this consideration does not outweigh the harm of inappropriate development in the Green Belt which is given significant weight in any assessment.

Accessibility of the site

(53) The site is located around 500 metres from the closest bus stop which averages 2 buses per hour to Dartford (414 Arriva service). The distance from a row of shops is also 500m, this includes a sandwich shop, beauty salon, convenience store, undertakers and building supply shop. These distances are around 100m greater than the recommended distance for bus stops and local services (Dartford Windfall SPD). The site is also not within walking distance of a GP or health centre.

(54) I do note that if one uses the public footpath to the east of the site then there is a closer bus stop and a wider range of services however this is an unmade and narrow footpath that is not lit. This path would be quite unsuitable for people with accessibility issues or pushchairs as it becomes muddy when wet and is also narrow. It is not therefore considered to be an attractive pedestrian route.

(55) The accessibility of the site is relatively poor and the reason for the development is for an elderly couple whose existing home is not 'fit for purpose'. If the development is required for elderly people then it follows that this should be close to a GP, bus stops and shops and services. This undermines this reason given by the applicant for the development.

(56) The limited accessibility of the site is considered to be a disbenefit of the scheme.

(57) To summarise the windfall assessment, it is considered that the siting on brownfield land is a benefit of the scheme however the benefit of housing is given very limited weight due to the Council's strong position in terms of its 5 year housing land supply. The benefits are therefore clearly outweighed by the limited accessibility of the site and harm to the Green Belt.

Parking and Highways

(58) The site can accommodate adequate parking for the dwelling and the stables. The plans show 4 cars can be easily parked on site. Whilst this exceeds the requirement of Dartford's parking standards SPD. However, this also means that cars will be on site for longer periods of time resulting in visual clutter and further impacts on the openness of the Green Belt.

Impact on visual amenities/character

(59) In terms of the impact on the visual amenities of the area, the site is a field containing one stable building. The land is open and exposed with the exception of two areas of trees which are subject to Tree Preservation Orders. The proposed dwelling, with its necessary fencing, screening, hardstanding and other elements necessary to support the dwelling would erode the open character of the site and result in a more stark and hardscaped appearance.

(60) The Design and Access Statement indicates that the access road will remain untouched however based on the proposed use of the dwelling for elderly people I consider this

unlikely. There would soon be pressure for extensive hard surfacing to provide a better access to the house.

(61) The bungalow is very basic, with no indication of innovative or exceptional design and the planting shown to screen the bungalow is crude. A soft landscaping scheme would need to be considered and could be requested via condition. However, I consider that the scheme does not demonstrate attempts to provide a high standard of design on site and without any assurances that this would be the case I consider that this weighs against the proposal.

Adequacy of accommodation

(62) The dwelling exceeds the requirements of the Nationally Described Space Standards internally and therefore is considered to provide an acceptable standard of accommodation.

(63) The garden shown is adequate for the needs of a single dwelling however the extent of screening shown around this would limit the occupiers' outlook and demonstrates that this has been poorly thought out resulting in poor design.

Other issues

(64) The agent's labelled dimensions show a difference of few hundred millimetres from the measurements that I have taken of the to-scale drawings. As everything is to scale and not all drawings are labelled I am using the scale bar to measure the buildings.

FINANCIAL BENEFITS

(65) Under section 75ZA of the Town and Country Planning Act officer reports to the Development Control Board are required to include a list of 'financial benefits' which are likely to be obtained by the authority as a result of the development. A 'financial benefit' must be recorded regardless of whether it is material to the Council's decision. Government advice is that the decision maker should consider whether it is a material consideration in the consideration of a planning application.

(66) The development would be exempt from a CIL payment as a self-build. At present the CIL form indicates that the applicant does not wish to claim exemption however based on a discussion with the agent this is an error. The CIL form should be amended and resubmitted. This will be reported in the update to members.

(67) New Homes Bonus: is a grant paid by central government to local councils to reflect and incentivise housing growth in their areas. It is based on the amount of extra Council Tax revenue raised for new homes. Allocations are set by Government each year and so the amount of New Homes Bonus is not fixed for this proposal. I consider this is not a material consideration with regard to the determination of the planning application.

HUMAN RIGHTS IMPLICATIONS

(68) I have considered the application in the light of the Human Rights Act 1998. I am satisfied that my analysis of the issues in this case and my consequent recommendation are compatible with the Act.

PUBLIC SECTOR EQUALITY DUTY

(69) Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

CONCLUSIONS AND REASONS FOR RECOMMENDATION

(70) The proposal is inappropriate development in the Green Belt resulting in substantial harm which is not outweighed by any other considerations. The windfall assessment also

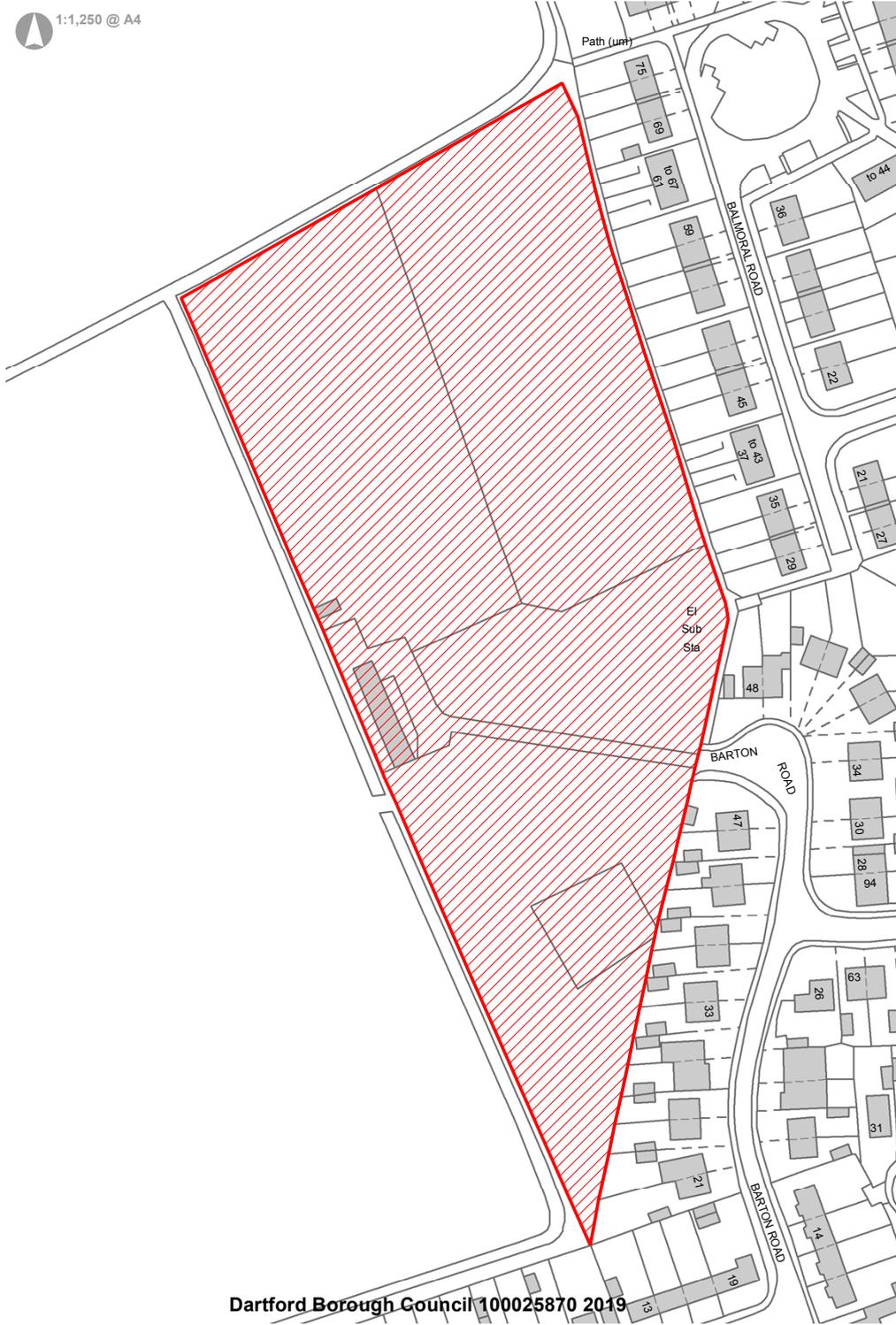
demonstrates that the disbenefits clearly outweigh the benefits of the proposal. I therefore recommend that the proposal be refused.

RECOMMENDATION:

Refusal

- 01 The proposal is considered to be inappropriate development in the Green Belt, harmful to its openness and no very special circumstances have been demonstrated to outweigh this harm and the other harms identified and is therefore contrary to Core Strategy policy CS13, Policy DP22 of the Dartford Development Policies Plan and the National Planning Policy Framework.
- 02 The benefits of providing a new dwelling is reduced by the Council's ability to demonstrate a 5-year housing land supply. The disbenefits of the development therefore clearly outweigh the benefits of developing this windfall site in terms of the poor accessibility of the dwelling which encourages car use, the location of a dwelling on Green Belt land and the erosion of the character and appearance of the site. As such the development is contrary to policies CS1 and CS10 of the adopted Core Strategy, Policies DP2, DP6 and DP7 of the Dartford Development Policies Plan and the Housing Windfall Supplementary Planning Document (2014)

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Dartford Borough Council 100025870 2019

Application No.:	18/01425/FUL
Address :	Land Rear Of Barton Road Sutton At Hone Kent
Date: 21 May 2019	Scale: Not to Scale