
Planning, Design and Access Statement

Land at Wrexham Road, Holt

On behalf of Macbryde Homes

November 2019

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Land at Wrexham Road, Holt

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1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared by Barton Willmore, on behalf of Macbryde Homes (The “Applicant”), in support of reserved matters application for the proposed residential development of land at Wrexham Road, Holt (the “Site”).
- 1.2 This Statement should be read in conjunction with the other technical documentation submitted in support of the planning application (the “Application”) as listed in **Table 1** below.
- 1.3 This Statement sets out why the proposed development is considered to be acceptable and provides the justification and rationale for the approach to the proposed development, layout and design, and other pertinent technical considerations. For reasons explained below, the acceptability or otherwise of the principle of development is not a matter for consideration in the determination of this Application.

Summary of Proposed Development

- 1.4 The Application seeks reserved matters approval for 24 dwellings with associated roads, open space and infrastructure. An application for reserved matters approval is currently pending (Ref: P/2018/0009) however, it has been agreed with Officers that following agreement with the landowner that the pending scheme will be amended. As such, this Planning, Design and Access Statement seeks to provide the justification for the amended scheme.
- 1.5 The proposed development will include a housing mix of three and four bedroom properties; further details are provided in Section 3 of this Statement.

Planning Application Pack

- 1.6 **Table 1** below lists the technical documentation and plans which form part of this Application:

Plans and Reports	Reference/Consultant
Location Plan	Macbryde Homes Ref: WRHLT-LP.01
Proposed Site Layout	Macbryde Homes Ref: WRHLT-SP01 Rev G
Proposed Site Layout (Colour)	Macbryde Homes Ref: WRHLT-SP01-COL Rev G
Banbury Semi Floor Plans	Macbryde Homes Ref: WRH-BRY.PL01

Banbury Semi Elevations (Brick)	Macbryde Homes Ref: WRH-BRY.PL02
Fenwick Floor Plans	Macbryde Homes Ref: WRH-FEN.PL01
Fenwick Elevations (Brick)	Macbryde Homes Ref: WRH-FEN.PL02
Fenwick Elevations (Render)	Macbryde Homes Ref: WRH-FEN.PL03
Evesham Floor Plans	Macbryde Homes Ref: WRH-EVE.PL01
Evesham Elevations (Brick)	Macbryde Homes Ref: WRH-EVE.PL02
Evesham Elevations (Render)	Macbryde Homes Ref: WRH-EVE.PL03
Heatherington Floor Plans	Macbryde Homes Ref: WRH-HTHR.PL01
Heatherington Elevations (Brick)	Macbryde Homes Ref: WRH-HTHR.PL02
Heatherington Elevations (Render)	Macbryde Homes Ref: WRH-HTHR.PL03
Chatsworth Floor Plans	Macbryde Homes Ref: WRH-CHA.PL01
Chatsworth Elevations (Brick)	Macbryde Homes Ref: WRH-CHA.PL02
Chatsworth Elevations (Render)	Macbryde Homes Ref: WRH-CHA.PL03
Alderton Floor Plans	Macbryde Homes Ref: WRH-ALD.PL01
Alderton Elevations (Brick)	Macbryde Homes Ref: WRH-ALD.PL02
Alderton Elevations (Render)	Macbryde Homes Ref: WRH-ALD.PL03
Salisbury Floor Plans	Macbryde Homes Ref: WRH-SALS.PL01
Salisbury Elevations (Brick)	Macbryde Homes Ref: WRH-SALS.PL02
Salisbury Elevations (Render)	Macbryde Homes Ref: WRH-SALS.PL03
Marbury Floor Plans	Macbryde Homes Ref: WRH-MAR.PL01
Marbury Elevations (Brick)	Macbryde Homes Ref: WRH-MAR.PL02
Marbury Elevations (Render)	Macbryde Homes Ref: WRH-MAR.PL03
Wiltshire Floor Plans	Macbryde Homes Ref: WRH-WILT.PL01
Wiltshire Elevations (Brick)	Macbryde Homes Ref: WRH-WILT.PL02
Wiltshire Elevations (Render)	Macbryde Homes Ref: WRH-WILT.PL03
Sandringham Floor Plans	Macbryde Homes Ref: WRH-SAND.PL01
Sandringham Elevations	Macbryde Homes Ref: WRH-SAND.PL02
Planting Plan (1 of 2)	TPM Landscape Ref: 3455-201
Planting Plan (2 of 2)	TPM Landscape Ref: 3455-202
Landscape Layout	TPM Landscape Ref: 3455-101
MUGA Area Detailing & Examples	Streetscape Ltd. Ref: SSQ13626
Tree Protection Plan	TPM Landscape Ref: 3455-102
Surface Water and Foul Water Drainage Scheme	4638 v1.0
Planning, Design and Access Statement	Barton Willmore Ref: 30917/A3/LR/SG/LS
Swept Path Analysis	Croft Ref: 2857-SP01
Preliminary Ecological Appraisal	Cheshire Ecology Services Ltd Ref: CES:1486/10-19/SW
Road Traffic Noise Assessment	Hepworth Acoustics Ltd Ref: P19-440-R01-V1

Table 1 – Application Submission Documents

Pre-Application Consultation

- 1.7 The Applicant has actively engaged in pre-application discussions with Wrexham County Borough Council (the “Council”) prior to the submission of this Application.

- 1.8 The Applicant has been advised by Officers that there is no requirement to undertake formal pre-application engagement because the Application is for the approval of reserved matters, in accordance within Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

2. THE SITE AND SURROUNDING AREA

- 2.1 This Section provides further details on the Site's location, surroundings and its physical characteristics.

Site Description and Location

- 2.2 The Site extends to a gross area of 1.2 hectares and is located between Francis Lane and Wrexham Road, in Holt. The Site is predominately flat and comprises a predominately rectangular field, situated on the edge of Holt. The surrounding area is primarily residential in nature, with wider uses including commercial and farming uses. Access to the site is via Wrexham Road.

Notable Planning History

- 2.2 The Site benefits from outline planning permission for residential development including the formation of multi-user games areas (Ref: P/2013/0823) which was approved on 11 March 2016.

Approved Development

- 2.3 As set out above, the Site benefits from outline planning permission. This established that the principle of development on the Site was acceptable. The following conditions are of relevance to this application.

	Conditions
1	Approval of the following details shall be obtained from the LPA before any part of the development is commenced: a) the layout of the building(s); b) the scale of the building(s); c) the appearance of the building(s); and d) the landscaping of the site.
2	Plans and particulars of the reserved matters referred to in condition 1 shall be submitted in writing to the LPA before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
20	The reserved matters application shall provide details of all internal and external boundary treatments. Works shall be carried out strictly in accordance with the details as approved and retained thereafter unless otherwise agreed, in writing, with the LPA.

21	This permission allows for a maximum of 24 dwellings to be built on the site.
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Table 2 – Extracted relevant Conditions of previous planning permission.

Additional Conditions

- 2.3 In addition to the above, the extant permission includes a number of additional planning conditions for which details must be submitted to the Council for approval.
- 2.4 An application(s) to discharge the relevant conditions will be submitted to the Council in due course.

3. THE PROPOSED DEVELOPMENT

- 3.1 This next Section provides details of the proposed development. The Reserved Matters approval relates to access, layout, scale, appearance and layout.
- 3.2 As a North Wales based housebuilder, the Applicant has extensive experience of the local housing market, and a strong record of delivery across Denbighshire, Conwy and Flintshire. The Applicant is in the process of expanding its operations across North Wales, with a view to increasing its annual housing completions moving forward.
- 3.3 The proposed development comprises 24 detached and semi-detached dwellings with a housing mix as follows:

House Type	Description	No. of units
Banbury	3 Bed semi, 2 Storey	4
Fenwick	3 Bed detached, 2 Storey	1
Evesham	3 Bed detached, 2 Storey	4
Heatherington	4 Bed detached, 2 Storey	2
Chatsworth	4 Bed detached, 2 Storey	1
Alderton	4 Bed detached, 2 Storey	2
Salisbury	4 Bed detached, 2 Storey	2
Marbury	4 Bed detached, 2 Storey	2
Wiltshire	4 Bed detached, 2 Storey	3
Sandringham	4 Bed detached, 2 Storey	3

Table 3 – Housing Mix

- 3.4 The proposed development will provide on-site car parking provision for between 1 and 3 car parking spaces depending on plot size, and each proposed dwelling will benefit from its own private garden.
- 3.5 Vehicle, pedestrian and cycle access to the Site will be obtained via a new access created off Wrexham Road, in accordance with detailed approved under the outline planning permission. A 2m footpath will be provided through the Site which will facilitate pedestrian linkages, with dropped kerbs and tactile paving to aid footpath users and cyclists. This will ensure that the Site is accessible for all.

- 3.7 Landscaping is proposed throughout the development with an area of public open space located to the east of the Site. The overall public open space provision extends to circa 0.34 ha. This includes a MUGA located to the south east of the Site adjacent to Francis Lane.
- 3.8 Further details concerning the appearance, layout, scale and landscaping are provided in Section 7 of this Statement.

4. DEVELOPMENT POLICY CONTEXT

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004), and Paragraph 1.21 of Planning Policy Wales ("PPW"), requires that the determination of the Application must be made in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 For the purposes of this Application, the development plan comprises the Wrexham Unitary Development Plan ('UDP') which was adopted in 2005 and covers the Plan period 1996 – 2011. The Council is however progressing with its Local Development Plan ('LDP') which is currently at Examination. Due weight can therefore be attributed to the emerging LDP in accordance with its progress and extent of outstanding objections.
- 4.3 As the principle of development has already been established, the relevant UDP policies therefore relate to those details for which reserved matters approval is sought. Accordingly, the following policies are of relevance to the Application:
- GDP1 – Development Objectives
 - EC7 – Conservation Areas
 - EC13 – Surface water Run-off
 - CLF4 – Playing Fields and Open Space
 - CLF5 – Open Space Requirements for New Development

Other Material Considerations

Emerging LDP Policies

- 4.4 Relevant emerging LDP policies include:
- SP12 – Transport and Accessibility
 - SP13- Design Principles and Masterplanning Framework
 - SP15 – Natural Environment
 - SP16 – Historic and Cultural Environment
 - DM1 – Development Management Considerations
 - CF2 – Provision of New Open Space

Supplementary Planning Guidance

4.5 Relevant Supplementary Planning Guidance ("SPGs") published by the Council include:

- SPG2 – Space around dwellings
- SPG4 – Trees and development
- SPG8 – Nature conservation and developments
- SPG11 – Parking standards
- SPG29 – Management of surface water for new development

National Planning Policy

Planning Policy Wales (10th Edition, December 2018)

4.6 The fundamental purpose of the planning system is to contribute to the achievement of sustainable development. The following key issues and policies set out within PPW10 are considered relevant to the proposed development.

Design Principles (Chapter 3)

4.7 PPW10 promotes good design and the objectives of good design should be applied in all development proposals in respect of access, character, movement, environmental sustainability and community safety.

Distinctive and Natural Places (Chapter 6)

4.8 Proposals must take account of the wildlife or landscape value of an area, and it is important to balance conservation objectives with the wider economic needs of local business and communities and should be taken into account at an early stage of the process¹. LPAs should consider and avoid any adverse impacts on the environment. Statutory designations do not prohibit development, but their effect must be assessed.

Green Infrastructure (Chapter 6)

4.9 The provision of green infrastructure is encouraged, and the quality of the built environment should be enhanced by integrating green infrastructure into development².

Landscape (Chapter 6)

¹ PPW10, Paragraph 6.4.4

² PPW10, Paragraph 6.2.5

- 4.10 Landscape value is an intrinsic part of PPW10 and consideration should be given at the outset to landscape value to ensure that wellbeing needs and an effective and integrated approach to natural resource management in the long term can be achieved.

Flood Risk and Drainage (Chapter 6)

- 4.11 PPW10 confirms that development should reduce and must not increase the risk of flooding³. It also confirms that in determining planning applications, LPAs should work closely with NRW, drainage bodies, sewerage undertakes and relevant authorities, to ensure that surface water run-off is controlled as near to the source as possible by the use of SUDS and to ensure that development does not increase flooding elsewhere by loss of flood storage / flood flow route; or increase the problem of surface water run-off⁴.

Other material considerations

- 4.12 Other material considerations include:
- Technical Advice Note (TAN 2) – Planning and Affordable Housing;
 - Technical Advice Note (TAN 5) – Nature Conservation and Planning;
 - Technical Advice Note (TAN 12) – Design;
 - Technical Advice Note (TAN 16) – Recreation and Open Space;
 - Wales Spatial Plan Update (2008); and
 - Active Travel Act (Wales) 2013.

³ PPW10, Paragraph 6.6.25

⁴ PPW10, Paragraph 6.6.27

5. THE RESERVED MATTERS APPLICATION

- 5.1 The principle of residential development on the Site has been established through the grant of outline planning permission.
- 5.2 The Applicant is an experienced housebuilder and the product that it builds is of an exceptional high-quality. This scheme is no exception and detailed consideration has been given to the proposed layout and design of the scheme, to ensure that it achieves a high standard of design and that does not detract from the existing character and appearance of the surrounding area, but enhances it.
- 5.3 This Section describes the details of the following reserved matters:
- Layout;
 - Scale;
 - Appearance; and
 - Landscaping.

Layout

- 5.4 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 defines “layout” as buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- 5.5 The outline approval did not impose any restrictions in relation to the layout of the scheme, other than the access, trees which are to be retained and the location of the nature reserve. As such, the Proposed Site Plan (Ref: WRHLT-SP01 Rev G) accords with the principles established by the outline permission where relevant.
- 5.6 Further details of the proposed layout are provided within Section 7 of this Statement. Notwithstanding this, detailed consideration has been given to the proposed layout to ensure that it addresses appropriately the key influences of the Site; these being the Wrexham Road frontage, the existing properties on Castlegate and Francis Lane and the location of the POS and MUGA.

- 5.7 The setting and orientation of the proposed plots, dwellings and internal arrangements have been designed to minimise the potential for overlooking or overshadowing and ensure that a good standard of amenity is provided for future occupants of the proposed development and for existing neighbouring properties. The proposed development will provide for an inclusive design in accordance with policy requirements.
- 5.8 Circa 0.34 ha of public open space will be provided and the proposed layout ensures that there is good natural surveillance of the POS and promotes a safe environment for all. Policy compliant levels of car parking provision has also been provided.
- 5.9 In view of the above, the proposed development is therefore in accordance with emerging LDP Policy SP13, TAN12 and TAN16.

Scale

- 5.10 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires information on the size of the development, including height, width and length of each proposed building to be provided. The outline planning permission did not specify the precise number of dwellings to be delivered on-site as part of the development, but it is restricted to a maximum of 24 dwellings (condition 21). The proposed development of 24 dwellings is therefore in accordance with the outline consent.
- 5.11 The maximum height of the buildings will be two storeys, in-keeping with the surrounding area. The scale of individual housetypes, comprising 3 and 4-bed properties set in generous private gardens is also reflective of the existing character of the area. These elements of the proposed development are therefore in compliance with UDP Policy GDP1 emerging LDP Policies SP13 and TAN12.
- 5.12 Further detailed justification for the scale of development proposed is outlined in Section 7, with full details provided on accompanying house type elevations and layout plans.
- 5.13 In relation to scale, the proposed development is therefore considered to be compliant with UDP Policies GDP1 and EC7 and emerging LDP Policies SP1 and TAN12.

Appearance

- 5.14 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 defines “appearance” as aspects of a building or place which affect the way it looks, including the exterior of the building.
- 5.15 A range of materials will be used as part of the development which are respectful to the local vernacular, whilst utilising various design features to create interest in the appearance of the development as a whole. Proposed elevations will be predominantly brick and render, with brick detailing. Roofs will be finished with concrete tiles, coloured appropriately for the character of the area.
- 5.16 Further details of the proposed external appearance of the dwellings is provided within Section 7 of this Statement and which accords with the principles established within the extant permissions.
- 5.17 The proposed development is therefore considered to be compliant with UPD Policies GDP1 and EC7 and emerging LDP Policies SP13, SP16, TAN12 and TAN16.

Landscaping

- 5.18 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 identifies “landscaping” as the improvement or protection of the amenities of a site, as well as the way they link with roads and pathways outside a site.
- 5.19 The majority of existing trees will be retained on-site where possible. To compensate for any loss of trees, replacement tree planting will be provided as shown on the accompanying Planting Plans Ref: 3455-201 and 3455-202.
- 5.20 Policy compliant open space provision will also be provided, in accordance with emerging LDP Policy CF2
- 5.21 The proposed development is considered to be compliant with adopted UDP Policy CLF4 and emerging LDP Policies SP13, SP20, DM1, NE3 and CF2.

Summary

- 5.22 It is considered that the revised information submitted for approval for 24 dwellings is sufficiently comprehensive to provide details of each reserved matter and the proposed approach to the detailed design of the Site will ensure a high quality

residential development is delivered in accordance with the principles approved as part of the extant outline permission.

6. TECHNICAL CONSIDERATIONS

- 6.1 The submission is accompanied by a suite of technical documents.

Flood Consequence Report and Drainage Strategy

- 6.2 The Site is located within Flood Zone A and is therefore considered to be at little or no risk of fluvial or tidal flooding, with a less than 0.1% probability of flooding. The risk of flooding from all sources has been assessed and is considered to be low.
- 6.3 The Application is accompanied by a proposed drainage strategy which demonstrates that surface water and foul drainage for the Site can be adequately achieved utilising the connections available.
- 6.4 In relation to managing surface water within the development, the Drainage Strategy proposes that both the residential dwellings and highways will drain to an infiltration basin in the south-west corner of the Site, within the proposed public open space area.
- 6.5 Further to this, it is proposed to discharge surface water from the Multi Use Games Area (MUGA) via an individual geocellular soakaway. This will be positioned to the north-east of the MUGA to provide suitable access for maintenance.
- 6.6 The information submitted clearly demonstrates compliance with Policies TAN15 and VOE6.

Ecology

- 6.7 A Preliminary Ecological Appraisal has been undertaken by Cheshire Ecology Services Ltd. to assess the Site's current status, identify any ecological constraints to development and to recommend further surveys, if necessary, prior to the commencement of development.
- 6.8 The appraisal considers a number of biodiversity and ecology considerations and identifies that additional bird and bat surveys would only be required if an appropriate lighting scheme could not be implemented or if works to remove existing vegetation take place between March and September. On this basis, the information submitted clearly demonstrates compliance with Policy VOE5.

Arboricultural Method Statement

- 6.9 An Arboricultural Method Statement accompanies the Application, which details the tree protection plan for the proposed development.
- 6.10 Replacement planting is proposed to compensate for the loss of any trees, and retained trees will be protected by fencing to meet appropriate standards during the construction phase.
- 6.11 A landscaping scheme has also been prepared which identifies the extent of replacement planting proposed and accords with SPG: Landscaping New Developments and TAN12.

Heritage Considerations

- 6.12 The Site is situated directly adjacent to Holt Conservation Area. The principle of new development adjacent to the Conservation Area has been considered at the outline planning application stage.
- 6.13 The impact of the proposed development upon the setting of the Conservation Area as a designated heritage asset is a material consideration. With this in mind, the approach to the proposed development is considered to respect the significance of the Conservation Area and will not harm its setting.
- 6.14 On this basis, the character and appearance of the Conservation Area is preserved in accordance with the requirements of UDP Policy EC7 and emerging LDP Policy SP16.

7. DESIGN AND ACCESS STATEMENT – PROGRESS STATEMENT

- 7.1 A Design and Access Statement ('DAS') was submitted as part of the original outline planning application. Whilst there is no formal requirement for reserved matters applications to be accompanied by a Design and Access Statement, this section provides an update on how the design of the scheme has evolved from outline to reserved matters stage, up to the point of the current submission.

Outline Application



Figure 1 – Approved Indicative Block Plan

- 7.2 The original indicative Masterplan identified the following key principles:
- A primary access route via Wrexham Road;
 - Footpath link via Francis Road to the MUGA, the POS and residential

development;

- Retention of existing boundary hedgerows
- Open space provision throughout the development, albeit concentrated in the south east; and
- Low density housing on generous plot sizes.

7.3 In terms of housing mix and number of units, the decision notice limits the number of dwellings approved to 24 dwellings and does not specify a mix.

Reserved Matters Scheme as Submitted

7.4 A reserved matters scheme was submitted in January 2018. The scheme submitted comprised the following, as shown in **Figure 2**:

- House Type A (3 bed) x 2
- House Type B (3 bed) x 5
- House Type C (4 bed) x 5
- House Type D (4 bed) x 7
- House Type E (4 bed) x 5



Figure 2 – Reserved Matters Scheme House Types as Submitted

The Proposed Development

- 7.5 As set out above, the outline approval sought to include a primary access route via Wrexham Road; footpath link via Francis Road to MUGA and residential development; retention of existing hedgerows; open space provision throughout the development; and low-density housing on generous plot sizes. As such, the proposed site layout and landscaping proposals, as shown in **Figure 3** below and as submitted by the Applicant, accord with the principles established by the outline planning permission.



Figure 3 – Proposed Layout

- 7.6 The proposed site layout provides for the following:
- A primary access route via Wrexham Road;
 - Footpath link via Francis Road to MUGA and residential development;

- Inclusion of a MUGA;
- Retention of existing hedgerow;
- Open space provision throughout the development;
- Low density housing on generous plot sizes;
- Retention of proposed access via Bank Lane;
- Mixture of 3 and 4 bedroom open market homes;
- Policy compliant car parking provision;
- Public open space provision throughout the development specifically to the south east of the Site;

7.7 A mix of house types are also provided, including 3 and 4 bedroom semi-detached and detached properties, which is reflective of the character of surrounding streets.

Five Objectives of Good Design

7.8 A summary of the proposed layout and how it responds to the five objectives of good design as set out in Figure 7 of PPW10 and TAN12 is provided below:

➤ *Character:*

- The layout seeks to enhance the character of the local area and the proposed density of the Site at 28 dph is in-keeping with the density of the surrounding environment, providing housing within generous plot sizes.
- On-site open space provision is reflective of the character of the local area and will ensure that the Site is not over-developed.
- A mix of detached and semi-detached properties are proposed. The maximum height of the dwellings will be two storeys, again reflective of the existing properties with the settlement.
- A range of materials are proposed in keeping with the surrounding area.

➤ *Access*

- The internal roads throughout the Site are wide enough to accommodate all users and to ensure that equal and convenient access and egress to the Site is provided.

➤ *Movement*

- The Site is accessible via sustainable means, as established through the extant permissions.
- The Site provides a separate pedestrian connection through the Site, which improves permeability for pedestrians and encourages movement on foot.

➤ *Environmental Sustainability*

- The proposed development will provide new quality landscaping throughout.
- MacBryde Homes seeks to promote energy efficiency within their houses, and their homes are six times more energy efficient and generate over 60% fewer carbon emissions than older properties. Installed as standard within the properties are efficient heating systems, double glazed doors and windows, insulated floors and high levels of roof and all insulation. This seeks to ensure that the proposed development responds to the impact of current and future climate change issues.

➤ *Community Safety*

- Safety and security have been considered by the Applicant in relation to the layout and design of the proposed development.
- The buildings and the internal roads have been orientated in such a way to ensure that they provide a natural surveillance. The proposed house types ensure there is overlooking from the elevations which face the internal roads, and to ensure compliance with the Secured by Design Principles.

8. CONCLUSIONS

- 8.1 This Planning, Design and Access Statement is submitted in support of an application for the approval of reserved matters for the proposed development of 24 dwellings, together with associated open space including a MUGA, access and landscaping.
- 8.2 The principle of development on the Site has already been established through the grant of outline planning permission in March 2016. This submission builds on the limited principles and parameters established through the extant permission. The proposed development will provide a range of 3 and 4 bedroom properties, of a scale and density that is in-keeping with the character of surrounding streets, alongside policy compliant open space provision.
- 8.3 A range of supporting technical documents including a Preliminary Ecological Appraisal, Drainage Strategy and landscaping plans have been prepared in support and demonstrate that the scheme is acceptable and compliant with both local and national planning policy and guidance.
- 8.4 Having assessed the proposed development against the relevant planning policy context, the Applicant respectfully requests that approval of reserved matters is granted for this sustainable development.