

PLANNING, DESIGN and ACCESS STATEMENT

Full Plans Application
Town and Country Planning Act 1990

For

The demolition of an existing dwelling, annexe and outbuildings and
construction of replacement dwelling at

Fairways, Newton, Sudbury, CO10 0QN

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PLANNING, DESIGN AND ACCESS STATEMENT

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Introduction, background and recent Planning History

This statement has been produced in support of a Full plans application for the demolition of an existing dwelling, annexe and outbuildings and the construction of a replacement dwelling.

The application site is 0.78 hectares and is located in Newton, bordered by the Newton Green Golf Course on three sides and the Grade II listed building, No 1 and 2 Potash on the other.

Newton is located south-east of Sudbury along the A134 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with several listed buildings.

The landscape in Newton and the immediate surrounding area is characterised as Ancient Rolling Farmlands. South of Quaker Lane is an ancient woodland

Fairways is approached via a tarmac drive, serving the Golf Club and circa other dwellings which links to the Sudbury Road. It is the last dwelling served by the drive.

A Public Right of Way (PROW), Public Footpath No 002, as designated by Suffolk County Council (SCC) which runs north to south, bisecting the plot.

The current owners, bought the existing property in 2016 and have lived in the village ever since. There was a period when they considered developing the plot, selling and moving on; however, given the events of the recent Covid pandemic they have decided that they wish to remain in Suffolk and embark on designing and building their 'dream' home, on the existing plot, with a view to it being their 'forever' house.

The plot is not without its issues. There are a number of issues which currently blight the existing buildings including the lack of privacy and security associated with both the Public Footpath and the adjoining Newton Green Golf Club (NGGC). The footpath bisects the plot, passing immediately in front of the front door of the property and may be used at any time of the day.

The proposed house has been carefully designed to overcome these issues whilst at the same time materially reducing the current build footprint, demolishing buildings on the site boundaries and improving the state, security and safety of the existing public footpath and enhancing the biodiversity of the plot through the improvement and creation of the habitat.

Planning History

There have been a number of Planning applications over the past years relating to the existing dwelling, in the main relating to minor works and the uses of the existing buildings.

However the most notable was an Outline Application submitted in November 2018, Ref DC/18/03962 for the demolition of the existing and the construction of five two-storey dwellings, to which we alluded earlier.

This application was refused 12th February 2019. The grounds for refusal and how they might relate to this application are discussed and addressed later.

Existing Setting and Surroundings

The setting

The village has a mix of residential styles, primarily traditional housing on one and two storeys and these are focussed and spread along the Sudbury Road in a ribbon development. The vast majority of the housing is situated north of the Sudbury Road in a dense form of development.

There are very few dwellings south of the road, but where there are, they tend to be characterised by larger plots with detached of varying styles and massing, not representative of the main village.

Fairways is the largest of these plots and the furthest from the Sudbury Road; it is somewhat distant from the other dwellings (with the exception of Potash) and is separated from the other dwellings by the Golf Club House.

Public Right of Way

A Public Right of Way (PROW), Public Footpath No 002, as designated by Suffolk County Council (SCC) runs north to south, bisecting the plot. Earlier this year we entered in to discussions with both SCC and Babergh and Mid Suffolk District County in respect of moving this public right of way, however, we have decided not to pursue this course of action at this time and the intention is to improve and enhance the current public footpath. Through necessity it will be necessary to apply for a temporary re-routing or closure of the PROW during any works in the interest of public safety and site security and we have already approached SCC with a view to agreeing the process going forward.

The current PROW is shared with the existing tarmac hardstanding with vehicular traffic currently passing along the full length of the footpath in order to access the Barn and workshop/stores to the south of the plot. There is no fencing or distinct surfaces which define and confine the footpath; currently walkers and pets can gain access to enter the garden areas.

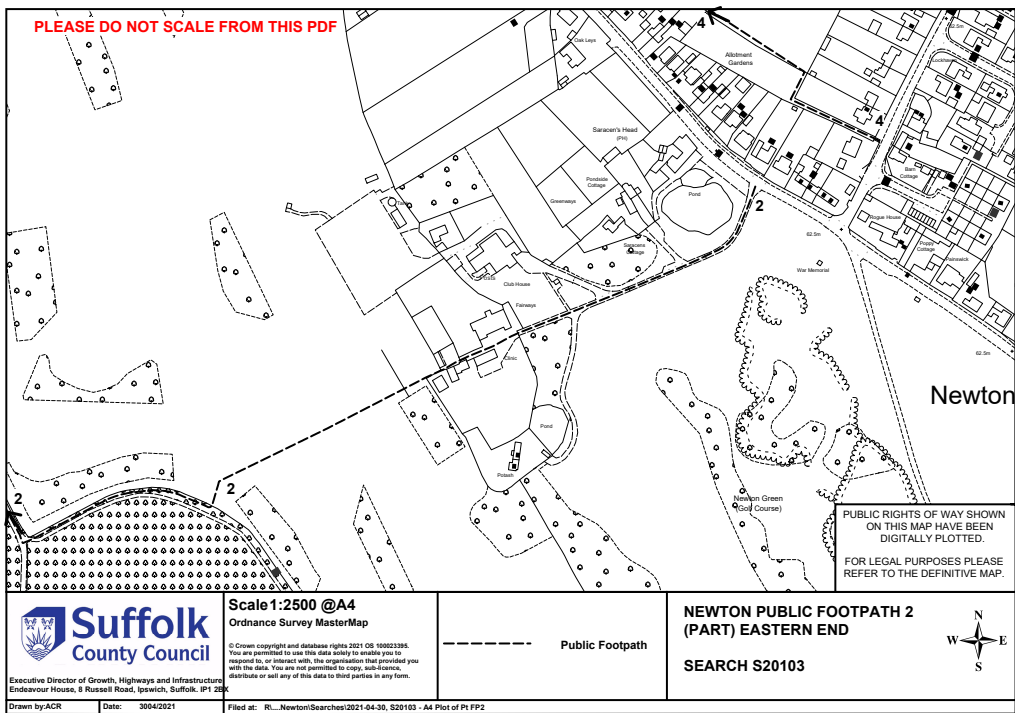
There are clearly a safety and security issues. The proposed scheme will materially improve this situation. The vehicular access will be restricted to just 30% of the length of the PROW with the remaining 70% being a dedicated footpath with secure walls and fencing. In addition, at present, there are a number of loose boxes and workshops with doors and access points opening directly on to the footpath. This will no longer be the case.

Notwithstanding those material improvements to the 'functioning' of the footpath we have also taken care to ensure that public footpath has an attractive setting. The minimum legal width for the footpath is just 1.8M, however, we have ensured that the PROW does not become a 'tunnel' crossing the plot by varying the width of the enclosure, the adjacent planting and the materials along the route. Dependent upon the location the widths range from 2.5M at its narrowest point, to over 9M at its widest, adjacent to the entrance with the Golf Club. New planting, including trees, lawn and shrubs will line the footpath, subject to the specific guidelines associated with PROW and agreement with Suffolk District Council. The boundary will be a mixture of timber fencing, painted render and facing brick.

In summary, this application will deliver an enhanced footpath, both in terms of amenity, security and privacy to all of the users and the homeowner.

For further details of the route, the condition and the existing buildings abutting the PROW refer to the Location Plan 401.P.01, the Site Layout 401.P.05 and the Photo Sheets.

The Suffolk District Council Definitive Map is shown below.



Newton Green Golf Club

To the north-west of the site is a large area of gravelled hardstanding which serves as the Golf Club car park: the Club House, a brick detached building is located to the north of Fairways. An outdoor eating/drinking area has been created to serve members and this has been located close to the this boundary with Fairways.

The site boundary consists of mix of fencing types, including timber fencing, open wire mesh fencing, planting. The fencing is in a poor state of repair, damaged and incomplete in many locations. Refer to Photo Sheets.

New fencing to all boundaries will form part of the hard and soft landscaping works.

1 and 2 Potash- Grade II Listed Building

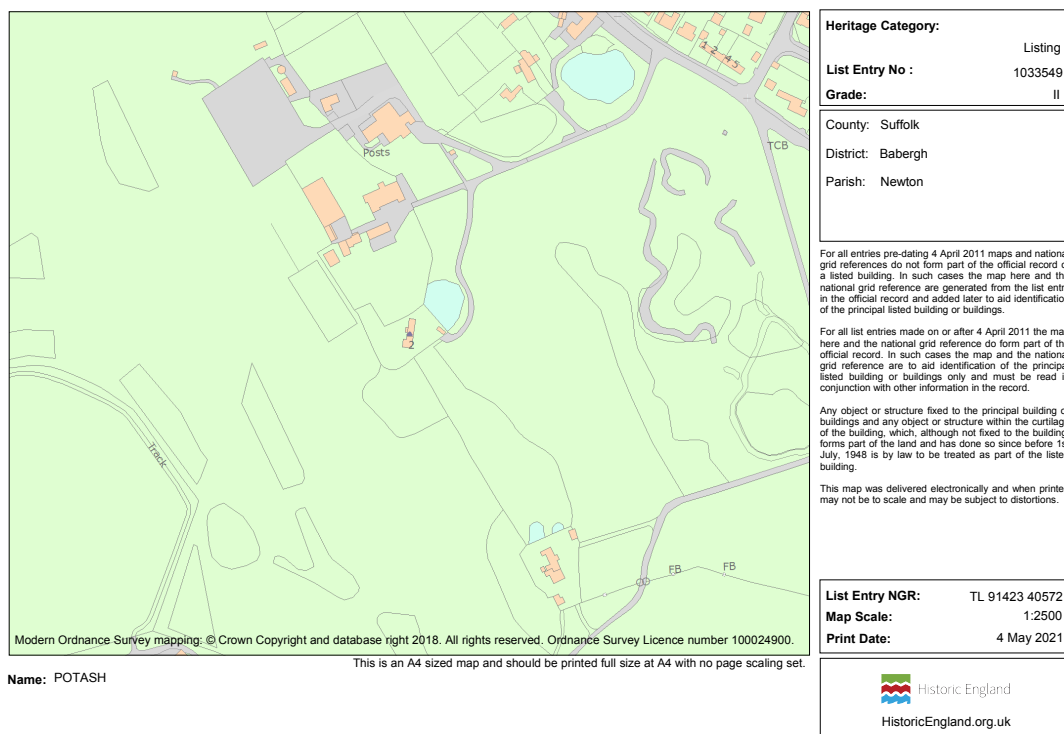
To the east of Fairways is 1 and 2 Potash a thatched and rendered detached dwelling over two storeys. The side elevation of the building is located close to the eastern site boundary and both properties share frontage with the existing Pond.

The listing description, as per the Historic England entry, is as below:

"THE GREEN 1. 5377 (South West Side) Newton Potash TL 94 SW 9/745 II

2. A C17-C18 timber-framed and plastered house. 2 tenements. 1 storey and attics. Casement windows. The south part of the house is older and was probably extended in the C18 or C19 when the north tenement was built or refronted. (Now colourwashed). Roof thatched, with 3 gabled dormers. At the south end there is a large external chimney stack with tabled offsets.

Listing NGR: TL9142340572



Arguably the most important impressive and sensitive view of Potash, where Potash may be fully appreciated consists of the long, front elevation facing the the Golf course to the east. Refer to the following link, on the Historic England site:

<https://historicengland.org.uk/listing/the-list/list-entry/1033549>.

We have taken great care to ensure that the new dwelling has been designed and located to maintain a respectful separation distance between itself and the Grade II listed Heritage Asset. The area of the new dwelling to be built on what we call the Lower garden has in the main been located on the footprint of the existing Annexe, hardstanding; this protects the setting of No 1 and 2 Potash, and maintains a material separation distance of over 50m, at the closet point between the rear elevation of the proposed dwelling and the side elevation of Potash. The height of the proposed dwelling, at its' highest point, is just 0.3M higher than the ridge height of Potash. Drwg 401.P.25 refers.

In addition there is already mature planting between the plots with several mature trees, all of which are to be retained, and further new planting is planned to strengthen this boundary.

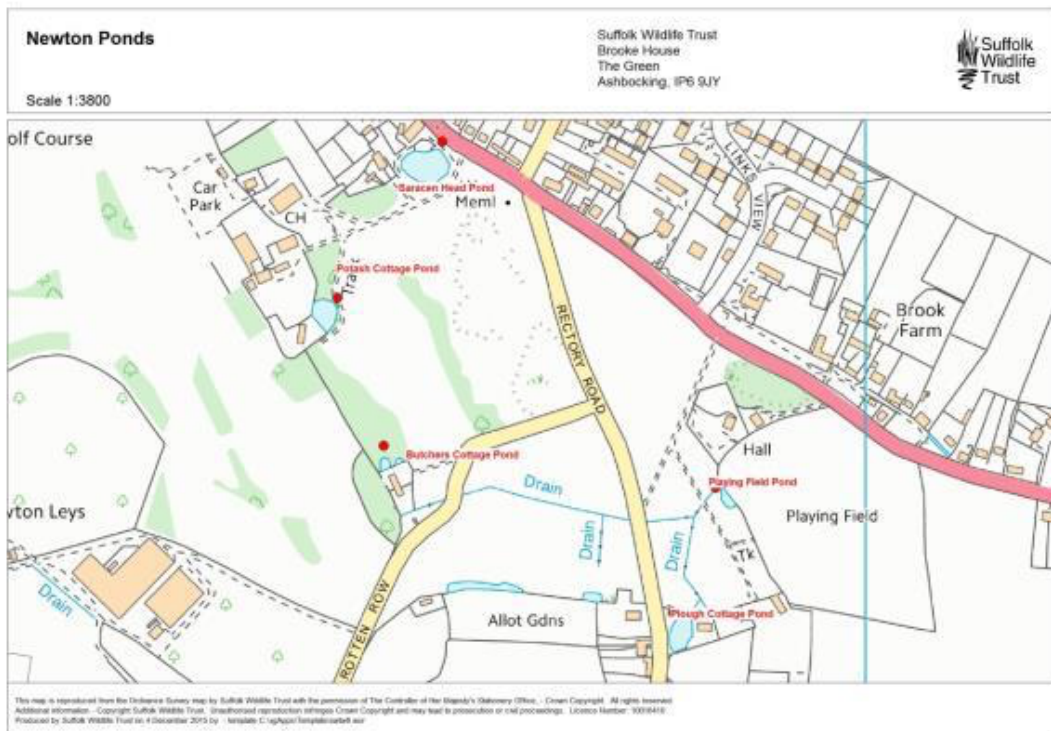
The glimpse view between Fairways and Potash is shown below and on the relevant Photo sheets 401.PS.04.



Pond to the north-east corner of Fairways

To the east of north-east corner of Fairways and abutting Potash is a natural pond. In November 2015 a survey of this pond and other local ponds was instructed by the Newton Green Golf Club and carried out by the Suffolk Wildlife Trust.

Below is the results of the survey:



1. **Potash Pond – TL 91459 40610**

The pond is holding water well with emergent and bankside vegetation and a vegetated and muddy drawdown zone.

Few submerged plant species occur within the water body and large amounts of leaf litter have accumulated. In previous years the pond may have received run off from a septic tank. This combined with the leaf litter has created a black greasy looking sediment and oily sheen.

Vegetation surrounding the pond consists of mature trees (chestnut, ash and oak) an iris fringe is developing around most of the waters edge but is more prolific along the north eastern edge which is becoming more scrubby with the establishment of tree saplings.

Other vegetation includes: bramble, common nettle, hazel, willow herb, bindweed, broad leaved dock, yellow flag iris, purple loosestrife, soft rush, mullein and some ornamental planting along the western edge bordering the cottage garden.

Management issues

The main issue with this pond is the accumulation of organic matter (leaf litter), the potential encroachment of developing scrub and dense stands of iris on the northeast edges and shading from mature hawthorn scrub on the southern boundary.

To improve the pond I would recommend some removal of accumulated organic matter and the coppicing of scrub along the southern edge to allow light to reach the pond and reduce leaf litter.

In future years the north-eastern edge of the water body may benefit from some reduction of iris as the stand becomes denser and removal of the developing scrub behind it to slow encroachment.

Management suggestions Leaf litter and iris removal

Accumulated organic matter (leaf litter)

- ☐ *In the autumn, from the path adjacent to the eastern edge of the pond using a digger machine, gently remove the accumulated leaf litter from the main water body only, taking care not to damage the pond substrate or remove any soils and gravels.*
- ☐ *The removal of organic matter may improve the general appearance of the water and encourage submerged vegetation to establish. Removed spoil should be left on the bank side for a while to allow any creatures to escape back to the pond before being removed and thinly spread in surrounding low lying areas of scrub where it will not easily be washed back into the pond.*

The main issue identified is the build-up of organic matter (leaf matter). As this Pond abuts Fairways it will be possible, during the design of the landscaping to review the planting of the existing and proposed, in such a way as to improve this pond, in particular with regard to leaf fall and coppicing the trees within Fairways boundary, immediately adjacent to the pond.

Council Infrastructure Levy (CIL) Payment

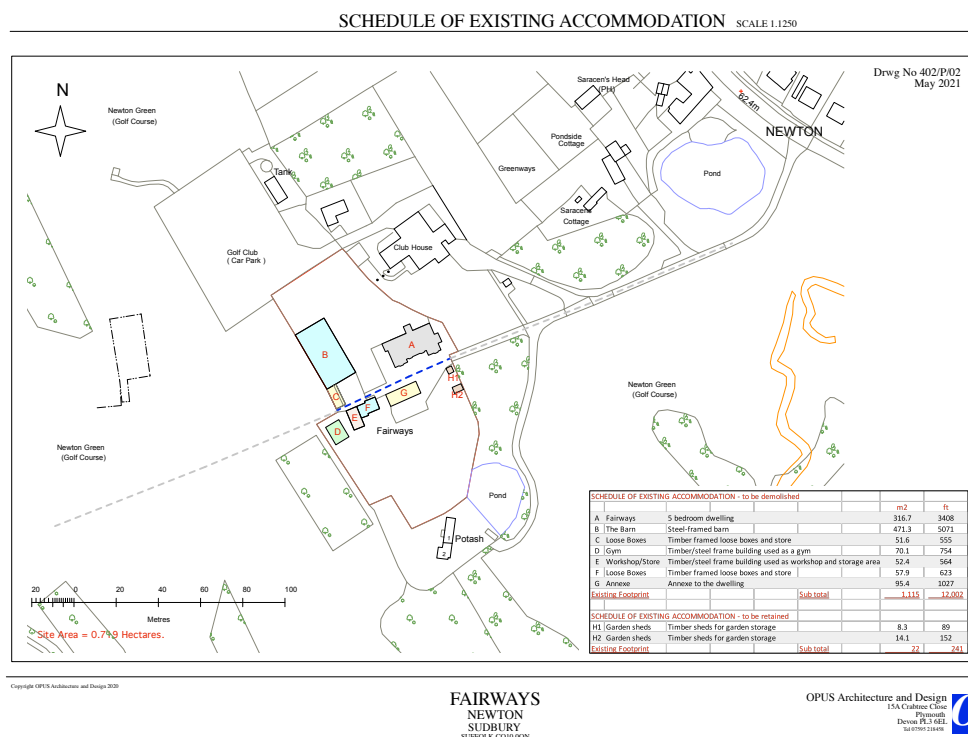
The project involves a one for one replacement dwelling with a reduction in floor area; as such there is no CIL payment due. We have provided the CIL Form 1- Additional with this application and the client will apply for the CIL Self-Build Exemption at the appropriate time.

Existing Accommodation

Existing buildings and usage

There are a large number of buildings on the plot of various styles and heights, all of which will be demolished. These have been identified on a Schedule of Existing Accommodation. Refer Drwg 401.P.02. This shows the 'spread' of the buildings throughout the plot and the close proximity of the largest of these buildings to the plot boundaries.

In total there are 9 structures, not including a caravan and boat. These include the existing 5 bedroom house, the detached annexe, a large barn and several detached outbuildings currently used as a gym, workshops and storage and two garden sheds.



The replacement dwelling will incorporate all of the proposed accommodation in to one building. This will materially reduce the footprint of the existing buildings and also reduce the area of hardstanding.

The gross internal footprint of the new dwelling is 410m² (143m² in the Upper Garden and 267m²) in the Lower Garden. This compares with the existing combined footprint of Buildings A-G, totalling 1115m² and this equates to a reduction of 705m², or 63%. This is a material reduction which will have numerous beneficial impacts upon the environment and amenity of the adjoining owners and walkers using the PROW.

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The overall floor area of the proposed dwelling, which is set over one and two floors is 773m²; this includes the integral garaging and plant room and represents a reduction of total floor area of 342m², or 31%.

The area of hardstanding, including the shared surface PROW will be reduced from 851m² to 366m², a reduction of 57% and the replacement surface will in parts be of a permeable material.

Application Proposal

The Proposal

Fairways is a unique plot in terms of its size and aspect. It falls outside of the Newton Village settlement and away from the majority of the residential development within the village which is located north of the Sudbury Road.

Its closest neighbours being the Newton Green Golf Club and the Grade II listed building Potash.

The Public Right of Way crossing and bisecting the plot currently creates a lack of privacy and security and safety issues. Members of the public may enter the plot at any time of the day or night, seven days a week, with the footpath passing directly by the entrance to Fairways, bedrooms and the living areas. The path is not clearly defined nor is it bounded by any sort of fencing or planting separating the walkers and their pets to the actual footpath. This situation is neither desirable, or safe for either the owners or the members of the public.

In order to address these and other issues we developed a strategy which allows the homeowner to enjoy the best of the plot and the gardens with no such security or privacy issues. The public footpath is improved and enhanced, and the existing built footprint and hardstanding are considerably reduced with all of the existing buildings demolished, notably the largest buildings abutting the northern and southern site boundaries.

The conglomeration of the existing various buildings of mixed styles, in various states of repair, and including a disused and derelict caravan and boat, are neither attractive or particularly suited to their usage. For the instance the construction of the gym is more akin to that of a portacabin than a dwelling. These buildings by virtue of their age, construction and number all requiring heating, lighting, and drainage and have a negative impact upon the environment and its protection. The demolition of these buildings is fundamental to the design strategy, allowing the new dwelling to be relocated to a more sensible position.

By relocating the house to a central location within the plot we are able to overcome the issues described above and at the same time we are able to decrease the visual impact of the proposed dwelling. In fact we materially reduce the visual impact of the proposed dwelling when compared to the current conglomeration of the existing buildings. Refer Drwg. 401.P.25. and 401.P.05. The closest part proposed dwelling is now 22M away from the site boundary with the Golf Club, whereas at present it is 4M. There will be a considerable distance, 50M between the closest part of the dwelling and No 1 and 2 Potash.

By effectively dividing the garden in to two, the public footpath being the division, we have developed a house design which addresses the best aspects of the site and the movement of the sun. The garden area to the east of the footpath we call the upper garden and that to the west, the lower garden.

The house has a strong geometric form, with the internal layout driven by the movement of the sun, views to the garden and the needs of the family. It is a mix of both single and double storey, with patios and terraces at ground and first floor, together with private courtyard gardens and water features. The clean lines have been softened using a limited palette of high quality materials including vertical, timber cladding, brickwork, render, glass balustrading and stone.

The contemporary nature of the design on one and two floors has a 'flat roof' concealed by a parapet wall. This form results in a house form that is in far lower in construction height than a traditional two

storey house with a pitched roof, thus reducing the visual impact of the dwelling. By comparison the ridge of the existing Barn is 5.9M to the ridge, the existing house is 5.95m and Potash is 6.6M to the ridge. The highest part of the proposed two storey dwelling will be 6.9M, with the lower parapet being 6.6M and the single storey elements being 3.5M (4.5M to the top of the glass balustrading). So the highest element of the new dwelling is just 0.3m, or 1 foot taller than the Potash ridge height. Refer to Drwg 401.P.25 Contextual elevations.

In other words, the massing and height of the proposed dwelling is commensurate with the existing and surrounding buildings; given that the new dwelling is set much further away from the site boundaries, you can see why we assert that the overall visual impact of the proposed dwelling is far less than the existing layout. I think that it is obvious from the scheme strategy that the design, massing and location of the new dwelling has been carefully considered to balance all of the local issues, whilst at the same time respecting the needs of the client and their aspirations to create a contemporary, energy efficient, 'dream' house.

The main entrance to the dwelling is off the access drive, with both a pedestrian gate and a sliding vehicular gate. The pedestrian gate leads to a small private courtyard garden with a covered entrance to the house. The creation of the courtyard garden in this area allows a private entrance court to be created. The wall abutting the footpath will be rendered brickwork 2M high. The vehicular access into the plot now terminates with sliding gates much closer to the golf close, ensuring that most of the footpath has purely pedestrian usage.

In addition to the new courtyards a modest turning head has been created at the entrance to the plot in order that any delivery/service vehicles may manoeuvre within the site boundary, entering and exiting in a forward manner.

We have located much of the ancillary accommodation, ie the integral garages, the home office, workshop, gym. in the upper garden.

The main living accommodation, the kitchen/dining area, the entrance hall, the living rooms and all of the bedrooms are located in the lower garden, on the east side of the public footpath. These rooms, despite abutting the footpath, now enjoy total privacy and security provided by the walled courtyard gardens, as well as the best aspect, with the sun rising in the east, setting in the west, flooding the open plan living accommodation throughout the day with light. The entrance hall is open plan and double height with an internal fish pond and garden linking the main living accommodation.

In order for the owners to be able to access the accommodation on both sides of the public right of way, without having to leave the house, a link at first floor joins the two. The public right of way will pass under this link. Currently the owners have to leave the main house moving from one building to another.

We believe this contemporary house will contribute greatly to the quality of the local architecture, improve the public right of way, improve the amenity space of the adjoining neighbours, including their security and privacy and improve and enhance the local eco system management of the existing planting, supplementary planting and creation of new habit.

The strong geometric design will be crisply detailed with low profile windows and frameless balustrading. Planting will be introduced close to the house with shrubs borders to contrast with the 'clean' lines. The public footpath and patio areas will be flanked with decorative tree planting, Prunus Autumnalis, the flowering cherry.

The photographs are indicative of the style and materials that we are proposing, with natural cedar, or similar, boarding at first floor, painted render and facing brickwork breaking being used to delineate the elevations.



The photographs are indicative of the style and appearance of the proposed cladding and window styles. They below show how 'soft' the timber cladding can look in a rural environment. The scale, colour and subtle variation in colour will be very unobtrusive when seen through the existing mature trees and landscaping.



Garden design

The garden design has also been carefully considered; in the upper garden it is proposed that the planting along the boundary with the golf club will be supplemented with tree-planting and native species hedging. Over time this will create an attractive screen and provide a higher level of privacy, not to mention improve the natural habitat for wild-life.

The same approach will be taken at the site boundary abutting the Golf Club car park and the removal of the large barn abutting the golf course on the southern boundary will improve the amenity space in that region as will the new timber fence.

The lower garden will now become a more 'private' garden, that the owners can enjoy without members of the public wandering through. The living accommodation has direct access to this area via a series of glazed sliding doors.

Two new ponds will be created; one immediately adjacent to the house and the other further in to the lower garden. Both will create new aquatic habitat for wildlife and unlike the natural pond to the east, these ponds will be lined and as such the water level will not be subject to 'drying out' during the summer months as they will be 'topped up' using captured rainwater.

The eastern boundary with Potash is well screened with mature planting and trees. It is the intention to supplement the planting in the area closest to Potash. However, before finalising our design in this area we wish to speak with the owners of property in the hope that the scheme we bring forward will have their support.

Parking, Refuse collection and Emergency access

There are 5 no internal parking spaces and hardstanding for at least 5 more.

There is 4m wide access to the accommodation on both sides of the plot allowing a fire tender to draw up close to the property.

Drainage- Surface drainage and Foul Drainage

Whilst the detail design of the drainage system is yet to be completed it is proposed that a proportion of the surface water from the roof will be collected in below ground tanks and used to provide water for the gardens, the vegetable garden and the two new ponds which will be created, ensuring sound water conservation practice.

The actual amount of surface water to be collected via 'roof' run-off will be considerably lower than that produced by the existing buildings given the reduction in roof areas.

The surface water run-off from the areas of hardstanding will be greatly reduced when compared with that generated from the existing buildings, as the area of hardstanding is greatly reduced, as previously mentioned. In addition, we are proposing to use permeable surfaces, gravelled paths and parking spaces in some areas, which will be far more attractive and sustainable than existing black tarmac.

The foul drainage for the existing buildings flow to septic tank to the north-east of the bungalow. Subject to a detailed survey of its condition and capacity this will be retained and serve the new dwelling, else the foul drainage will be connected to the a new below ground packaged treatment plant.

Energy consumption and renewable

The flat roof design, concealed behind a parapet, allows ample opportunity to site solar panels in an optimum orientation and angle to provide a source of green energy. A plant room has been created centrally within the house which will provide ample space for water storage and the associated engineering.

We are proposing that underfloor heating system will be serviced by a ground source heat pump which are best suited to this application where a steady but relatively modest energy output is required.

Internal Lighting

We welcome the provision of energy efficient internal lighting, thus reducing the CO₂ emissions from the dwelling.

The Building Regulations England and Wales, Part L1A¹ requires fixed dedicated energy efficient light fittings to be installed in the dwelling and this will reduce CO₂ emissions from the dwelling accordingly.

Internal Water use

In some regions of the country, notably the south-east, water demand exceeds the volume licensed for abstraction, with the shortfall being met from ground water. Twenty per cent of the UK's water is used domestically with over 50 per cent of this used for flushing WC's and washing (source: Environment Agency²). Most of which comes from drinking quality standard or potable water.

Using fixed fittings, which reduce water use in WC's, taps and showers, can reduce the amount of potable water used within the dwelling.

The aim is to reduce the consumption of potable water in the home by installing fixtures and fittings that facilitate this. As such, the dwelling will be fitted with dual flush cisterns to all WC's, and taps and shower that are fitted with aerating filters and handsets.

Where baths are installed within bathrooms, the tap arrangement includes a shower/mixer handset such that it may also be used as a "shower" if wished, which uses less water.

Home Office

The number of self-employed people is increasing, as is the number of people who work from home. Many job functions can readily be performed remotely, so it is quite feasible for individuals to work from home (or elsewhere) on either a full or part time basis. Pre-Covid there were in excess of 1.1 million people in the UK who have such non-traditional work patterns and this is likely to have increased, perhaps substantially. Information from social trends indicates that 29 per cent and 24 per cent of employed men and women respectively have, at some time, worked from home. The benefits of working from home include reductions in transport movements, increased time available for the home worker and greater opportunities to participate within community activities.

The home/office facilities that we have designed in to the new house will the owners to operate their business from home, but also have provision for periodic meetings etc., as required. There is ample private parking, for visitor's, which would be screened from the public and not in any way block the Public right of Way. By creating a separate access door, in the upper garden, we maintain the privacy of the main living accommodation.

The householders own a family run company which operates a chain of high street pharmacies, providing employment and a social service to the community as a whole. Indeed, three of the Pharmacies are located in nearby Sudbury, two of which are Covid-19 vaccine sites. They are currently the only vaccine centres for the under 50's in the Sudbury area.

By building their 'forever' house in Suffolk, the householder and local business owner will be committed to staying in the region and to continually grow the company creating wealth and jobs.

Cycle Storage

The majority of all car journeys made are less than five miles. One viable alternative for those journeys is the bicycle, whilst this is likely to be of limited importance given the limited services within the village, clearly the integral garaging provides ample convenient and safe storage of cycles.

Supporting Information

In addition to this Planning, Access and Design Statement we have submitted drawings of the existing and proposed accommodation, Photo sheets, a Measured Land Survey as prepared by Survey Solutions Ltd, Ecology Report produced by Framlingham Environmental dated 8th January 2021 and a Stage 1/Tier 1 Contaminated Land Assessment by JPC environmental Services updated in March 2021 to include a walkover survey.

Contaminated Land Assessment by JPC environmental Services

The Contaminated Land Assessment did not identify any major or abnormal issues which you would not expect to find with a plot of this nature. With all risks identified falling with the Low, Low/Moderate, or Moderate characterisations.

The single 'Moderate' potential source identified relates to possible asbestos materials within the construction materials, notably those associated with the Barn and workshops. An Asbestos survey will be instructed in due course and a specialist Asbestos Removal Contractor will be employed to carry out the necessary specialist works during the demolition process.

The two 'Low/Moderate' potential sources relate to the above ground Oil tank and a 'bonfire area'. The above ground oil tank will be emptied and removed from site during the demolition works by the Demolition Contractor. It is not intended to use oil as a fuel for the new dwelling.

Ecology Report produced by Framlingham Environmental dated 8th January 2021

The report did not identify any protected species nor any other issues. It concluded, see section 11 Impact Assessment, that the proposal would have no impact upon the wild habitat, the movement of local wildlife species or any disruption to existing wildlife corridors.

It also conclude that there would be an enhancement of habit if planting recommendations are followed, namely a triple row of native hedging around the perimeter of the site. Planting of native species trees and shrubs in some areas is planned reinforce the perimeter boundary condition, enhancing the existing planting. In addition we are intending to create two new ponds within the Lower garden, which will create new aquatic habitat.

Bird and bat boxes will be also be included within the hard and soft landscaping scheme to be brought forward as the design is finalised.

Conclusion

In summary:

1. The proposed scheme materially reduces the footprint of the buildings on the plot.
2. The amalgamation of the 9 separate buildings, including the house, the large barn, the annexe and the various workshops in to just one building, located centrally within the plot reduces the 'sprawl' across the plot which has developed over the years. A single, centrally located, building will be far less visually intrusive than the existing buildings, of which the largest currently about the site boundaries.
3. The dwelling has been designed and located within the plot with a respectful separation distance between itself and the Grade II listed Heritage Asset, No 1 and 2 Potash, with over 50m between the two buildings at the closest point.
4. The Public Right of Way will be maintained and improved with a clearly defined route through the plot bounded by planting and new, secure fencing. With improvements to the surface and increased safety due to restricted traffic flow along its route this represents a material gain for walkers and the security and privacy of the homeowners
5. The design protects and enhances the biodiversity of the existing plot and will create new habitat for wildlife, including 2 new wild life ponds.
6. The proposal removes several potential sources of contamination, specifically the above ground oil storage tank and suspected asbestos sheet materials used in the various outbuildings.
7. In addition to materially reduce the footprint the new home will be built to modern standards terms, more thermally efficient, reducing energy usage and water consumption through the use of renewable energy sources and technology, thus improving overall sustainability going forward.
8. The high quality, contemporary design will enhance the character of the area, by reflecting the unique position and size of this large plot which sits some way from the main settlement of the Village.
9. The design respects and improves the local amenity and environment.
10. There are no adjacent properties that would be detrimentally affected or harmed by this proposal. The building of the new single replacement dwelling will safeguard both Potash and the Newton Green Golf Club against a more dense development such as previously submitted.
11. The project, with anticipated build costs and professional fees in excess of £1M, will provide some short term benefit to local businesses as the Contractors and Subcontractors will be drawn up from a short list of companies who are local to the area.

12. During the construction phase of the works there will be the potential for the Golf Club to provide some catering services to the workforce should they wish to do so, which even on a small scale would most likely provide additional income during these difficult times.
13. Given the plot is completely self-contained and only abuts 2 of the 18 holes we do not believe that the works should cause any disruption to the golfers or play. We wish to be a good neighbour to the golf club during the course of any works and hope that a good dialogue can be developed whereby we might even be able to co-ordinate deliveries etc., to avoid and special events, functions that they might hold.
14. The house has been designed to allow flexibility of use; the home/office allows the owners to continue to manage and grow their business whilst living and working from home. With a separate access to the home office, this could potentially be used as living accommodation should they ever require live-in help, or be joined by their siblings, with whom they run the family business.
15. By building their 'forever' house in Suffolk, the householder and business owner, will be committed to staying in the region, which is at present home to the family run company, which owns and operates a chain of high street pharmacies, providing employment and a social service to the community as a whole. Indeed, they own and run three Pharmacies in nearby Sudbury, two of which are Covid-19 vaccine sites and are currently the only vaccine centres for the under 50's in the Sudbury area.

Taking all of the factors into account we trust that planning permission may be granted on merit and in accordance with established policy.