



**James Bailey**  
**PLANNING**

**Document:** Planning Statement  
**Title:** Outline Application on Land South of Forest Road, Onehouse  
**Client:** Harris Strategic Land  
**Date:** September 2021

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## Appendices

- Appendix One – Site Location Plan
- Appendix Two – Illustrative Layout Plan
- Appendix Three – SHELAA 2020 Site Assessment Document

## 1. Introduction

- 1.1 This planning statement has been produced on behalf of Harris Strategic Land, in relation to an Outline Application for residential development Land south of Forest Road, Onehouse.
- 1.2 The application is seeking Outline Planning consent for 20 new dwellings, of which will include 7 affordable dwellings, together with important public open space and Sustainable drainage features which will look to improve the biodiversity of the site.
- 1.3 The application will be seeking detailed consent in relation to: Access; Layout and Scale.
- 1.4 The site is approximately 1.37ha of currently agricultural land, south of Forest Road, Onehouse. Please see Appendix One for the Site Location Plan.
- 1.5 This proposal has been discussed in detail with Babergh and Mid Suffolk District Council Officers, Suffolk County Council Officers, and other key Consultants.
- 1.6 The application is made in line with the emerging Babergh and Mid Suffolk District Council Joint Local Plan (“BMSDC JLP” hereafter), and with the adopted Stowmarket Area Action Plan.
- 1.7 The land south of Forest Road, Onehouse, is identified in the emerging BMSDC JLP as LS01 (67) which will form an agreed extension to the village of Onehouse.
- 1.8 The allocation follows on from the SHELAA (October 2020) supporting evidence document that identified that *“The site (SS0343) is potentially considered suitable for residential development”*.

## 2. Site Context

- 2.1 The application site lies within the administrative boundary of Mid Suffolk District Council, in Suffolk.
- 2.2 The site is within the village of Onehouse and adjoins the eastern built up edge of the village. To the west of the district's major town of Stowmarket.
- 2.3 Onehouse is located south of the A14, north-west of Stowmarket and is identified as a Hinterland Village. The settlement consists of primarily 20<sup>th</sup> Century residential development with a small number of listed buildings.
- 2.4 Some of the more recent urban settlement extension of Stowmarket has extended into the parish of Onehouse, namely the allocations of Chilton Leys (otherwise known as Northfield View), and development off Union Road.
- 2.5 The landscape and immediate surrounding area are characterised as Ancient Rolling Farmlands.
- 2.6 The site is part of a wider agricultural field, with farm access being retained for continued agricultural use to the remainder of the field.



*Image: Site Location within Village of Onehouse.*

### *Description of the Site*

- 2.7 The site lies adjacent to existing built development within Onehouse. Directly to the north and west there are existing properties off Forest Road which influences the character of the site.
- 2.8 The site is bound to the east by an existing farmers access. There is also a footpath and a tall hedgerow which extends into a tree belt that runs east along Forest Road.
- 2.9 The site comprises a small part of a larger, rectangular arable field adjacent to the existing south-eastern built edge of Onehouse.
- 2.10 The site will maintain a close relationship with the existing properties to the north and west. Therefore, the proposed development will be in keeping with the current settlement pattern and will provide a logical extension for the growth of the village of Onehouse.

### 3. Planning History

- 3.1 The site does not have any direct recorded planning history and has remained in agricultural use until present.
- 3.2 The site has also been promoted through the emerging Babergh Mid Suffolk District Councils Joint Local Plan and is currently features as an allocation LS01 (67).

#### *Nearby Development*

- 3.3 Immediately to the west of the proposed development site is a recently built Passivhaus dwelling, which shares a driveway with a Grade II Listed Building.
- 3.4 3571/12 – Erection of a 4-bed detached dwelling. Erection of 2 bay detached garage. Land adjacent to Elder Cottage, Forest Road, Onehouse. Application was **Granted** on the 21<sup>st</sup> of March 2013.

*The reasons for approval considered that “it would not have any significant detrimental impact on the character and appearance of the locality and historic environment. The development was not seen to have any significant detrimental impact on highways safety of biodiversity.”*

- 3.5 1261/11 – Erection of one house with detached garage. Erection of garage for Elder Cottage. Elder Cottage, Forest Road, Onehouse. Application was **Granted** on 3<sup>rd</sup> June 2011.

*Reasons for approval considered “the proposed development was for residential infill, will not have any significant detrimental impact on the character and appearance of the locality including the historic environment.*

#### 4. Planning Policy

This Planning Policy Context section is supported by the summary text located on p.5 of the Design and Access Statement submitted with this application.

*National Planning Policy Framework (July 2021)*

*Presumption in favour of Sustainable Development*

- 4.1 Paragraph 78 of the NPPF states that *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.”*
- 4.2 Focus has been placed on developing this scheme to provide a high quality and beautiful residential development. Support and direction have been taken from the NPPF 2021 update to emphasis the focus on beauty and design of this scheme.

*Local Development Plan*

- 4.3 The Council’s Adopted Development Plan:
- The Mid Suffolk Core Strategy (2008) and Focused Review (2014)
  - The Mid Suffolk Local Plan (1998) and Proposals Map
- 4.4 Most of the policies within the 1998 Local Plan have been superseded by the Core Strategy and its Review. However, some ‘saved’ policies remain relevant, these are consistent with the NPPF, and are until the emerging Joint Local Plan is adopted.

*Mid Suffolk Local Plan 1998 – ‘saved’ policies*

- 4.5 Policies of relevance to the Site:
- Saved Policy GP1 - Design and layout of development;
  - Saved Policy H7 - Restricting housing development unrelated to the needs of the countryside;
  - Saved Policy H13 - Design and layout of housing development;
  - Saved Policy H15 - Development to reflect local characteristics;
  - Saved policy RT12 - Footpaths and bridleways. This policy states that the Council will safeguard the footpath and bridleway network and, where appropriate, will support proposals to secure its improvement and modification, including extensions and extinguishments.

*Emerging Babergh Mid Suffolk Joint Local Plan*

- 4.6 At the time of writing, the emerging Babergh Mid Suffolk Joint Local Plan is awaiting the re-start of its Local Plan Examination in September 2021. BMSDC submitted a pre-submission document of the Joint Local Plan on the 20<sup>th</sup> of November 2020 for consultation.
- 4.7 Land south of Forest Road, Onehouse is designated under Draft Policy LS01 (67), which allocates the site for approximately 10 dwellings. Both the current proposals and the LS01 allocation relate to the same size and location of land to be developed. It is considered that the assessment of the site in the Strategic Housing Land Availability Assessment (SHELLA), that informed the emerging Joint Local Plan allocation, has underestimated the amount of dwellings on this site considering the site is 1.37ha, (see Appendix Three). This is not surprising, and it is only at an application stage that fuller assessments be undertaken which dictate the dwelling numbers based on constraints such as heritage, the amount of open space, highways, and Sustainable urban Drainage features, as well as being in keeping with its surroundings in terms of scale and design and in its role as providing an entrance to the village. The Inspectors examining the Joint Local Plan, through their 'Matters, Issues, and Questions', acknowledge this issue regarding whether the precise dwelling numbers listed in policy LS01 are justified and effective, and have implied that 'approximate figures' would be more appropriate.
- 4.8 The site is shown as lying within the draft newly defined settlement boundary for Onehouse Village, on the emerging policies maps.



*Image: Onehouse Settlement Boundary and LS01 Allocation – Taken from Core Document Library Online Policies Map for Babergh and Mid Suffolk Joint Local Plan – Pre-Submission (Reg 19) document.*



- 4.9 Land south of Forest Road, is allocated for housing provisions and falls within the newly defined settlement boundary of Onehouse. Policy SP03 of the BMSDC JLP accepts the principle of development within settlement boundaries subject to the other policies present within the plan.

#### Policy LS01 – Hinterland and hamlet sites

The following sites are allocated under LS01 as identified on the relevant Policy Maps. Development of these sites shall be expected to comply with the relevant other policies of the Plan, and have regard to the Council's latest Infrastructure Delivery Plan for infrastructure capacity and requirements.

##### Babergh

- 1) Aldham: Land north of The Street - 5 dwellings
- 2) Aldham: Land west of Hadleigh Road - 7 dwellings
- 3) Bentley: Land west of Church Lane - 20 dwellings
- 4) Boxford: Land south of Hadleigh Road - 5 dwellings
- 5) Bures St Mary: Claypits Avenue (garages) - 5 dwellings
- 6) Chelmondiston: Land south of B1456 - 15 dwellings
- 7) Chelmondiston: Land east of Richardson Lane - 24 dwellings
- 8) Cockfield: Land north of Mackenzie Place - 51 dwellings
- 9) Cockfield: Land east of Bury Road - 10 dwellings
- 10) Elmsett: Land west of Hadleigh Road - 42 dwellings
- 11) Great Waldingfield: Land east of Valley Road - 32 dwellings
- 12) Great Waldingfield: Land south of Waldingfield Road - 20 dwellings (within parish of Chilton)
- 13) Hintlesham: Land south-east of Duke Street - 6 dwellings
- 14) Hitcham: Land west of The Causeway - 12 dwellings
- 15) Holton St Mary: Land adjacent to B1070 - 12 dwellings
- 16) Lawshall: Land east of Bury Road - 15 dwellings
- 17) Lawshall: Land south-west of Harrow Green - 5 dwellings
- 18) Lawshall: Land west of Melford Road - 5 dwellings
- 19) Nedging Tye: Land north of Ipswich Road - 9 dwellings
- 20) Raydon: Land north of Woodlands Road - 10 dwellings
- 21) Raydon: Land east of The Street - 24 dwellings
- 22) Stanstead: Land east of Upper Street - 8 dwellings
- 23) Stoke by Nayland: Land north of B1068 - 8 dwellings
- 24) Stoke by Nayland: Land south-east of Butt Road - 8 dwellings
- 25) Stoke by Nayland: Land north of Goldenlond - 10 dwellings
- 26) Stutton: Land east of Church Road - 34 dwellings
- 27) Stutton: Land north of Holbrook Road - 6 dwellings
- 28) Stutton: Land north of Manningtree Road - 14 dwellings
- 29) Tattingstone: Land west of A137 - 5 dwellings
- 30) Wenham Magna: Council Depot - 6 dwellings
- 31) Woolverstone: Land south of Main Road - 5 dwellings
- 32) Woolverstone: Land north of Glebe Lane - 5 dwellings

- 59) Mendham: Land east of Withersdale Road - 6 dwellings
- 60) Metfield: Land north of B1123 - 25 dwellings
- 61) Norton: Land north of Ashfield Road - 8 dwellings
- 62) Oakley: Land south of B1118 - 5 dwellings
- 63) Oakley: Land north of B1118 - 10 dwellings
- 64) Old Newton: Land north of Falconer Avenue - 56 dwellings
- 65) Old Newton: Land south of Stowmarket Road - 64 dwellings
- 66) Old Newton: Land south of Church Road - 10 dwellings
- 67) Onehouse: Land south of Forest Road - 10 dwellings
- 68) Pettaugh: Land west of Debenham Way - 10 dwellings
- 69) Rattlesden: Land north of Top Road - 8 dwellings
- 70) Rattlesden: Land east of Mitchery Lane - 22 dwellings
- 71) Redgrave: Land south of B1113 Hall Lane - 9 dwellings
- 72) Somersham: Land west of Main Road - 30 dwellings
- 73) Stoke Ash: Land west of The Street - 8 dwellings
- 74) Stonham Earl: Land north east of Haggars Mead - 20 dwellings
- 75) Stonham Parva: Land east of Norwich Road - 5 dwellings
- 76) Stonham Parva: Land west of Norwich Road - 5 dwellings
- 77) Thorndon: Land north of Stoke Road - 20 dwellings
- 78) Thwaite: Land south of Wickham Road - 10 dwellings
- 79) Thwaite: Land west of Church Lane - 5 dwellings

*Images: Screenshots taken from Core Document Library – Part 3 – Town Centre maps and Policy LS01*

4.10 Other draft policies of relevance to the proposed development are:

- LP06 – Mix and type of composition
- LP08 – Affordable, community led and rural exception housing
- LP17 – Environmental Protection
- LP18 – Biodiversity and Geodiversity
- LP19 – Landscape
- LP21 – Historic Environment
- LP25 – Sustainable Construction and Design
- LP26 – Design and Residential Amenity
- LP28 – Water resources and infrastructure
- LP29 – Flood risk and vulnerability
- LP30 – Designated Open Spaces
- LP32 – Safe, Sustainable and Active Transport
- LP33 – Managing Infrastructure Provision
- LP35 – Developer Contributions and Planning Obligations

#### Neighbourhood Plan

4.11 Onehouse Parish does not have a Neighbourhood Plan in progress at the time of writing.

## 5. Proposed Development

- 5.1 The proposed development will comprise of 20 new residential dwellings, including 35% affordable housing and some bungalows, landscaping, and public open space.
- 5.2 The proposed Illustrative Site Layout has been attached in Appendix Two of this Planning Statement.
- 5.3 The access to the development will be from the northwest of the site off Forest Road. The access road will comprise of a short spine road into the site, with a series of private driveways leading off the spine road.
- 5.4 The existing public footpath to the eastern boundary of the site will be retained in its current alignment. This will connect into a new recreational route along the proposed developments southern boundary.
- 5.5 Additionally, the scheme will allow for the retention of the existing farm access along the proposed developments eastern boundary.
- 5.6 The proposed housing will be set back from the eastern boundary to aid the retention of both the existing farm access, and the existing public footpath along their current alignments. This approach will also help to mitigate the visual effects of the development on users of the access/footpath.
- 5.7 New hedgerows and tree planting are proposed along the southern boundary of the development, with the aim to improve connectivity for wildlife and also softening of the views into and out of the development.
- 5.8 A gap will be left at the western end of the development to aid the retention of views southwards towards the surrounding countryside. This will also preserve views southwards when travelling along Forest Road and Sustrans Route 51.
- 5.9 A recreational footpath will be created through the public open space. It is anticipated that this footpath will be formed of a self-binding material, to reflect its informal setting.
- 5.10 A children's play area will be designed and implemented to the northeast of the open space. This will be natural in character, incorporating grass mounds, boulders, and logs to complement its rural setting, in accordance with the National requirements of the NPPF Section 8: Promoting Healthy and Safe Communities.
- 5.11 New dwelling houses will be set back from the western development boundary behind an area of public open space, which will respect the setting of the adjacent Grade II listed building.

### *Landscaping*

- 5.12 The site assessed as (SS0343) was considered to be of moderate to low landscape sensitivity to residential development. Please see Appendix Three of this Planning Statement.
- 5.13 The assessment also states that the site is unlikely to be perceived as an advancement into the surrounding countryside and would not significantly alter the settlement pattern of Onehouse.
- 5.14 The proposed landscape features will be contained to the site boundaries and will comprise of hedgerows to the north, east and west. All hedgerows will be retained as part of the proposals.
- 5.15 The western part of the site will be kept free from built development and maintained as public open space, both of which will have areas that will be permanently wet, enhancing the biodiversity, habitat availability and aesthetic variation and appeal within the development.
- 5.16 A roadside bioswale will take water from west to east and will be planted with a variety of plants tolerant to changing water levels.
- 5.17 The existing field access will be retained along the eastern boundary of the site and housing will be set back to reduce the visual effects on the public footpath.
- 5.18 New naturalised grouping of native trees and hedgerows will be planted within the development's public open spaces, in amongst the new housing and along the southern site boundary.
- 5.19 A series of photographs showing some of the key views into the site are set out in the below images:



*Image 1: View of the retained Farm Access and Public Footpath from Forest Lane, looking West*



*Image 2: View of the recently built eco-home with Listed Building just behind. View from the northern edge of the Site (Looking west)*



*Image 3: View of the Tree / Hedgerow buffer bordering Forest Road and the northern edge of the site.*



*Image 4: View of the Site looking east from Forest Road, Onehouse.*

### *Rights of Way*

- 5.20 Public Footpath 25 lies within the Site alongside the eastern boundary. Public Footpath 26 runs westwards from the edge of Star House Farm along the southern edge of the wider field within which the site lies.
- 5.21 Forest Road is immediately adjacent to the Site's northern boundary, and forms part of National Cycle Route 51. It continues westwards through Onehouse and eastwards into Stowmarket.
- 5.22 Provision of a new pedestrian route forming a loop around the new development will increase recreational opportunities and extend the neighbouring public rights of way network.
- 5.23 Additional information can be found within the Landscape and Visual Appraisal submitted with this application.

### *Arboriculture*

- 5.24 There are no trees within or on the boundaries of the site covered by Tree Preservation Orders.
- 5.25 This was confirmed by the Arboricultural Officer at Babergh and Mid Suffolk District Council via email on 24<sup>th</sup> March 2021.
- 5.26 Trees on the western boundary are being retained along with the hedgerow.

### *Drainage*

- 5.27 The eastern basin will include micro-pools in the base, which will be allowed to empty with the areas of over-dig creating the micro-pools/ trapping the water on its way through the basin.
- 5.28 The micro-pools will be ephemerally wet, promoting a longer term water presence.
- 5.29 Approximately 2m will be left between the bottom of the basin bank and the top edge of a micro-pool. This will allow a reasonable space for anyone working on the basin (mowing, tending the micro-pool etc.) to do so safely.
- 5.30 The SuDS components will be planted to encourage biodiversity and where possible provide biodiversity net gains.

## *Highways*

- 5.31 The proposed point of access is located opposite the entrance drive to 42 Forest Road. The proposed access is a 5.5m wide road 2x2m footpaths with the introduction of two uncontrolled pedestrian crossing points to assist with safely crossing Forest Road. The location provides for forward visibility 2.4 x 49m. The access considers the existing trees onsite with the visibility looking to retain the existing tree line to the east, and minimal change to the west where there is no existing trees or hedgerow.
- 5.32 Parking provision meets the requirements of the adopted parking standards.
- 5.33 The proposed access was discussed with Suffolk County Council during the pre-application stage. Referring to these discussions, the access was moved further westwards, to retain as much of the existing hedgerows and tree buffer as possible.
- 5.34 The access location follows discussions with SCC Highways held at an initial pre-application meeting in 2019 (DC/19/02899).

## 6. Housing

6.1 This application complies with Policy LP06 – Mix and type of composition. The scheme will provide 35% affordable housing of mixed tenure and type.

6.2 As part of the pre-application response, there was recommendations to both the mix of market and affordable dwellings, from the BMSDC Strategic Housing Team, as below:

*The applicant is proposing the following mix of affordable units:*

- 4 x 2 bed semi-detached
- 3 x 3 bed terraced

*With regard to current local affordable housing need, the following alternative mix is recommended:*

Number of units	Bedrooms and Occupants	Minimum unit Size (GIA) (m2)	Tenure and mix
2	1b2p	58	Affordable Rent - Maisonette
2	2b4p	76	Affordable Rent - House
1	3b5p	85	Affordable Rent - House
1	2b4p	76	Shared Ownership - House
1	3b5p	85	Shared Ownership - House

6.3 The initial mix of affordable housing was 4x 2-bed semi-detached dwellings; and 3x 3-bed dwellings. The pre-application response in terms of market dwelling mix, indicated that the scheme was proposing too many larger (3+ bed) homes, and an insufficient number of smaller (1-2 bed) homes.

6.4 The applicant has considered the recommended affordable mix provided in the pre-application response and implemented this directly into the revised scheme for submission. This has been reflected in the new proposed mix seen in the table below in compliance with existing Policy CS9, and emerging Policy LP06.

Market Housing		Affordable Housing		
Type	No.	Tenure	Type	No.
2 Bed House – 4 Person	3	Affordable Rent	1 Bed Maisonette– 2 Person	2
3 Bed Bungalow– 5 Person	2	Affordable Rent	2 Bed – 2 Person	2
3 Bed House – 5 Person	5	Shared Ownership	2 Bed – 4 Person	1
3 Bed House – 6 Person	2	Affordable Rent	3 Bed – 5 Person	1
4 Bed House – 6 Person	1	Shared Ownership	3 Bed – 5 Person	1
<b>Total Units</b>	<b>13</b>		<b>Total Units</b>	<b>7</b>

*Schedule of Accommodation taken from Illustrative Layout Plan*



0 10 20 m

Application Site Boundary:  
1.37ha

### Illustrative Masterplan & Proving Layout submitted to Pre-Application Enquiry

DC/21/02855  
Meeting Held: 23.06.2021



Site:	Land off Forest Road, Onehouse
Client:	Harris S.L (James Bailey Planning Ltd)
Ref:	5398 - Schedule of Accommodation
Date:	12.05.2021

Market		
Plot Ref.	Type	No.
3.1	3 Bedroom Bungalow	2
3.2	3 Bedroom	5
3.3	3 Bedroom	2
4.1	4 Bedroom Detached	3
5.1	5 Bedroom Detached	1
<b>TOTAL UNITS</b>		<b>13</b>

65% Market Housing

Affordable		
Plot Ref.	Type	No.
A2	2 Bedroom	4
A3	3 Bedroom	3
<b>TOTAL UNITS</b>		<b>7</b>

35% Affordable Housing

<b>TOTAL</b>	<b>20</b>
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### Revised Illustrative Masterplan & Proving Layout in response to Pre-Application Recommendations

July 2021



Site:	Land off Forest Road, Onehouse
Client:	Harris S.L (James Bailey Planning Ltd)
Ref:	5398 - Schedule of Accommodation (SoA)
Date:	30.07.2021

Market		
Plot Ref.	Type	No.
2.1	2b4p	3
3.1	3b5p	2
3.2	3b5p	5
3.3	3b6p	2
4.1	4b6p	1
<b>TOTAL UNITS</b>		<b>13</b>

65% Market Housing

Affordable		
Plot Ref.	Type	No.
AR1	1b2p	2
AR2	2b2p	2
SO2	2b4p	1
AR3	3b5p	1
SO3	3b5p	1
<b>TOTAL UNITS</b>		<b>7</b>

35% Affordable Housing

<b>TOTAL</b>	<b>20</b>
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**SoA Glossary:**  
b - Bedroom  
p - Person  
AR - Affordable Rent  
SO - Shared Ownership

Rev	Date	By	Description

Drawing Status  
**FOR INFORMATION**

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project Land off Forest Road  
**ONEHOUSE**

Drawing Title Pre-App Comparison  
Illustrative Masterplan

Client Harris Strategic Land

Scale @ A2 NTS Drawing No. N/A

Date July 2021 Rev -

Drawn JC Checked RR

Image: Illustrative Layout comparison of Pre-application Layout plan and revised submission Layout Plan.



## 7. Consultation and Engagement

- 7.1 This application follows several pre-application enquiries to BMSDC, which have involved meetings and discussions with Officers from both BMSDC and SCC.
- 7.2 The first in July 2019 (DC/19/02899), with the most recent being in July 2021 (DC/21/02855).
- 7.3 The general feedback from Officers on both occasions was fairly positive towards some form of residential led development of the site. Attention was drawn towards access; layout; and scale.
- 7.4 Surface water management, highways, landscaping, and ecology were discussed as part of these enquiries, which has positively informed the evolution of this Outline application.

## 8. Planning Considerations

- 8.1 The proposed scheme is located within the newly defined settlement boundary for Onehouse, which is identified in the emerging Babergh Mid Suffolk Joint Local Plan.
- 8.2 Although the site is on the western edge of the settlement, the development proposed would form a logical extension to the village and would be in-keeping with its surroundings in terms of scale and design.
- 8.3 The scheme would look to deliver a mixture of new housing development to the village of Onehouse, including 7x affordable houses and 2x bungalows.
- 8.4 The impact of the new dwellings on the existing housing along the north side of Forest Road should be minimised by the retaining of the existing trees and hedgerows, as seen in Images 3 and 4 earlier in the landscape section.
- 8.5 Consideration has been made to mitigate potential impacts on the nearby Listed Building through sensitive and informed design.
- 8.6 The visual relationship between the proposed site and listed building is partially interrupted by the recent eco-home and the proposed open space. Views to and from Elder Cottage will not be interrupted to the south.
- 8.7 Landscaping has been designed to respect the setting of the listed building, as well as retaining some views out of the village into the surrounding countryside. The new dwellings will be set back from the western boundary, behind an area of public open space, which will also add and respect the setting of the adjacent Grade II listed building.
- 8.8 The sustainable urban drainage systems being proposed will be planted to encourage biodiversity and provide biodiversity net gains. The features will be designed to have micro-pools to promote a longer-term water presence. Some areas will be ephemerally wet, enhancing the biodiversity, habitat availability and aesthetic variation and appeal within the development.
- 8.9 An area for children's play has been identified to the northeast of the open space, which could be implemented with a natural character, incorporating grass mounds, boulders, and logs to complement its rural setting.
- 8.10 Provision of a new pedestrian route, forming a loop around the new development, will also increase recreational opportunities. Safe crossing points will allow access to the wider rights of way network and village facilities including the woodland trusts Northfield Woods, and onto the future wider footpath connections into Stowmarket.
- 8.11 All of the existing hedgerows are to be retained.
- 8.12 A roadside bioswale will take water from west to east and will be planted with a variety of plants tolerant to changing water levels. This will improve the existing drainage in this area.

## 9. Conclusion

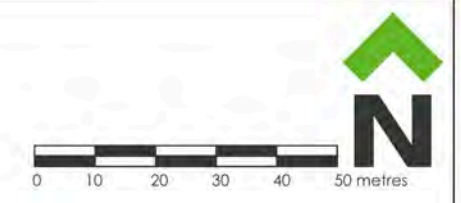
- 9.1 This Outline Planning Application seeks to provide 20 new residential dwellings, including 7 affordable, bungalows, public open space, landscaping, and Sustainable Drainage Features, at land south of Forest Road, Onehouse.
- 9.2 The application will be seeking detailed consent in relation to: Access; Layout and Scale.
- 9.3 Land south of Forest Road, Onehouse has been promoted through the Local Plan process and is identified within the emerging Babergh Mid Suffolk Joint Local Plan as an allocation under Policy LS01 (67).
- 9.4 The proposed development will sit within the newly defined settlement boundary for the village of Onehouse, which is being promoted through the BMSDC JLP. This will enable the proposals to create an attractive and sensible development for the village, which balance the settlement pattern and the eastern entrance to the village.
- 9.5 The design and layout of the scheme has been influenced by the existing residential dwelling to the north of Forest Road and is also respectful to the setting of the nearby listed building.
- 9.6 It can be confirmed that these proposals have been discussed at length with Officers from Babergh and Mid Suffolk Council (BMSDC) and Suffolk County Council (SCC), as well as other Key Stakeholders, during a positive and lengthy pre-application process. The result is an approach to this application which is in general accordance with the comments received.
- 9.7 Open space will be implemented throughout the scheme to mitigate any potential landscape impacts. The proposed natural inspired children's play area will also offer a community benefit to the wider village of Onehouse, as well as to the new residents of the scheme.
- 9.8 The existing farmer's access into the field will be retained, alongside the retention of the existing public footpath (FP25) running along the eastern edge of the proposed site boundary.
- 9.9 The benefits of the scheme include delivery of housing to support the District Council's housing delivery supply, on a sustainable site. The site will include extensive green infrastructure and will add a green buffer on the western edge nearest the listed building.
- 9.10 Overall, the site completes a logical extension of the settlement boundary and adds to the entrance to Onehouse.
- 9.11 Under the National Planning Policy Framework a balanced decision, including consideration of public benefits, needs to be taken.
- 9.12 In conclusion, as an emerging allocation, it is considered this proposal would make a positive contribution to the village of Onehouse, which is in keeping with the character and form of the existing settlement. It is therefore, considered that this Outline Planning application should be supported and approved without delay.



**James Bailey**  
**PLANNING**

## APPENDIX ONE: Site Location Plan





 Site Boundary: 1.37ha

Rev	Date	By	Description
-----	------	----	-------------

**CSA**  
 environmental  
 Dixies Barns, High Street,  
 Ashwell, Hertfordshire SG7 5NT  
 t 01462 743647  
 e ashwell@csaenvironmental.co.uk  
 w csaenvironmental.co.uk

**Project** Land off Forest Road,  
**ONEHOUSE**

**Title** Site Location Plan

**Client** Harris Strategic Land

**Scale** 1:1250 @ A3 **Drawn** SM

**Date** April 2021 **Checked** JC

**Drawing No.** CSA/5398/106 **Rev** -



## APPENDIX TWO: Illustrative Layout Plan



New houses to be set back from the western development boundary behind an area of public open space to respect the setting of the adjacent Grade II Listed Building.

The western part of the development is to be left open in order to preserve glimpsed views southwards to countryside from Forest Road and Sustrans Route (51).

Within the new development, bat and bird boxes could be implemented within the external walls, to further promote habitat creation and roosting potential. Hedgehog gaps in new rear garden fencing will promote habitat connectivity across and within the development.

Incorporation of native plants and those of wildlife importance into the landscaping scheme will provide foraging opportunities for birds, invertebrates and bats.

Retention of existing hedgerow along the development frontage, will reduce the visual effects on the adjoining residential properties along Forest Road, as well as retaining habitat value.

To promote adherence with the NPPF and Babergh and Mid Suffolk local policy, an area of the SuDS Basin could be engineered to be permanently wet, creating aquatic habitat creation to provide new aquatic opportunities and increase biodiversity.

Existing Public Footpath to be retained in its current alignment. A new recreational route along the development's southern boundary will connect into this.

Proposed children's play area will be designed with a natural character and will incorporate grass mounds, boulders and logs to complement its rural setting.

A recreational footway will meander through the public open space. The footway will be formed of a self-binding hoggin gravel, in a natural colour to reflect the informal / semi-natural setting.

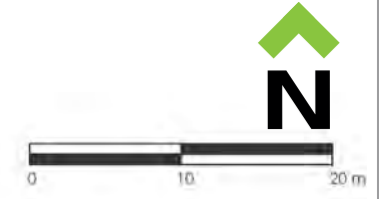
Proposed hedgerows to be enhanced with supplementary planting to reinforce their function as wildlife corridors, and habitats of interest in their own right.

Proposed new hedgerow and tree planting along southern boundary of the development, will improve connectivity for wildlife and will soften views of the development from vantage points further south. A gap will be left at the western end to retain views southwards to countryside.

1.8m high brick walls to boundaries of new homes which overlook the public realm will be detailed to create an interesting street scene.

Proposed housing set back from eastern boundary to retain farm access and the existing public footpath along current alignment. This will also help in mitigating the visual effects of the development on users of the footpath.

The proposals allow for the retention of the existing farm access along the development's eastern boundary.



- EXISTING**
- Application Site Boundary: 1.37ha
  - Existing Vegetation (Retained)
  - Sustrans Route 51
  - Public Footpath
- PROPOSED**
- New Homes
    - Plot Number
    - Parking Space & Number
    - House Type
    - Visitor Parking (0.25 per Total Dwellings)
  - 1 Vehicular, Pedestrian and Cycle Access
  - 2 Farm Access
  - Route of Farm Access to Field to South
  - 3 Connection with Public Footpath
  - Public Open Space, to include Benches
  - Street Tree and Native Hedgerow Planting
  - New native tree and wildflower planting
  - 1.8m High Brick Walls (Overlooking Key Public Realm Public or Open Space)
  - 4 Children's Play Area
  - 5 SuDS Basins (to include Permanently Wet Areas) and Swales

<b>Site:</b>	Land off Forest Road, Onehouse
<b>Client:</b>	Harris S.L (James Bailey Planning Ltd)
<b>Ref:</b>	5398 - Schedule of Accommodation (SoA)
<b>Date:</b>	30.07.2021

Market		
Plot Ref.	Type	No.
2.1	2b4p	3
3.1	3b5p	2
3.2	3b5p	5
3.3	3b6p	2
4.1	4b6p	1
<b>TOTAL UNITS</b>		<b>13</b>

65% Market Housing

Affordable		
Plot Ref.	Type	No.
AR1	1b2p	2
AR2	2b2p	2
SO2	2b4p	1
AR3	3b5p	1
SO3	3b5p	1
<b>TOTAL UNITS</b>		<b>7</b>

35% Affordable Housing

**SoA Glossary:**  
 b - Bedroom  
 p - Person  
 AR - Affordable Rent  
 SO - Shared Ownership



Rev	Date	By	Description
A	30.07.21	JC	Updated to reflect Pre-App comments

Drawing Status  
**FOR PLANNING**

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Project Land off Forest Road  
**ONEHOUSE**

Drawing Title Illustrative Masterplan &  
Proving Layout

Client Harris Strategic Land

Scale @ A2 1:500 Drawing No. CSA/5398/107  
Date May 2021 Rev A  
Drawn JC Checked RR



**James Bailey**  
**PLANNING**

APPENDIX THREE: SHELAA 2020 Site  
Assessment





<b>Parish / District:</b>	Onehouse, (Mid Suffolk)		
<b>Site reference:</b>	SS0343		
<b>Site location:</b>	Land south of Forest Road, Onehouse		
<b>JLP settlement hierarchy:</b>	Urban Areas and Market Towns		
<b>Approx site area (ha):</b>	1.50	<b>Brownfield / greenfield / mixed use land:</b>	greenfield
<b>Existing land use:</b>	Agricultural		
<b>Neighbouring land use:</b>	Agricultural and residential		
<b>Recent planning history:</b>			

<b>Proposed land use description:</b>	Residential
<b>SHELAA site assessment summary</b>	
<b>Suitability:</b>	Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required. Biodiversity - potential impact upon Protected Species. Heritage - potential impact upon heritage assets. Minerals - site lies within Mineral Consultation Zone. Utilities Infrastructure - water mains cross site.
<b>Availability:</b>	Title deeds have been submitted. Site is under multiple ownership. Site submitted by one of the land owners.
<b>Achievability:</b>	No viability testing has been conducted. Submission confirms that there are no legal or restrictive covenants on the site.

<b>JLP allocated site reference:</b>	LS01
<b>Site conclusions:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
<b>Estimated dwellings yield:</b>	10
<b>Estimated employment land area (ha) (where relevant)</b>	
<b>Estimated delivery timescale:</b>	Developable 6-15

### Appendix Three: SHELAA 2020 Site Assessment



**James Bailey**  
**PLANNING**

