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Our ref: E785.C1.Let05
6th December 2021

Dear Sir / Madam,

Planning Application: The Development of Two Homes, and the Construction of a Bridge to Provide Vehicular Access in The Street, Thornham Magna

This full planning application is for the development of 2 homes within the eastern part of the residential garden of a property called The Bungalow in The Street, in Thornham Magna. A separate planning application reference DC/20/04979 recently approved the demolition of the existing bungalow which is in a poor state of repair and its replacement with 2 homes. This application proposes a further 2 homes to the east of this approval.

A recent planning approval at appeal in Mellis (Appendix 1) considered a proposal to increase the number of homes on a small village site. The appeal proposal was similar to this one because there was already an approval for housing on the appeal site. In this appeal the Inspector agreed with our assessment in this application that local planning policies are out of date. The Inspector stated that: 'The fact that an extant planning permission exists for a single dwelling on the appeal site is important because it establishes the principle of housing development. Furthermore, that permission has a realistic prospect of being pursued given that it also comprises a small housing proposal. Therefore, I have attached significant weight to this fallback position.' The same principle applies here because two houses have approval and the site is in the control of a small developer. The earlier approval establishes the principle of housing on the site and shows that there are no constraints to the development of the plot. For example, the vehicular access is suitable for 4 homes and the site has homes around it.

The application site is some 0.37 hectares in size and is within the built up area of the village. To the south is a small development that is similar to the one proposed on the application site. To the north are houses and a residential garden. To the east is agricultural land. There is a line of mature trees, a stream and a pathway between the application site and the roadside. The trees screen the application site from the road. A new vehicular access from The Street was recently approved which crosses the stream and leads into the application site at the north east corner. The permission for this access is extant so need not be reconsidered in this application.

Evolution Town Planning Limited

Registered Office:

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Registered in England Number
10636748



The application proposes 2 traditionally designed 4 bed houses with similar characteristics to the houses recently approved to the west. The principal road through the village is The Street which has a range of house styles and individually designed homes. To reflect the character of the village, the homes have been designed in a traditional style. The new homes will be 1.5 storeys high to reflect the scale of the adjacent homes, and so that they do not dominate the surrounding area. The homes have a varied and interesting design with gables, projecting dormer windows and chimneys. Traditional materials have been chosen with variation between the homes.

The application site is classified as countryside by local Planning Policy. However, local Planning Policies on housing development in the countryside are out of date because they do not accord with national Planning Policy. This means that housing is permitted in appropriate locations in areas classified as countryside. Appropriate areas for development include within villages where development will not harm the character of the open countryside.

National Planning Policy permits development in locations that are not isolated from other development. The site is within the village of Thornham Magna and is therefore not an isolated location. This planning application therefore benefits from support from National Planning Policy, as the local Planning Policies are out of date and because the site is not isolated. This conclusion has been supported in recent and historic appeal decisions. The emerging local Planning Policy supports the proposal because it will give Thornham Magna a settlement boundary and therefore recognises it as a sustainable location for housing. The fact that local Planning Policies regarding development in the countryside are out of date means that this planning application must be assessed against national Planning Policy and can only be refused if the adverse effects of doing so would significantly and demonstrably outweigh the benefits.

The benefits of this proposal are:

The construction of 2 new homes, which will help to meet local housing needs;
New housing in a sustainable location for a small housing development. Delivering a net gain of 2 new homes, which will support village services such as the pub and bus services in Thornham Magna, and which will also support services in nearby villages;
A small development which will be built by a local builder which will provide economic benefits during construction and from new residents. The new Anglia Strategic Economic Plan (April 2014) states that every home build supports 1.5 jobs directly and 2.4 jobs in the wider economy;
The proposal has been assessed by an experienced ecologist and can be designed to provide a biodiversity net gain; and
Community Infrastructure Levy and New Homes Bonus payments to deliver local infrastructure.

This application comprises:

1. Planning Application forms and certificate;
2. This covering letter – Ref E785.C1.Let05;
3. Planning, Heritage, Design and Access Statement – Ref E785.C1.Rep02A;
4. Location Plan – Ref 3934.80;
5. Existing Site Plan – Ref 3934.81;

6. Proposed Site Plan - Ref 3934.82 Rev A;
7. Plot 3 Plans and Elevations – Ref 3934.83;
8. Plot 4 Plans and Elevations – Ref 3934.84
9. Proposed Plans and Elevations – Garages – Ref 3934.85
10. Culvert Proposal – Ref 146/2018/02 Version P4
11. Flood Risk Assessment 211/2020/FRA Version P3 Nov 2021
12. Design Expectations Validation Requirements Update Nov 2021
13. Ecology Report – Ref New Application Nov 2021
14. Enviroscreen Report – Ref 3934-EPO1
15. Land Contamination Questionnaire
16. Tree Survey, AIA & Protection Plan – Ref LS1769-01
17. Community Infrastructure Levy Forms
 - Form 2 – Assumption of Liability
 - Form 5 – Notice of Chargeable Development

The fee for this application will be paid via the planning portal upon submission.

We trust that you have sufficient information to determine this application. However, please do contact me should you require any further information.

Yours faithfully



David Barker MRICS MRTPI
Director