

Planning Statement

Full application for the erection of a
Single Bungalow and Garage

Land to the east of Bradfield Road,
Wix, Manningtree, CO11 2SG

M R Payne and Sons LTD

April 2021

pomery

PLANNING CONSULTANTS

Introduction

- 1.0 This statement has been prepared by Pomery Planning Consultants on behalf of our client, M R Payne and Sons LTD (the applicant). The statement is provided in support of a full planning application for the erection of a single bungalow on land to the east of Bradfield Road, Wix.

- 1.1 This Planning Statement is divided into a further 5 sections; Section 2 describes the site and planning history; Section 3 explores planning policy and housing supply. A description of the proposals is set out in Section 4 whilst the material planning considerations and a summary are considered at Sections 5 & 6.

The Application Site and Planning History

- 2.0 The application site lies to the north of Wix and measures approximately 0.24ha. The application site has been used for the grazing of horses; however, planning permission was granted in 2020 for 8 semi-detached houses adjacent to Bradfield Road, application 20/00781/FUL and to the rear, two additional houses have also been approved applications 21/01888 & 19/01145. The site is broadly rectangular in shape and is bounded to the west by Bradfield Road. Along the northern boundary lies an access road leading to the recently approved houses, beyond which lies the A120. To the east beyond the new houses lies further grazing land whilst the southern boundary is strongly defined by mature trees, beyond which lie the rear gardens of properties in Harwich Road. An industrial area lies opposite the site to the western side of Bradfield Road. There is an existing vehicular access into the site from Bradfield Road.

2.1 Wix contains a mix of house types including bungalows, chalet bungalows and two storey houses. The village benefits from a good range of facilities all of which are in easy walking distance of the application site as follows:

- The Waggon at Wix Public House: less than 100m
- Post Office/General Store: less than 200m
- Primary School and Pre-School: less than 400m
- Village Hall and children's play area: less than 300m

2.3 The village is served by public transport with a bus stop within less than 150m of the site, providing regular services to Colchester and Harwich and surrounding villages.

2.4 The site plan below illustrates the site and the recent approvals, the settlement boundary is also plotted (black line).



Planning Policy Framework

- 3.0 The development plan in Tendring consists of the Tendring Local Plan 2013 - 2033, which was adopted on the 25th January 2022. The relevant policies of the new local plan are:-

SP3 Spatial Strategy for North Essex
SPL 2 Settlement Development Boundaries
SP7 Place Shaping Principles
LP8 Backland Residential Development

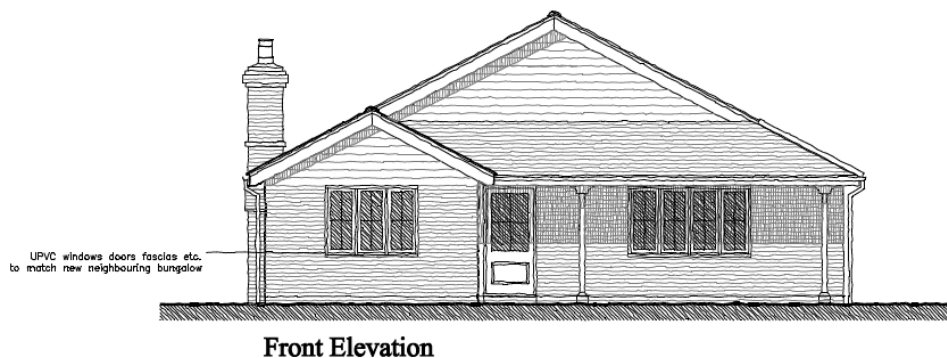
- 3.1 National planning policy is contained within the National Planning Policy Framework (the Framework). The Framework sets out the Government's policy for all things planning and how it should be applied, in both plan making and decision taking.
- 3.2 The purpose of the planning system is to contribute to the achievement of sustainable development, as set out in paragraph 7. Paragraph 8 sets out the three overarching objectives of sustainable development as social, economic and environmental.
- 3.3 Paragraph 60 explains that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.
- 3.4 Paragraph 79 explains 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.

Where there are groups of smaller settlements, development in one village may support services in a village nearby.

- 3.5 Paragraph 80 advises Council's to avoid isolated homes in the countryside, isolated homes means homes that are physically isolated, i.e., remote from other development or functionally isolated, where sites might be isolated from services and facilities. In this case the site is not physically or functionally isolated.

The Proposal

- 4.0 The application seeks consent for the erection of a single bungalow, the property will have 3 bedrooms and a garage/workshop. The private garden exceeds policy requirements extending to more than 200 sqm. Off street car parking is provided in the site for 2 cars to meet standard and the site provides a turning facility to allow vehicles to leave in a forward gear.
- 4.1 The access to the site utilises the existing access to the highway provided for the 8 semi detached dwellings. The proposed bungalow is illustrated below.



Material Planning Considerations

Principle of the Development

- 5.0 With regard to the principle of development, the defined settlement boundary cuts across the rear gardens of properties in Harwich Road and as such, the application site currently falls just outside the defined settlement boundary within the newly adopted Local Plan.
- 5.1 Whilst the Council is resisting development beyond settlement boundaries as a matter of course, this approach is not reflected in the Council's Local Plan. Policy SP3 sets out the broad strategy for the location of new housing in the district. It states that development will be accommodated within or adjoining existing settlements according to their scale, sustainability and existing role. Policy SP3 outlines that beyond the settlements, development to support the diversification of the rural economy will be supported. Policy SPL2 states that outside settlement boundaries, development proposals will be considered in relation to the pattern and scale of growth promoted through the settlement hierarchy.
- 5.2 The Local Plan explanatory text, at paragraph 3.3.2.1, states that the housing that is required for the District will be delivered on allocated land, on sites within settlement boundaries or on sites on undeveloped land on the edge of the settlements. This is such a site. However, Paragraph 3.3.3.1 makes clear that development elsewhere is to be strictly controlled, to protect the character and openness of the countryside. Overall, there is support within Policy SP3 for sites 'adjoining' existing settlements, dependent in part on the scale and sustainability of the settlement. In this case, it is evident from the plan above at paragraph 2.4 that the location of the site adjoins the settlement, so in this respect, the proposal is compliant with Policy SP3. Policy SP3 also has regard to the scale and sustainability of the proposal. In terms of scale, this is a single dwelling set amongst other properties, it therefore small scale and does not undermine or conflict with policy in this

regard. In terms of the sustainability of the proposal, that is covered in the following section.

Sustainable Development

- 5.3 To be deemed “sustainable development” paragraph 8 of the NPPF indicates that three overarching planning objectives must be met - the economic objective, the social objective and the environmental objective. In relation to this proposal, the following advantages will be secured:

5.4 Economic Role

The development of an additional dwelling will assist in making a contribution to the local economy simply by providing housing of the right type in the right location. The dwelling is likely to be constructed by local building contractors and subcontractors, providing an opportunity to maintain workforce levels and continued local economic prosperity.

- 5.5 Economic benefits arising from the proposed development include support for local jobs and sustaining local growth given the use of local services and facilities. Local services and facilities are available within walking distance and further services and facilities can be found in nearby larger towns, without resulting in a substantial number of vehicle movements or having a detrimental impact on the local highway network.

5.6 Social Role

The NPPF seeks to support a prosperous rural economy. It promotes sustainable transport and seeks a balance in favour of sustainable transport modes to give people a real choice about how they travel, whilst recognising that opportunities to maximise solutions will vary between rural and urban locations.

5.7 The development of new dwellings will add additional people to the local community, which will further support local groups and social networks. The housing will add to the supply of appropriate housing required to meet the demand of the present, as well as future generations, by creating high quality houses, which are accessible to local services. Wix provides a number of services and facilities and additional housing in this location reflects the community's needs and will support its health as a community and its social and cultural well-being.

5.8 Environmental Role

The application site is located in a semi-rural area with built development to the south, east and west, with the A120 forming the northern boundary. The development will respect the existing character of the village and will include new landscaping to soften views from the surrounding area. The dwellings will be constructed sustainably and to a very high quality thereby raising local standards.

5.9 There are no listed buildings in close proximity and the site does not lie in or near to a Conservation Area and will therefore cause no harm to heritage assets.

Proximity to Existing Services and Facilities

5.10 The site lies in a wholly sustainable location. Whilst located adjoining the defined settlement boundary, it is within easy walking distance of all the services and facilities available within the settlement. As set out in paragraph 2.1, the site lies within less than 400m of the pub, village store/post office, primary school/pre-school, village hall and play area, as well as a bus stop.

5.11 Given that the site lies immediately adjacent to the existing settlement boundary, it does not represent an isolated site as resisted by paragraph 80 of the Framework but is clearly supported by the objectives of paragraph 79

which seeks to provide housing where it will enhance or maintain the vitality of rural communities and support existing village services and facilities.

- 5.12 In determining the previous permissions on the sites immediately adjacent, to this application site, Officers concluded that the dwellings approved would meet the social, economic and environmental strands of sustainable development. In particular, advising:

“In the Council’s ‘Local Plan Settlement Hierarchy’ document, Wix is identified as scoring well having a primary school, good bus route and a defined employment area. The application site itself is located within reasonable walking distance of a pub, a post office and convenience store, the primary school and bus stops. For these reasons, the site is concluded to perform well against the social strand of sustainability.”

- 5.13 It is submitted that the proposed development therefore complies with all three objectives of sustainable development.

Character and Appearance

- 5.14 The application site sits alongside existing development and amounts to a gap in the built form. Whilst adjacent to the settlement boundary, the site does not intrude into the wider countryside, but forms part of a group of existing development. This development has emerged since the Council first prepared its local plan and has been approved by the Council, rather than won on appeal. The existing development amounts to some 10 residential units, which are all beyond the settlement boundary. The Council chose not to amend its settlement boundary as part of the Local Plan Modifications to include these properties within the settlement, however, it cannot reasonably be argued that these existing homes do not form part of the settlement in all other senses, other than being the wrong side of what is, an out of date boundary. The application property would sit comfortably amongst these dwellings and in the forthcoming review of the Local Plan, it is most likely that the Council would include this significant cluster of

development within the settlement. The A120 Trunk Road to the north is the most obvious boundary to the settlement.

- 5.15 Given the proposed position of the new bungalow, one could take the view that it could be seen as ‘backland’ development. In order to determine this, the Council have a backland policy, Policy LP8, which is set out below.

Policy LP 8

BACKLAND RESIDENTIAL DEVELOPMENT

Proposals for the residential development of “backland” sites must comply with the following criteria:

- a. where the development would involve the net loss of private amenity space serving an existing dwelling, that dwelling must be left with a sufficient area of private amenity space having regard to the standards in this Local Plan;*
- b. a safe and convenient means of vehicular and pedestrian access/egress must be provided that does not cause undue disturbance or loss of privacy to neighbouring residents or visual detriment to the street scene. Long or narrow driveways will not be permitted;*
- c. the proposal must avoid “tandem” development using a shared access;*
- d. the site must not comprise an awkwardly shaped or fragmented parcel of land likely to be difficult to develop in isolation or involve development which could prejudice a more appropriate comprehensive development solution;*
- e. the site must not be on the edge of defined settlements where likely to produce a hard urban edge or other form of development out of character in its particular setting; and*
- f. the proposal must not be out of character with the area or set a harmful precedent for other similar forms of development.*

A review of the policy criteria, a to f, reveals that the proposal does not conflict with the policy.

- a. The development does not involve existing private amenity space.
- b. The dwelling will use an existing vehicular access, serving existing property. The limited movements to a single dwelling would not result in noise or disturbance or any visual harm.
- c. The development is not tandem development.

- d. The site amounts to a logical gap site between existing dwellings.
- e. Whilst the site is on the edge of the settlement, it does not introduce new development on the settlement edge. Given the existing development, the site would be part and parcel of the same character of the location.
- f. The site would not set a precedent as it would sit amongst existing property, that was recently approved.

5.16 It is considered therefore that the proposed development would not have a negative impact on the countryside. The site is of the character of its immediate neighbours and visually part of the settlement. Furthermore, were the development to be thought to be backland development, it is evident that the proposal does not conflict with policy LP8.

5.17 Residential Amenity

The design of the scheme has ensured that the bungalow has no impact on its residential neighbours in terms of loss of outlook or privacy.

Summary

6.0 The newly adopted Local Plan does not prohibit development outside of settlement boundaries, relevant policies such as Policy SP3 specifically advises that development will be accommodated within or adjoining settlements, this proposal adjoins the settlement boundary for Wix, being approximately 2.0m from the boundary. Policy SPL2 states that outside settlement boundaries, development proposals will be considered in relation to the pattern and scale of growth promoted through the settlement hierarchy. The scale of the proposals is small scale and will sit alongside recent development approved to allow some modest growth to this settlement. The site is sustainable and results in no visual harm or harm to

existing residential property, accordingly, the proposal is considered to be compliant with the new Local Plan.