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Our ref: E850.C1.Let02
16th June 2022

Dear Sir / Madam,

PLANNING APPLICATION FOR THE DEVELOPMENT OF TWO DETACHED PROPERTIES ON LAND NEXT TO ST JOHN'S MEAD, ELMSWELL AND FOR THE CREATION OF TWO PASSING PLACES

This planning application is for the development of two houses on land next to the St John's Mead Development in Elmswell and for the creation of two passing places on the access lane leading to the application site. This application has been submitted following feedback from a pre-application that was undertaken with the Mid-Suffolk District Council under reference DC/21/06709. The feedback received was positive and confirmed that the principle of houses on this site would be supported. This pre-application feedback be seen in Appendix A of the submitted Planning Statement.

The application site is currently a Paddock connected to the property; Warren Mill House, where the applicants currently live. It is located directly next to the St John's Mead development of 240 houses in Elmswell which is currently under construction and forms part of the built environment of the village.

The site is directly next to the built-up area of Elmswell. There is a short public footpath which leads from the application site to either Mill Gardens or Elmswell Road in Elmswell from where there is a pavement the entire way to the centre of Elmswell. The walk is no further to the centre of Elmswell than for many residents of the St John's Mead development. This path will easily enable residents to safely and easily access the services and facilities in Elmswell without having to rely on private vehicles. The walk from the application site to the centre of Elmswell would take roughly 15 minutes which shows that the site is very sustainably located.

This application is submitted with full floor plans, elevations and site plans for the proposed houses. The properties are predominantly single storey and have a low roof height. They are designed in a rural barn style character which is subservient to Warren Mill House.

Evolution Town Planning Limited

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Registered in England Number
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The houses put forward in this application are clad in black weatherboarding with a red clay pantile roof. These will be very discrete in the landscape and will blend into the wooded backdrop. They will appear to be low farm buildings connected to Warren Mill House, typical of the area.

There is a growing demand for single storey properties in the District, Suffolk Knowledge's 2019 population forecasting report¹ has predicted a 44.4% increase in residents aged 65 and over by 2040 in Suffolk and so housing appropriate for older people, such as the bungalows, is needed. Plot 1 has a small mezzanine which has been proposed on the western section which utilises the roof space of the building. These houses will be appropriate for older residents or those with limited mobility. This was confirmed in the pre-application feedback from planning officers to be a significant social benefit.

The applicants, who are long term local residents, are applying for planning consent so that they can relocate from Warren Mill House, which neighbours the site, into one of the new properties. One of the applicants has been suffering from long term illness and a purpose-built, single storey house allow them to continue to live in this area in a more manageable property and will meet their long-term needs. This will have the added advantage of making Warren Mill House, a large two storey family home available to other buyers such as families which is an aim set out in the Government White Paper "Fixing our broken housing market".²

The application site is outside of the Elmswell settlement boundary as defined in the 1998 Local Plan. Local planning policies seek to avoid development outside of settlement boundaries; however, these policies have been shown to be out of date as they are not in keeping with the NPPF and therefore should not be given weight when evaluating proposals. As per Paragraph 11 of the NPPF, permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The new properties will be extremely sustainable. As well as being within easy walking distance to Elmswell which is a Key Service Centre, so the residents will not need to rely on private vehicles for their daily needs, the houses will be constructed to be highly insulated and will maximise natural light to reduce the occupant's reliance on artificial heating and lighting. When heating is required, this will be provided using air-source heat pumps. Renewable electricity will be generated using solar panels which will be installed on the roofs. Rainwater harvesting will also be used around the properties. Both properties will be equipped with electric car charging ports in their garages.

The development will have the following benefits:

Provide two predominantly single storey houses appropriate for older residents which there is an established need for in the district.

Provide houses that as far as possible meet the optional requirements of Building Regulations Part M category 2.

¹ https://www.healthysuffolk.org.uk/uploads/Population_Suffolk_on_a_Page_2019_v1-1.pdf Accessed 12/05/2022

²

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf Paragraph 4.43

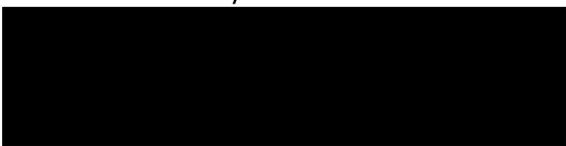
- The development of two houses in a sustainable location within easy walking access to Elmswell, a Key Service centre.
- Create a pair of houses which are sympathetically designed in a rural barn style to respect and compliment their surroundings and Warren Mill House.
- The creation of two high-quality homes with high sustainability which are well insulated and heated using air source heat pumps. The houses will also be equipped with solar panels to provide renewable energy for future residents. Rainwater harvesting equipment will also be installed.
- The development will create a biodiversity gain across the site by the enhancement and mitigation measures put forward.
- A comprehensive scheme of landscaping which will screen the application site, compliment the character of the area and will provide additional natural habitat will be created.

We enclose the following documents with this application:

1. Planning Application Forms
2. This Covering letter - Ref E850.C1.Let02
3. Planning Statement - Ref E850.C1.Rep02
4. Location plan and Existing Site Plan
5. Block Plan and Street Scene as Proposed 2205-01 Rev A
6. Plot 1 Plans and Elevations as Proposed 2205-02 Rev A
7. Plot 2 Plans and Elevations as Proposed 2205-03 Rev A
8. Garage Plans and Elevations as Proposed 2205-04 Rev A
9. Design Expectations Validation Form (DEVF1)
10. Contamination Questionnaire
11. Envirocheck Report – Ref ESR_1
12. SCC Highways Passing Place Plan – DM06
13. Tree Survey and Landscaping Plan – LS1882-01
14. Ecology Report Warren Mill House 10 June 2022

We trust that this is sufficient for you to progress this application and we will be in touch when an officer has been allocated.

Yours sincerely



SAM STONEHOUSE
PLANNER
EVOLUTION TOWN PLANNING LTD