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**TOWN AND COUNTRY PLANNING ACT 1990**  
**OUTLINE PLANNING APPLICATION FOR THE ERECTION OF 5 DETACHED**  
**DWELLINGS & GARAGES (PREVIOUSLY PERMITTED UNDER PLANNING**  
**PERMISSION DC/18/01662)**  
**LAND AT HONEYPOT FARM**  
**WORTHAM**  
**IP22 1PW**

PLANNING STATEMENT  
Incorporating  
DESIGN AND ACCESS STATEMENT, LOCAL VALIDATION STATEMENT  
And  
HERITAGE STATEMENT

Ref: 2780

July 2022

## **INTRODUCTION**

1. This statement has been produced in support of a planning application for the erection of 5 dwellings and garages on land at Honeypot Farm, Wortham. The application is submitted in outline form with all matters reserved except for means of access.
2. The application seeks renewal of planning permission DC/18/01662 which was allowed on Appeal on 3<sup>rd</sup> April 2019 (Appeal Ref: APP/W3520/W/18/3209680).
3. The application site has previously been used as a campsite for touring caravans and tents for more than 40 years. The Council's first planning record for the site is an application in 1975 for 'extension to existing certified touring caravan and camp site' (application 0221/75). Further planning applications were approved in 1983, 1989, 1994, 1995, 1996, 2004, 2006 and 2008 and the site currently has permission for up to 35 touring caravans or tents. In October 2015 the Council granted planning permission for the use of the land for the stationing of 23 holiday lodges and a site manager's lodge under planning permission 2689/15. A subsequent appeal against one of the conditions attached to 2689/15 was allowed and permits the lodges to be occupied as holiday accommodation for 11 months of the year (ref APP/W3520/W/15/3128976). The Council approved an application to renew the planning permission for the 23 holiday lodges (DC/18/04377). A subsequent application to renew the permission for the lodges has been recently refused (DC/21/05477) and is now the subject of an Appeal.

## **LOCAL VALIDATION REQUIREMENTS STATEMENT**

### **BIODIVERSITY SURVEY AND REPORT**

4. There is no evidence of protected species or habitat at the site.

### **FLOOD RISK ASSESMENT**

5. The application site is located within Flood Zone 1 (FZ1) where all types of development are acceptable. A flood risk assessment (FRA) is attached.

### **HERITAGE STATEMENT**

6. The application site is not within a conservation area and does not contain any listed buildings. A dwelling located to the north of the site known as Green's Farmhouse is a Grade II listed building. The setting of Green's Farmhouse is derived from views of the building from Bury Road and The Green. The historic setting of Green's Farmhouse has

been changed significantly by the erection of the 4 dwellings to the east of the building and also the Cherry Tree Close development to the west. Being to the south and rear of the listed building, the proposed development will not have a material impact on its setting.

7. The Council has recently granted planning permission for the erection of 4 dwellings on land between the application site and Green's Farmhouse (ref. DC/22/00655).

#### LAND CONTAMINATION

8. There is no evidence or history of contamination at the site. The application is accompanied by a contamination report.

### **DESIGN AND ACCESS STATEMENT**

#### PHYSICAL CONTEXT

9. The application site is located on an area of land on the southern side of the A143 beyond the houses fronting the village green. The 1:2500 site location plan illustrates the site in the context of its surroundings. The site is not readily visible from the A143 or from Mellis Road to the west as it is enclosed by existing landscape features and screened by relatively recent housing developments. The site includes a large pond which has been used for coarse fishing.

#### USE

10. The proposed residential use of the land is justified on the basis that the development will provide a range of family homes in an area where there is a demand for housing.

#### ACCESS & CONNECTIVITY

11. The proposed dwellings will be served by the existing vehicular access. The proposed development would generate no greater levels of traffic than where the campsite to reopen. Therefore, the proposed development would not have any material adverse impact on highway safety.
12. Wortham benefits from a good range of local services including village stores and tea shop, primary school, public house, church and village hall with sports pitches. Wortham also benefits from a regular and frequent bus service which links the village

with the towns of Bury St Edmunds and Diss. The application site is within 150m of the closest bus stop. It is a 10 minute bus ride to Diss.

#### AMOUNT

13. The number of dwellings proposed represents a density of development which is consistent with the setting of the site.

#### SCALE, LAYOUT AND APPEARANCE

14. As this is an outline planning application scale, layout and appearance are reserved matters to be agreed at a later date. However, it is intended that the development will comprise a range of two-storey and dwellings which will reflect the Suffolk vernacular in terms of design and use of materials.

#### LANDSCAPING

15. Precise details of landscaping and planting are a reserved matter to be agreed at a later date and can be dealt with by a planning condition.

#### **PLANNING STATEMENT**

16. Section 38 (6) of the Planning Compulsory Purchase Act 2004 (as amended) requires planning decisions to be made in accordance with development plan unless material considerations indicate otherwise.
17. In this case the development plan for the area consists of the Mid Suffolk Local Plan 1998, The Mid Suffolk Core Strategy 2008 and the Mid Suffolk Core Strategy Focused Review 2012. The National Planning Policy Framework is a material consideration.

#### MID SUFFOLK CORE STRATEGY (2008) AND FOCUSSED DREVIEW (2012)

18. The Council's Core Strategy provides a spatial strategy for development throughout the district. Policy CS1 of the Strategy designates Wortham as a 'Secondary Village' which means that it is a sustainable village "*capable of taking appropriate infill*".
19. The application site is in the countryside as it is located outside the current settlement boundary for Wortham. Policy CS2 deals with development in the countryside. Policy CS2 is out of date. This is because the NPPF does not exhort a restrictive approach to

development outside the settlements in the manner set out in policy CS2. Policy CS2 obviates the balance and exercise and precludes otherwise sustainable development by default therefore defeats the presumption in its favour. Therefore, policy CS2 is contrary to paragraph 79 and 80 of the NPPF. Numerous Appeal decisions since September 2018 have confirmed that policy CS2 is out of date.

20. Policy FC1 of the Focussed Review states that when considering planning applications the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework (NPPF).

#### MID SUFFOLK LOCAL PLAN 1998

21. The application site is outside the settlement boundary for Wortham as defined by the 1998 plan. Policy H7 of the local plan states "In the interest for protecting the existing character in the countryside, outside the settlement boundaries there will be a strict control over proposals for new housing. The provision of new housing will normally form part of existing settlements".
22. The way policy H7 is worded is important. It states that new housing will normally form part of existing settlements. The inclusion of the word normally within the policy suggests that the Council acknowledges that there will be circumstances where development outside the settlement boundaries will be acceptable. This is such a case. The development involves the reuse of predeveloped land in a sustainable location, and it will not harm the character or appearance of the wider landscape. Therefore, there is no conflict with policy H7.

#### NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

23. The NPPF sets out the Government's planning policies and is a material consideration in the determination of planning applications. At the heart of the NPPF is a presumption in favour of sustainable development. This means that local planning authorities should positively seek opportunities to meet the development needs of their area and approve development proposals that accord with the development plan without delay. In this case, the proposal accords with the development plan and therefore should be approved.
24. Paragraph 8 of the NPPF describes the three objectives of sustainable development as economic, social and environmental and states that these objectives give rise to the need for the proposals to provide economic, social and environmental benefits.

25. This development fulfils each of the three objectives of sustainable development identified in the NPPF. Firstly, the construction of the proposed dwellings will meet the economic role of sustainable development by helping to sustain the viability of existing local services and facilities in the village and by generating local jobs in the building trades during construction.
26. Secondly, the proposed dwellings will fulfil the social objective of sustainable development by providing homes in a location where there is a demand for new housing.
27. Thirdly, the development accords with the environmental objective of sustainable development. The site constitutes 'previously developed' (brownfield) land. The development of the site would help to ease the pressure to develop other green-field sites in less sustainable locations. Furthermore, the site is located where future occupants could take advantage of public transport and would not be wholly reliant on the private car for access to services. The development would therefore help to reduce emissions and mitigate climate change.
28. Paragraph 79 of the NPPF is also relevant to this appeal. It states "*in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby*". That is precisely what would happen here. New dwellings on the application site would help to sustain and support local services in Wortham and surrounding villages.
29. Paragraph 80 of the NPPF goes on to state that local planning authorities should avoid 'isolated' homes in the countryside. This site is not isolated, it is adjacent to existing residential development.

#### OTHER MATERIAL CONSIDERATIONS

30. The previous Appeal decision at the site is a material consideration. It is acknowledged that at the time that Appeal was allowed the Council did not have a 5 year supply of deliverable housing land. The Council now claim to have 9 years supply. However, the requirement for a 5-year supply of deliverable housing land is a minimum not maximum requirement. It does not preclude development proceeding which would otherwise be sustainable. The proceeding paragraphs of this statement have explained why the development fulfils the three objectives of sustainable development.

## **SUMMARY AND CONCLUSIONS**

31. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (As amended) requires planning decisions to be made in accordance with development plan unless material considerations indicate otherwise.
32. In this case, the development does not accord with policy CS2 of the development plan. However, policy CS2 has been proven on numerous Appeals that it is out of date as it does not accord with the NPPF. It does not accord with the NPPF because it precludes the balanced approach to sustainable development.
33. This proposal would fulfil the three objectives of sustainable development and would generate environmental, social and environmental benefits. Furthermore, the proposed development can take place without having any material adverse impact on visual amenity, residential amenity, highway safety or any other interest of acknowledged importance.

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