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Planning, Design & Access Statement
to accompany an outline planning application
at Does Farm, Wallow Lane, Naughton

On behalf of: NJA Architects

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Date: 09/05/2022

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Introduction

This planning, design & access statement accompanies an outline planning application at Does Farm, Naughton. It is an outline application with all matters reserved but a site layout drawing is included showing how the development could be carried out.

Development proposals:

The proposals are two detached dwellings with open sided car ports accessed from a private drive with new access onto Wallow Lane. The dwellings would front Wallow Lane and be located within the extensive curtilage of the farmhouse.

The site includes a number of trees and hedges mainly on the site boundaries. Some minor tree/hedge removal is necessary to accommodate the development as shown on the proposed site plan and accompanying tree report.

Planning Direct has been instructed to produce this statement on behalf of Nick Jacob Architects.

Location & Site Description

The site is located adjacent to Wallow Lane less than a mile from the edge of the settlement boundary of Nedging/Naughton which is a defined Hinterland Village in the Core Strategy, wherein residential development is supported. There are bus stops nearby at the junction of the Lane and Ipswich Road (B10478). The locality is not covered by any planning designations such as conservation area, AONB and is typical east Anglian flat arable land.

The site is within a small cluster of dwellings and farm buildings in Wallow Lane and therefore not isolated in any visual sense.

The site consists of part of the extensive garden of Does Farmhouse comprising lawns and boundary hedges/trees. The development would therefore be on previously developed land.

Does Farmhouse faces the site and has recently had a large conservatory extension installed on the southeast face.

Proposed Development

The development proposals consist of two dwellings with associated car ports. A new access to serve the proposed dwellings is proposed off Wallow Lane. The siting of the dwellings is away from Does Farmhouse in order to protect the outlook from the existing dwelling.

Some limited tree/hedge is necessary to accommodate the development but the substantial boundary hedges and trees would be retained such that the dwellings would be reasonably screened within the wider landscape.

The proposed site plan demonstrates how the dwellings would sit comfortably within their respective curtilages without appearing cramped or squeezed in.

Planning History

Reference no.	Description	Decision	Date
DC/20/03521	Householder Planning Application - erection of single storey rear extension	Approved	18/08/2020
3179/06	Single storey timber garden building incidental to the use of the main dwelling	Approved	13/12/2006
0478/06	Erect white PVCU conservatory to side of property	Approved	09/03/2006

Policy Justification

National

National Planning Policy Framework

Para 8- the 3 overarching objectives of achieving sustainable development- economic, social and environmental. The social objective includes the establishment of strong communities by ensuring that a sufficient range of homes can be provided to meet the needs of existing and future generations, and by fostering a safe and accessible environment.

Para 10 -Achieving Sustainable Development- so that sustainable development is pursued in a positive way, at the heart of the Framework is a *presumption in favour of sustainable development*.

Para 60- the Government objective to significantly boost the supply of homes.

Para 69- small sites can make an important contribution to meeting housing requirements

Para 79- housing should be located where it will support rural communities, and planning policies should identify opportunities for villages to grow and thrive, especially where local services would be supported. Development in one village can support villages elsewhere.

Para 80- isolated homes should be avoided in the countryside unless specified particular circumstances apply.

Para 103- Opportunities to maximise sustainable transport solutions will differ between rural and urban areas.

Para 117 - Planning decisions should promote an effective use of land in meeting the need for homes.

Para 118 - Planning decisions should promote and support the development of under-utilised land especially if this would meet identified needs for housing where land supply is constrained.

Para 122- Planning decisions should support development that makes efficient use of land taking into account the desirability of promoting regeneration.

Para 124- the creation of high quality buildings is fundamental to planning

Para 127- planning decisions should ensure that developments will function well and add to the quality of areas, are visually attractive as a result of good architecture, layout and landscaping and are sympathetic to local character.

Para 150- new development should reduce greenhouse gas emissions Para 170(d)- development should provide for net gains for biodiversity.

Planning Policy Guidance

Para 42 -Well-designed new development is integrated into its wider surroundings, physically, socially and visually.

Para 009- A wide range of settlements can play a role in delivering sustainable development in rural areas, so blanket policies restricting housing development in some types of settlement will need to be supported by robust evidence of their appropriateness.

Local

Babergh Local Plan 2006

This has been generally superseded but there were a number of saved policies as notified by the Secretary of State in 2009.

HS02- Villages

HS03- Non-sustainable villages (Nedging)

HS04- New housing to be integrated into defined areas of villages and towns. In the Countryside, land uses to remain undisturbed

HS05- replacement dwellings in the countryside

CR01- countryside uses to be restricted to rural uses

The Plan included defined settlement boundaries. Nedging Tye is shown on **appendix 1**.

Babergh Core Strategy 2014

CN01 - Design Standards

CS01 -Applying the presumption in Favour of Sustainable Development in Babergh

CS02 - Settlement Pattern Policy - the appeal site is within a designated hinterland village (Nedging and Naughton) within the functional cluster centred on Bildeston. The policy CS2 states -

Hinterland Villages will accommodate some development to help meet the needs within them. All proposals will be assessed against Policy CS11. Site allocations to meet housing and employment needs may be made in the Site Allocations document where circumstances suggest this approach may be necessary.

CS11 - Strategy for development of Core and Hinterland Villages

Development in Hinterland Villages will be approved where proposals are able to demonstrate a close functional relationship to the existing settlement on sites where the relevant issues listed above are addressed to the satisfaction of the local planning authority (or other decision maker) and where the proposed development:

- i) is well designed and appropriate in size / scale, layout and character to its setting and to the village;
- ii) is adjacent or well related to the existing pattern of development for that settlement;
- iii) meets a proven local need, such as affordable housing or targeted market housing identified in an adopted community local plan / neighbourhood plan;
- iv) supports local services and/or creates or expands employment opportunities; and
- v) does not compromise the delivery of permitted or identified schemes in adopted community / village local plans within the same functional cluster.

The cumulative impact of development both within the Hinterland Village in which the development is proposed and within the functional cluster of villages in which it is located will be a material consideration when assessing such proposals.

All proposals for development in Hinterland Villages must demonstrate how they meet the criteria list above.

The Core and Hinterland Villages identified in the Spatial Strategy provide for the day-to-day needs of local communities, and facilities and services such as shops, post offices, pubs, petrol stations, community halls, etc that provide for the needs of local communities will be safeguarded.

CS15 - Implementing Sustainable Development

This sets out a range of criteria including carbon reduction.

TP15- Parking Standards

Live Policy List

The Council published a Live Local Policy List in 2016. This does not include any of the above-quoted Local Plan policies although the Settlement Boundaries therein are still used. The list includes all of the above Core Strategy policies.

Planning Considerations

Settlement limits and Policy CS2

Policy CS2 designates Nedging/Naughton as a Hinterland Village where housing development is supported. Policy CS2 also requires that outside of the settlement boundary, development will only be permitted in exceptional circumstances subject to a proven justified need. However, this approach is not consistent with the Framework, which favours a more balanced approach to decision making. This has been established through various appeals as set out below-

Secretary of State in Long Melford, Suffolk (reference: APP/D3505/W/18/3214377)

decision issued on 1st April 2020. In respect of policy CS2, paragraph 166 of the Inspectors Report states:

It's [CS2} development management test for development in the countryside is out of date as the Council accepts that the requirement to demonstrate exceptional circumstances for development in the countryside conflicts with the NPPF. That conflict means that the policy must have the weight afforded to it reduced. To reduce the weight to the policy from substantial to significant as a result of the lack of a five year supply, which is the Council's approach, shows that it affords too great a weight to the policy with its defective development management test. The NPPF does not contain a blanket approach to development in the countryside, still less does it impose a test of exceptional circumstances for such development

4 no. dwellings in **Greenlawns Bonsai Nursery, Boxford** (reference: APP/D3505/W/19/3240526) issued on 11th March 2020. At paragraph 24, the Inspector stated:

I have identified conflict with Policy CS2 of the Core Strategy. However, this is a restrictive policy that offers support to development in the countryside only in exceptional circumstances. It is not wholly consistent with the Framework in terms of its approach to rural housing. Indeed, the Framework is less restrictive and sets out that housing should be located where it will enhance or maintain the vitality of rural

communities and that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Thus, the fact that the site is located outside of any defined settlement boundary is not a determinative factor in this case and I apportion limited weight to the proposal's conflict with Policy CS2.

1 dwelling at the **Mane Riding Centre, Copdock** (appeal ref: 3248616), the Inspector said at para 7-

.....The policy requires that outside the Hinterland Villages and in the countryside, development will only be permitted in exceptional circumstances subject to a proven justified need. However, the Planning Officer's Delegated report advises that the exceptional circumstances test in LPCSP policy CS2 is not consistent with the Framework, is deemed out of date, and can only be accorded limited weight.

Drawn limits do not necessarily echo realities on the ground as confirmed by *Wood v SoS CLG and another [2014] EWHC 683* which states that the extent of the defined village framework is not necessarily determinative as to whether a proposal would constitute limited infill development in a village.

Therefore, non-compliance with CS2 is not determinative given the above.

Policy CS11

This policy provides greater flexibility in the location of new housing development in Core and Hinterland Villages outside settlement boundaries. Para 2.8.5.7 states-

2.8.5.7 The BUABs defined in the 2006 Local Plan Saved Policies and later in a future DPD for Site Allocations, provide a useful starting point when considering the relationship of proposed development in relation to the existing pattern of development for that settlement and for defining the extent of its developed area and a distinction between the built up area and the countryside. Policy CS11 intentionally provides greater flexibility for appropriate development beyond these, for identified Core and Hinterland villages subject to specified criteria. [as below]

(i)- the locality has no special landscape, environmental and heritage characteristics which might have constrained the appeal proposal. The site is not within any such planning designations. It is located within a typical east Suffolk Arable land landscape next to a narrow lane (no through road) and surrounded by native hedges and trees. The landform is flat and the two dwellings proposed would therefore have little impact on the wider landscape which contains a scattering of buildings nearby. The dwellings would not therefore appear alien or out of context.

(ii)- locational context- Does Farm comprises a 19th century house and outbuildings. The curtilage is large such that the proposed dwellings would comply with all spacing standards without adversely affecting the setting or outlook of Does Farm. The proposed Site Plan (03 P3) shows the majority of the trees on the site to be retained. There will be a need to remove two recent plantings T5 and T6 and a few shrubs and hedge including where the access is proposed. New planting can easily compensate for lost vegetation. The Lane is very narrow and a no through road so traffic speeds will be low.

(iii)- site location and sequential approach -there are no sites within the defined BUAB of Nedging and Naughton and no allocations suited to the small scale development proposed. This inevitably means more development outside the settlement boundary as allowed for under CS11. This has happened with a number of recent permissions for housing outside as shown on **appendix 2**. There is little to distinguish these sites from the current proposals in terms of location, as discussed below.

DC/17/04439 - The Officer Report states-

The village benefits from some services and there are regular bus services available providing access to various places. The nearby core village of Bildeston is only a short bus ride away and the bus services [there is a bus shelter in Wallow Lane near the junction] also provide access to Ipswich and its railway station, at such times as to be viable for employment purposes. Villages are, by their very nature, a mixture of people of varying characters and natures, whereby what does or doesn't work for one may be entirely appropriate for another. In this regard, the distances to facilities and services are not such that would be entirely unreasonable for people to cycle or access via public transport.

As such, the proposal is considered to represent sustainable development with regards to access to services and facilities.

DC/17/05569- The Officer Report states-

Although detracted from the formal settlement limits of Naughton, the site is functionally linked by the proximity to nearby dwellings and the village hall as such the cluster is considered to form part of the existing settlement pattern of the village.

As a result, the application site is considered to be within the existing settlement pattern of Naughton which is a hinterland village which benefits from a public house, garage, petrol station and village hall. Whilst the site does not benefit from a footpath the other dwellings on the road do not either, and pedestrians have been observed to regularly walk down the road which is within the 30mph limit, as well as the adjacent fields. As a result, the proposal would allow access to some services by sustainable travel options.

Furthermore there is a bus service from Naughton to various destinations, including Ipswich and its railway station, at time suitable for employment purposes. Village are by their very nature a mix of people of varying characteristics and natures and what does not work for one may work for another. In this regard distances to services are such that it is not unreasonable for people to cycle.

DC/20/01357- The Officer Report states-

The application site is situated within close proximity to the settlement boundary for Nedging and Naughton which has sufficient facilities and services to meet daily needs. Whilst it is noted that there is no pavement/footpath and that the road which serves the existing residential properties has the national speed limit of 60mph, however the proposed dwelling would be in a similar situation the existing neighbouring properties adjacent to the site and further north and south along Nedging Road.

The principle of development is acceptable in accordance with the NPPF as elements of the Local Plan must be regarded as 'out of date'. The proposed development has been considered on the basis of its planning merits and the officer's recommendation is given

accordingly, having had regard for all material planning considerations; those key issues being discussed under their respective headings below.

That site is clearly a considerable distance from the settlement boundary but was considered to be spatially acceptable. The same applies to the appeal site.

DC/20/02405- The Officer Report states-

The application site is situated within close proximity to the settlement boundary for Nedging and Naughton (less than 1 mile) which has sufficient facilities and services to meet daily needs. Whilst it is noted that there is no pavement/footpath and that the road which serves the existing residential properties has the national speed limit of 60mph, however the proposed dwelling would be in a similar situation the existing neighbouring properties adjacent to the site and further along Nedging Road.

The same applies to the appeal site being less than a mile from the settlement boundary

It is therefore contended that in terms of sustainable development considerations, the proposals have precedent in these other consents in the village.

R (on the application of East Bergholt PC) v Babergh DC [2016] EWHC 3400 (Admin) has clarified that in relation to sequential assessment, there is no requirement to consider alternative sites near the settlement boundary, as sequentially they are within the same tier.

(iv) - meets local housing need- it is debatable whether a needs survey is necessary because the development is small. Housing developments below the Framework threshold of 10 dwellings (or 5 in some rural situations) are not required to provide affordable housing. Officers have not required a needs assessment on other small developments in the district which were outside the defined BUAB-

DC/20/01794- Land north of Lower Farm Barn, The Causeway Hitcham - 6 dwellings

DC/19/01949- Mill Farm Hadleigh Road Elmsett - 2 dwellings

(v)- locally identified community needs- again, small developments are generally not required to provide this sort of assessment. The development will support the

community through the Community Infrastructure Levy.

(vi)-cumulative impacts of the development- the 2 dwellings would have very few impacts.

CS11 policy lists a further 5 requirements -

(i) appropriate in scale - 2 dwellings would not be disproportionate to the scale of the village and follows the pattern of infill being an established form of organic growth of the village.

(ii) Well-related to the pattern of development- the development would be small scale and located within a cluster of buildings

(iii) Meets a proven need- as above, this is not a sustainable requirement.

(iv)- supports local services- the proposals would support local shops/schools in Nedging Tye

(v)- does not compromise other schemes-2 dwelling would not have the potential for this because of its small scale

Policy CS15

This policy appears to conflict with the Framework and is therefore out of date. This is as concluded by the Inspector in appeal APP/D3505/W/20/3248616 (dated 25/11/2020)
The Mane Riding Centre, Old London Road, Copdock and Washbrook, Ipswich, IP8 3JF

8. LPCSP policy CS11 defines the strategy for development in Core and Hinterland villages. LPCSP policy CS15 concerns implementing sustainable development and sets criteria which development will be required to meet. However, due to the range and detail of its criteria, policy CS15 may be considered to not be entirely consistent with the Framework.

It was also concluded thus in appeal APP/D3505/W/20/3246576 (dated 29/05/2020)
The Mane Riding Centre, Old London Road, Copdock and Washbrook IP8 3JF -

39. Such an approach would apply to Policy CS15 of the CSP, which is multifaceted. Although it is consistent with the Framework in terms of its aims to achieve well designed places and the accessibility of services and facilities, it fails to acknowledge the balancing exercises required by paragraphs 195 and 196 of the Framework. Whilst the Council did not find harm in respect of heritage, a policy should be assessed as a whole. Accordingly, Policy CS15 is out-of-date for the purposes of the Framework. Hence, I attach only moderate weight to the conflict of the proposal with this policy, which lessens the magnitude of that conflict.

As far as the detailed criteria of CS15 are concerned, the landscape impacts have been considered above (I and ii), the development would contribute to local services through additional spending in the village, provide building employment (iii, iv and v), full disabled access can be achieved (vi), the site is not Greenfield (vii), reduced carbon measures can be addressed at the reserved matter stage (viii, xii, xiii, xiv, xv and xix), open space is not a reason for refusal (ix and x), the site is within flood zone 1(xi). We have discussed how the site is sustainable in the light of the precedent planning permissions in Nedging (xviii). Therefore, to the extent that CS15 is relevant, the proposals comply.

Other Matters

The development would be brownfield where development is prioritised by the Framework, it would make efficient use of under-utilised land, and make effective use of land in providing housing also as required by the Framework. The Framework notes the importance of small sites in meeting needs, and their role in early delivery. The proposals are supported by all of these national policies.

In terms of housing land supply, a 5 year supply does not automatically preclude sustainable development because it is the government's intention to boost housing supply (para 60 of the Framework). The 5 year figure is not therefore a maximum and this is as noted in the **Long Melford** appeal decision (ref: APP/D3505/W/18/3214377), para 53-

Although the local authority can now demonstrate a supply of housing land above 5 years, this figure is a baseline and not a ceiling".... "In the light of the identified local need, and the Government's objective of significantly boosting the supply of homes (Framework paragraph 59), he considers that the housing delivery should carry significant weight.

Conclusion

Babergh Local Plan policies are largely out of date in their restriction on housing outside settlement boundaries. However, a number of planning permissions have been in Nedging/Naughton outside the settlement boundaries which demonstrates that the Council has been flexible. The site has similar characteristics to these.

Nedging/Naughton is a designated hinterland village where housing development is promoted and where day to day needs of residents can be met. The locality is thus sustainable for the proposals. In particular there are numerous employment opportunities nearby including at RAF Wattisham.

It is the professional opinion of Planning Direct that this application ought therefore to be approved without delay.

The applicant expects the council to bring any potential issues arising with the proposal to the attention of NJA/Planning Direct at the earliest opportunity, in order that clarifications can be provided and/or solutions agreed where appropriate.

Site Plan



CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015
 DESIGNER INFORMATION FOR CONSTRUCTION

1. Plans are not to be submitted for review until they are complete and the design is final. All construction shall be in accordance with the approved plans and specifications.
2. All construction shall be completed within the time frame specified in the approved plans and specifications.
3. All construction shall be completed within the time frame specified in the approved plans and specifications.
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NO	DATE	DESCRIPTION	BY
01	11/15/19	ISSUED FOR PERMIT	NJA
02	11/15/19	ISSUED FOR PERMIT	NJA
03	11/15/19	ISSUED FOR PERMIT	NJA
04	11/15/19	ISSUED FOR PERMIT	NJA

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PRELIMINARY

Client: MR. R. ROMER LEE & MISS L. PLUMB
 DOES FARM, NAUGHTON

Project Name: PROPOSED SITE PLAN

Project Number	Drawing Number	Revision
19052	03	P4

Scale: 1/8" = 1'-0"
 Date: 11/15/19
 Drawn By: BAJ
 Checked By: NJA
 Date: NOV 2019

Caption for image