

Development Management  
Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX

Dear Sir or Madam

RE: Outline planning application with all matters reserved for demolition of garage to the side and rear of 20 Saxham Street and erection of detached new home, with associated works including enhanced access to the site and creation of a new access for number 20

Sequence (UK) Ltd on behalf of our clients Melvyn and Rita Offord, and the executors of the estate of the late Paul Jackaman has submitted an outline planning application with all matters reserved for the demolition of the existing garage and the erection of a detached new home to the side of 20 Saxham Street, Stowupland. The application comprises the following:-

- Planning Application Forms and signed Certificate A;
- Site Location Plan and Existing Block Plan (drawing ref. 2020463-01);
- Proposed Indicative Block Plan and Indicative Site Location Plan (drawing ref. 2020463-02);
- Completed Contamination Questionnaire;
- Envirocheck Report (split across 11 files);
- Design Expectations Form; and
- This covering letter.

Payment of the application fee of £462 has been made directly by my client via the Planning Portal.

#### Development Proposal

The application seeks outline planning permission for the removal of the existing garage to the side and rear of 20 Saxham Street and the erection of a detached new home. The submitted proposals are only indicative at this stage but demonstrate the ability for an appropriate, high quality development which will be consistent with the surrounds in terms of the layout, arrangement and the size of plot.

The proposals would see the new home utilise and enhance the existing access to 20 Saxham Street. The existing property would benefit from a new access onto Saxham Street, with full details provided at the reserved matters stage. However it is intended that the hedge to the front of the site would be removed to facilitate the access and also enhance the visibility from the existing access which is relatively constrained, particularly to the north for the nearside carriageway. 20 Saxham Street has sufficient space for parking and turning to the front of the property and would retain a good level of private amenity space to the rear.

Similarly the indicative proposals demonstrate that the detached new home will benefit from parking and turning space to the front and will have a good-sized private garden to the rear. Accordingly both the existing property and new property will benefit from a good level of residential amenity and the new home

will also not impact unacceptably on neighbouring properties to the south.

### Planning History

There is no planning history directly relevant to the site but it should be noted that outline planning permission was granted on the extended garden to the north of 20 Saxham Street on 15 October 2021 under application reference DC/21/04608, submitted by Sequence. A subsequent reserved matters submission for the 2 new home was granted on 09 June 2022 under reference DC/22/01872.

The above permissions demonstrate that the principle of residential development in this location is acceptable and there are some parallels with the scheme proposed here. There is some cross-reference to the above permissions, as appropriate, below.

### Planning Policy

Section 38 (6) of the Planning & Compulsory Purchase Act 2004 ('the Act') requires that the determination of planning applications and appeals is undertaken in accordance with the development plan, unless material considerations indicate otherwise.

A revised version of the National Planning Policy Framework ('the Framework') was published in July 2021 and established that its policies are a material consideration which should be taken into account in dealing with applications from the day of its publication (paragraph 218).

Paragraph 11 of the Framework, advises that for decision taking this means 'approving development proposals that accord with an up-to-date development plan without delay.'

The development plan comprises the Stowupland Neighbourhood Development Plan (the 'Neighbourhood Plan') which was 'made' at a Full Council Meeting of Mid Suffolk on 27 June 2019 following a successful referendum, together with 'saved' policies of the 1998 Mid Suffolk Local Plan (the 'Local Plan'), the 2008 Mid Suffolk Core Strategy (the 'Core Strategy') and the 2012 Mid Suffolk Core Strategy Focussed Review (the 'Focussed Review') as far as they are relevant to this planning application.

The following establishes that this planning application is in accordance with the development plan and the Framework when relevant policies are taken as a whole.

The Babergh and Mid Suffolk Joint Local Plan was submitted for examination on 31 March 2021 but that Examination in Public (EiP) process has been delayed. The latest Local Development Scheme (LDS) approved 27 October 2022 states that the emerging Local Plan is split into 2 parts. The Part 1 plan is proposed for adoption in Spring 2023 and contains visions and objectives with more strategic policies. The more detailed Part 2 plan which will include revisions to settlement boundaries and allocations is not proposed for adoption until Winter 2025.

Given that this application has a statutory 8-week timescale for determination, in advance of the adoption of the part 1 and part 2 plans and that the content of the respective parts has not yet been published, no further consideration has been given to the emerging local plan which should be given very limited weight in the determination of this outline application.

However, in any event, the emerging Local Plan does not include any revisions to the development plan that would conflict with this planning application, which would remain in general conformity with it. Indeed the emerging Local Plan repeats the Neighbourhood Plan in defining a Settlement Boundary for Saxham Street, Stowupland, designating it as a Hamlet Village where development is permitted in principle within the Settlement Boundary (emerging Policy SP03: Settlement Hierarchy).

Policy SNP7: Settlement Boundaries of the Neighbourhood Plan establishes that within the Settlement Boundaries for Stowupland and more pertinently Saxham Street, the principle of residential development is acceptable for infill development and small groups of up to 10 dwellings subject to the proposals being well-designed and meeting all other policy requirements. It also states that proposals for self-build or custom-built plots will be encouraged.

The site lies within the Settlement Boundary for Saxham Street and therefore the proposal for a single new home is acceptable in principle and also meets the requirements of Policy SNP1: Strategy for sustainable growth of the Stowupland Neighbourhood Plan and policies FC1: Presumption in favour of sustainable development & FC1.1: Mid Suffolk approach to delivering sustainable development of the Focused Review. The application is in outline form with only an indicative site layout at this stage but it does demonstrate that a proposal for a detached new home could be satisfactorily accommodated on site with a layout and plot size (including the retained plot for no.20) in keeping with the surrounding area, which has a significant variety of property types within the street scene. The small scale of the proposals lends itself to a self/custom-build proposal for a future purchaser or developer. Accordingly this application is in accordance with Policy SPN7, as well as policies SB2: Development appropriate to its setting, GP1: Design and layout of development and HO3: Housing development in villages of the Local Plan.

Policy SNP10: Protecting the natural environment and biodiversity of the Neighbourhood Plan states that proposals should retain features of biodiversity value where possible, and/or where the loss or damage is unavoidable, for example the creation of a new access, replacement planting should be provided.

The application site is a mixture of grass and shingle driveway extended garden for 20 Saxham Street with limited biodiversity value. An online review of DEFRA's MAGIC online resource shows that there are no important habitats or species on or in proximity to the site that would be impacted by the proposals. There are also no trees that would be impacted by the proposals.

The garage to be removed has been inspected and is of solid construction with no obvious gaps or points of entry for bats for example, and there is no evidence of any species present.

The development proposals will see the removal of the hedge to the front of the site which is of poor value both in its own right and in terms of its biodiversity value. No objections were raised to the removal of this hedge to provide access to the 2 new homes to the north under applications DC/21/04608, and DC/22/01872. The proposals are only indicative at this stage, and any requirement for soft landscaping including any replacement planting to the front of the site could be addressed at the reserved matters stage and/or by condition, if considered necessary.

Policy SNP14: Quality of development, resource efficiency and design considerations of the Neighbourhood Plan sets out a series of criteria for the highest quality of design. As set out with regard to SNP7, whilst the proposals are only indicative under this outline planning application, they set out a proposal for a single new home that would be in keeping with the surrounding area in terms of its indicative size and position, and

would allow for a high quality design response to come forward at the detailed design stage, in keeping with the varied nature of this section of Saxham Street. The proposals would also provide for a good level of residential amenity for future occupants and would not adversely impact upon the amenities of existing properties, also meeting the requirements of policies **H13: Design and layout of housing development**, **H15: Development to reflect local characteristics** and **H16: Protecting existing residential amenity** of the Local Plan.

Finally the indicative proposals demonstrate an appropriate level of parking and turning space, allowing vehicles to enter and exit the site in forward gear. The removal of the hedgerow to the front of the site will allow for appropriate visibility to be provided for the development, and enhance the existing access to the site. Therefore the proposals are in accordance with policies **T9: Parking standards** & **T10: Highways considerations in development** of the Local Plan.

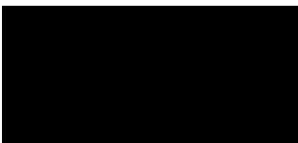
### Summary

This application seeks outline planning permission for a new family home within the Settlement Boundary for Saxham Street, Stowupland. Although only indicative at this stage, the proposals demonstrate the ability for a high quality development at the detailed design stage with a layout that would be in keeping with the form and character of the surrounding area, providing and retaining good levels of residential amenity, as well as raising no concerns in terms of highway safety.

This covering letter has demonstrated the proposals to be in accordance with the development plan when relevant policies are taken as a whole. In accordance with paragraph 11 of the Framework, Sequence therefore respectfully request that the planning application is approved without delay.

I look forward to progressing this application with Mid Suffolk Council in due course and please do not hesitate to contact me should you wish to discuss any aspect of the submitted application or require any additional information.

Yours sincerely,



**Graham Bloomfield BA (Hons), MA, MRTPI**  
Land and New Homes Partner

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