

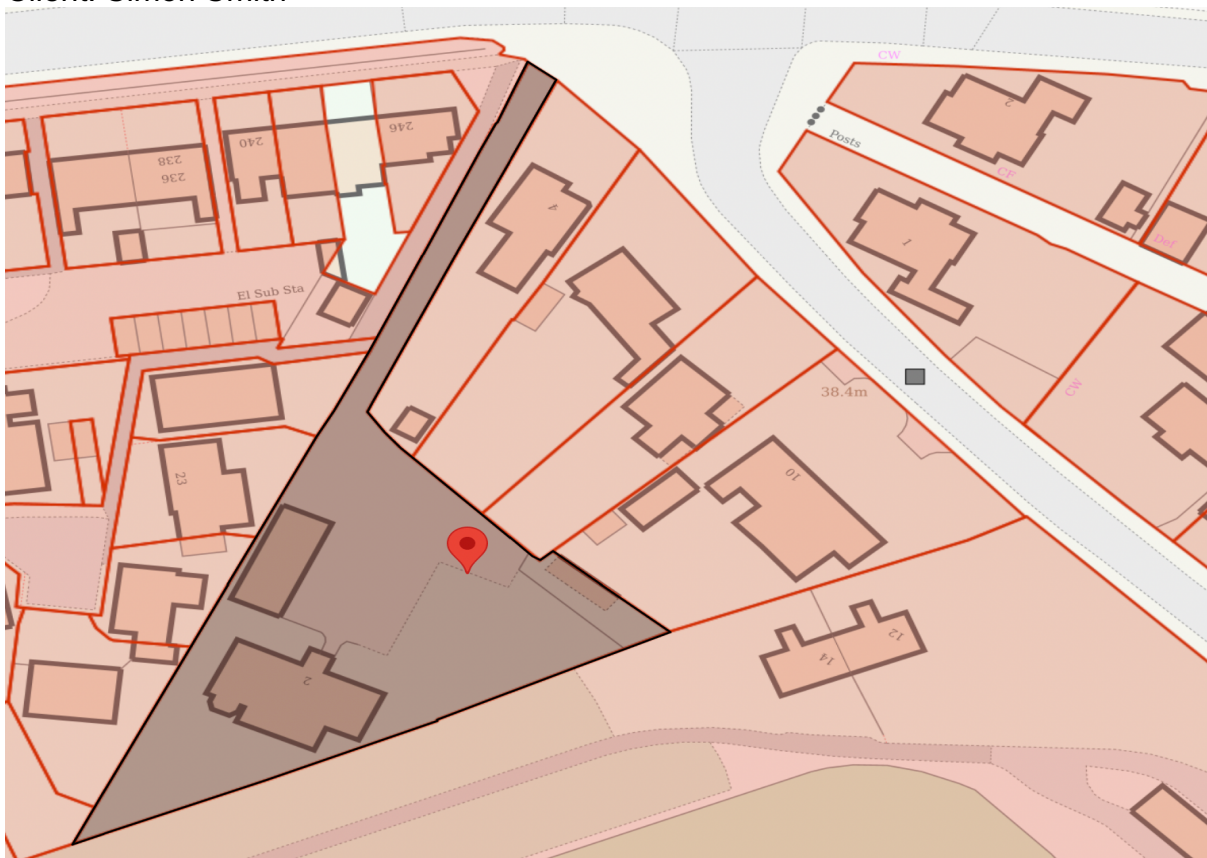
Planning Statement for Permission in Principle Stage One.

2 Duchess Drive, Newmarket, Suffolk CB8 8AQ

Proposal: Permission in Principle (Stage one) for:

Single detached dwelling

Client: Simon Smith



Nimbus Map extract.



Site

Site Information

Consultant	Visionary Planning Uk
Client	Mr S. Smith
Site Address	Land adjacent to 2 Duchess Road.
LA	Former Forest Heath LPA now West Suffolk
Description of Development	Detached dwelling
Pathway (PD/Application/Appeal)	Permission in Principle stage 1.

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	None known
Tree Preservation Order	None known
Heritage Assets	None
Noise Abatement Areas	None known
Explosive Hazard Areas	Unknown
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

Local Policy Requirements

Local Plan/Core Strategy

Forest Dean Core Strategy &
Joint Development Management Policies Document

Effective Policies in Development Control

Forest Heath Core Strategy (2010):

- CS1 Spatial Strategy
- CS5 Design Quality and Local Distinctiveness

Joint Development Management Policies Document Feb 2015

- DM1 Presumption in Favour of Sustainable Development
- DM2 Creating Places
- DM22 Residential Design
- DM46 Parking Standards

National Planning Policy Framework 2021 (NPPF)

- Section 2. Achieving sustainable development
- Section 5. Delivering a sufficient supply of homes
- Section 9. Promoting sustainable transport
- Section 11. Making effective use of land
- Section 12. Achieving well-designed places
- Section 14. Meeting the challenge of climate change, flooding, and coastal change
- Section 15. Conserving and enhancing the natural environment

SPG/SPD's

New Market Neighbourhood Plan

Planning History

DC/15/0252/OUT 2 Duchess Drive, Newmarket, CB8 8AQ
Approved

Introduction

This planning statement is written to support a Planning in Principle application for the construction of single dwelling on land adjacent 2 Duchess Drive, Newmarket CB8 8AQ.

Site Context

1.1 The site lies within the defined settlement of Newmarket in an area which is predominantly residential in its fabric and character. Duchess Drive has no overall vernacular or linear pattern. No 2 Duchess Drive is to the rear of existing properties nos. 4-10 Duchess Drive.

1.2 The means of access also forms part of this submission.

1.3 The site currently forms part of the side garden of 2 Duchess Drive, it is considered that the development of the plot with a dwelling would enable sufficient amenity space to remain for the existing dwelling and that adequate parking and turning could be provided for both dwellings.

The site measurements are:

Red boundary is 963m²

Proposed house is 104m²

Existing House is 187m²

Blue boundary 899m²

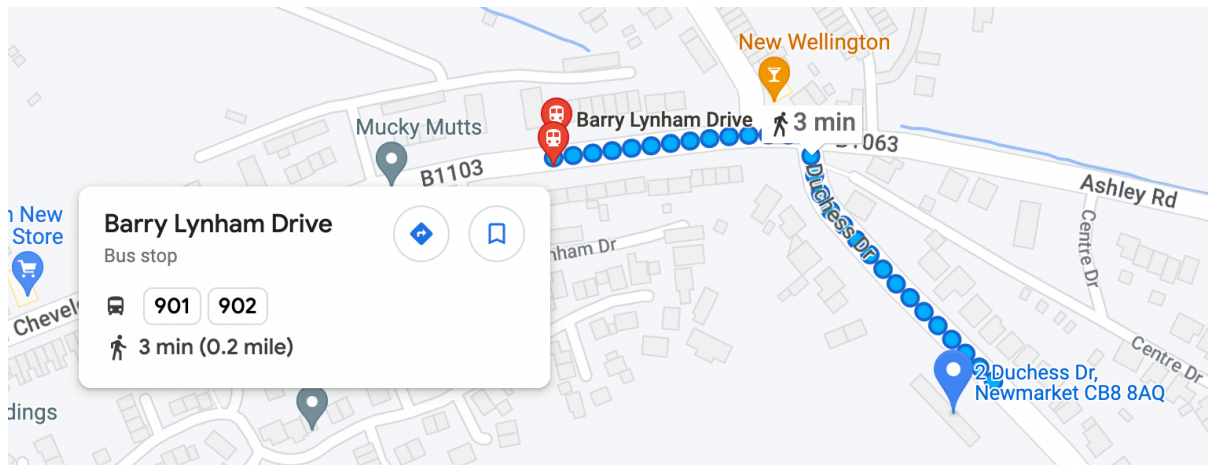
1.4 In the previous outline submission DC/15/0252/OUT the site is considered to be within the confines of the settlement boundary of Newmarket and highways had no objection to the access. This permission has now lapsed and this submission is of a similar nature as regards to the siting of the previous proposal along with the access.

1.5 It is also understood that the siting of a dwelling will need careful consideration as will the scale and height in order that the dwelling can sit comfortably within the plot and not result in any adverse impact on the neighbouring properties. These matters will be fully explored at Technical Details Stage 2.

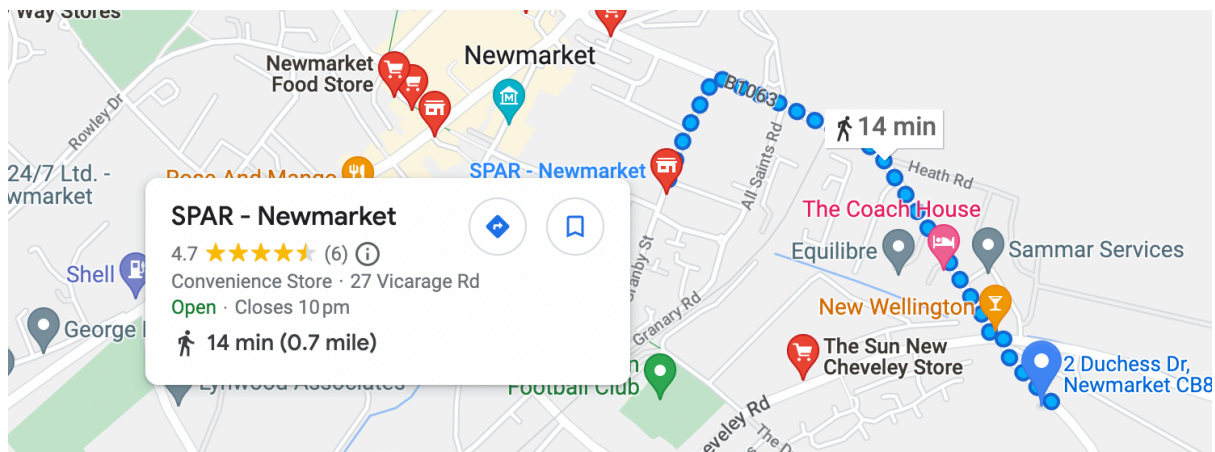
1.6 The proposed development is located down a single track which leads to 2 Duchess Drive which is sited in a backland location behind existing dwellings along Duchess Drive. It is considered that the development of the garden would not involve

the loss of an area of value as it is only visible from within the site. Further the development would result in the existing plot becoming less isolated from the pattern of surrounding development and would lead to an increased sense of place.

1.7 The site is also considered to be in a sustainable location with 2 bus stops within a 3 minute walk.



Bus stops within walking distance.



Nearest supermarket, however there are several other supermarkets close by.

Matters Pursuant to the application

2.0 The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.

2.1 In this case permission in principle is sought for the construction of 1 residential dwelling, at 2 Duchess Drive, Newmarket.

2.2 The matters for consideration are the principle of development and access. The technical detail stage will govern matters relating to amount, scale, layout, landscape and appearance.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) became the primary national planning policy guidance on 27 March 2012. It replaced the previous PPS/PPG system of guidance documents and deleted a significant proportion of planning

policy including the Regional Spatial Strategies (RSS). The NPPF was revised in July 2021 and those changes are reflected within this document.

All policies are in precis format where applicable.

2.1 Chapter 2 – Achieving sustainable development states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. There are 3 overarching objectives, which are independent and need to be pursued in mutually supportive ways, those being, economic, social and environmental.

2.2 Para 11 states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

The presumption in favour of sustainable development

Plans and decisions should apply a presumption in favour of sustainable development. For **plan-making** this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

2.3 The NPPF in Chapter 5 paras 60-62 – **Delivering a sufficient supply of homes** goes on to say:

60. 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, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

61. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

62. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

2.4 Chapter 11 Making effective use of land states:

119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land(47).

47 Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity.

120. Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is short.

121. Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.

122. Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, de-allocate a site which is undeveloped); and

b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

2.5 Chapter 12 of the NPPF Achieving Well Designed Places sets out the way planning policies and decisions should ensure that developments:

Para 126 states:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Para 130 states:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵⁰, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in

the right places, and solutions are found that are compatible with highways standards and the needs of different users.

2.0 Local Plan Policy

Forest Heath Core Strategy (2010):

- CS1 Spatial Strategy
- CS5 Design Quality and Local Distinctiveness

2.1 Policy CS1 Spatial Strategy states:

The Spatial Strategy provides a broad indication of the overall scale of development in the District. Newmarket is defined as a Market Town and it is expected that land will be allocated for a minimum of 240 dwellings on brownfield land within the existing development boundary.

2.2 This submission accords with Policy CS1 insofar as the site lies within the settlement boundary of Newmarket and assists in the provision of one new dwelling.

2.3 Policy CS5 Design Quality and Local Distinctiveness requires all new development be designed to a high quality and reinforce local distinctiveness. Design that does not demonstrate it has regard to local context and fails to enhance the character, appearance and environmental quality of an area will not be acceptable. Innovative design addressing sustainable design principles will be encouraged, if not detrimental to the character of the area.

2.4 Whilst this matter is not a consideration at this stage, Policy CS5 will be taken on board and details of a high quality development will be submitted at Technical Details Stage 2.

2.5 Joint Development Management Policies Document February 2015

- DM1 Presumption in Favour of Sustainable Development
- DM2 Creating Places
- DM22 Residential Design

2.6 Policy DM1 Presumption in Favour of Sustainable Development

Requires that Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Councils will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

2.7 Given the previous outline approval, the Joint Development Management Policies Document and Core Strategy remains extant. It is not considered that, for the purposes of this submission policy has changed. It is out of date however, there are no other policies other than the Neighbourhood Plan to refer to.

2.8 Policy DM2 **Creating Places – Development Principles and Local Distinctiveness** requires:

Proposals to:

- a. recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare a landscape/townscape character appraisal to demonstrate this;
- b. maintain or create a sense of place and/or local character, particularly restoring or enhancing localities where strong local characteristics are lacking or have been eroded;
- d. not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of a settlement;
- f. incorporate sustainable design and construction measures and energy efficiency measures as required by Policy DM7 of this Plan;
- g. taking mitigation measures into account, not affect adversely:
 - ii. the urban form, including significant street patterns, individual or groups of buildings and open spaces;
 - v. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or
 - vi. residential amenity

- i. produce designs and layouts which are safe and take account of crime prevention, community safety and public health;
 - j. produce designs that respect the character, scale, density and massing of the locality;
 - k. produce designs that provide access for all, and that encourage the use of sustainable forms of transport through the provision of pedestrian and cycle links, including access to shops and community facilities; and
 - l. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network;
- and
- m. where necessary, incorporate appropriate refuse and recycling facilities, compost bins, water butts and litter and dog waste bins.

2.9 Policy DM22 Residential Design states:

All residential development proposals should maintain or create a sense of place and/or character by:

- a. employing designs that are specific to the scheme, and which respond intelligently and appropriately to a clear brief articulated in a Design and Access Statement;
- b. basing design on an analysis of existing buildings, landscape or topography, and fully exploiting the opportunities that these present;
- c. utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness, using an appropriate innovative design approach and incorporating a mix of housing and unit sizes that is appropriate for the location;

d. creating or contributing to a coherent and legible place that is structured and articulated so that it is visually interesting and welcoming;

e. creating and supporting continuity of built form and enclosure of spaces.

Residential development should be laid out to optimise amenity with streets and parking facilitating this primary objective. Therefore, in addition to the criteria above, development should:

f. where appropriate, apply innovative highways and parking measures designed to avoid the visual dominance of these elements in the design and layout of new developments, whilst still meeting highway safety standards;

g. take opportunities for parking to support the street scene;

h. ensure appropriate levels of permeability and accessibility favouring sustainable transport routes and consider

the needs of pedestrians and cyclists before car users;

i. integrate comfortably with surrounding street networks and enable integration into future additional development;

j. seek to create a safe and welcoming environment.

New dwellings should also be of a high architectural quality, meaning that:

k. they are fit for purpose and function well, providing adequate space, light and privacy;

l. they are adaptable in terms of lifetime changes and use;

m. they are well built and physically durable;

n. they are the product of coherent and appropriate design principles.

2.10 The details of the proposal in terms of adherence to Policy DM22 will be addressed in the second stage of this submission i.e. Technical Details stage. It is considered that all due consideration will be given to all the elements in Policy DM22.

2.11 Policy **DM46 Parking Standards** states:

The authority will seek to reduce over-reliance on the car and to promote more sustainable forms of transport. All proposals for redevelopment, including changes of use, will be required to provide appropriately designed and sited car and cycle parking, plus make provision for emergency, delivery and service vehicles, in accordance with the adopted standards current at the time of the application.

2.12 The site is considered to be in a sustainable location. Details of Electric Vehicle Charging will be submitted at Technical Details Stage 2 of this proposal.

2.13 Newmarket Neighbourhood Plan 2018 – 2031 Adopted February 2020
Objective D of the Neighbourhood Plan requires the development of sustainable housing to be within the Boundary of the designated area.

2.14 Policy NKT19 **Meeting the Housing Needs of Newmarket** states:

a). Development proposals providing 10 or more net additional homes, or where the site has an area of 0.5 hectares or more, should ensure that housing types, sizes and tenures are appropriately distributed across the site to avoid large areas of uniform type, size and tenure, unless it can be demonstrated that the nature and location of the site justifies otherwise.

2.15 The proposal does not meet this requirement. It is for a single dwelling onl of less than 0.5ha.

2.16 Policy NKT22: **Impact of Traffic from Development Proposals** requires that:
a. Development proposals should demonstrate the way in which they incorporate their traffic and servicing requirements within the capacity and the safety of the local highway network.

2.17 The previous proposal had no objections on highway grounds or adverse traffic implications for a single dwelling.

3.0 **Matters of consideration:**

- The principle of development

3.1 **Principle of development**

3.2 The proposed development is considered to accord with the relevant planning polices and the principle of development is therefore considered to be acceptable. The Local Planning Policy remains the extant.

Impact upon Amenity

3.3 It is not there will be any adverse effect on the host dwelling. This will be considered at the Technical Details stage 2 but the siting, scale and height will given careful consideration. The details will accord with Policy DM2.

Highways & Access

3.4 The NPPF 2019, para 110 provides that applications for planning permission should, where it is possible to do so, enable safe use of public highways for all stakeholders. The extent to which this is required will of course be dependent upon and commensurate to the scale of development proposed.

3.5 The access will remain unchanged and there were no adverse comments from the Highways consultee previously.

Parking Provision

3.6 The site is in a highly sustainable location and adequate on-site parking will be provided.

Electric charging points for vehicles

3.7 The 2019 NPPF at paragraph 105 seeks to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles and para 110 (d) provides that 'within this context, applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible

and convenient locations.’ However, there are no local plan policies pertaining to this requirement.

It is expected that a condition will be attached to the permission to ensure operational electric charge points are installed.

4.0 Conclusions

Principle of Development

4.1 Whilst the NPPF at Para 117 states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.

Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity.

It has already been considered that this site is not important in terms of existing biodiversity, however this scheme can incorporate methods that actually enhance the biodiversity of the site and this will be examined at Technical Details Stage 2..

4.2 The principle of residential development at this location has already been accepted by the previous outline approval. Given that the Core Strategy and Development Plan policies remain unchanged and the siting is the same, it is expected that consent should be forthcoming without delay.



April 2023