
TOWN AND COUNTRY PLANNING ACT 1990
MR AND MRS L PEARSON
ERECTION OF 3NO TWO STOREY DWELLINGS AND 2NO SINGLE STOREY
DWELLINGS, ANCILLARY OUTBUILDINGS. CHANGE OF USE OF LAND AND
NEW VEHICULAR ACCESS
(PREVIOUSLY APPROVED UNDER REF DC/20/00351).

Planning Statement
Incorporating
Local Validation Requirements Statement

Ref: 2863
May 2023

INTRODUCTION

1. This Planning Statement has been produced in support of a planning application by Mr and Mrs L Pearson proposing the erection of 3no two storey dwellings and 2no single storey dwellings, ancillary outbuildings and change of use of land and new vehicular access on Land Between Belfry Cottage And Pear Tree Cottage, North Of George Street, Hintlesham, Ipswich Suffolk IP8 3NH.
2. The proposed development has previously been approved by the Council under application reference DC/20/00351.
3. The following report is in two sections. The first part deals with the Council's Local Validation Requirements for planning applications. The second part is a Design and Access Statement as required by the Town and Country Planning (Development Management Procedure) Order 2015. The final part is a Planning Statement which sets out the relevant national and local planning policies and other material considerations.

LOCAL VALIDATION REQUIREMENTS STATEMENT

Affordable Housing

4. The proposed development is below the threshold for affordable housing as set out in the National Planning Policy Framework (NPPF).

Biodiversity

5. There is no evidence or records of protected species or habitat at or near the site. The application is accompanied by an updated Ecology Report.

Car Parking

6. Each dwelling will be provided with a level of car parking which accords with the Suffolk Parking Guidelines.

Drainage

7. The proposed dwellings will be connected to the mains sewer. Surface water will discharge to soakaways.

Flood Risk

8. The Environment Agency (EA) Flood Maps confirm that the site is located within Flood Zone 1 where all types of development are acceptable. The EA maps confirm that the land is not at risk of surface water flooding.

Heritage

9. The application site is not within a conservation area and there are no listed buildings nearby. No heritage assets would be affected by the proposal.

PLANNING STATEMENT

The site and its surroundings

10. The application site is located on the northside of George Street. The site is a large meadow with existing residential properties to the east and west. There is an existing access which is used to farm the field. A tarmac footpath runs along the frontage of the site. There is a wide grass verge and hedge which separates the site from the public highway.

PLANNING POLICY

11. 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.
12. In this case, the development plan consists of the Babergh Local Plan alteration No.2 and the Babergh Core Strategy. Hintlesham does not have a Neighbourhood Plan.
13. The National Planning Policy Framework (NPPF) is a material consideration.

Development plan

14. Policy CS1 of the Core Strategy sets out a positive approach for development reflecting the presumption in favour of sustainable development as set out in the NPPF. Policy CS1 affectively reflects the NPPF in that it strives to improve the economic, social and environmental conditions in the district.
15. Policy CS2 of the Core Strategy identifies Hintlesham as a 'Hinterland Village'. Hinterland villages are settlements which are capable of accommodating housing growth. The application site lies within the Built Up Area Boundary (BUAB) for Hintlesham as defined by the Local Plan Inset Map. The site is therefore in a location where the principle of development is acceptable.

National Planning Policy Framework (NPPF)

16. 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.
17. Paragraph 8 of the NPPF describes the three objectives of sustainable development as economic, social and environmental and states that these dimensions give rise to the need for the planning decisions to produce economic, social role and environmental benefits.
18. The proposed development would fulfil each of the three objectives of sustainable development. Firstly, it would meet the economic objectives as the residents of the development would help to sustain and improve the vitality and viability of local shops, services and facilities in Hintlesham and other villages nearby. Secondly, the development would benefit the local economy by generating local jobs in the building trades during construction.
19. The development would meet the social role of sustainable development by providing new family homes in an area where there is a general demand for more housing.
20. The development of the site would also accord with the environmental role of sustainable development as the site is within walking distance of local amenities in the village. The site is also within walking distance of bus stops which provide a regular and frequent bus service to Ipswich and Sudbury. Consequently, future residents would not be wholly reliant on the use of the private car for access to services or employment and therefore the

development of the site would help to reduce vehicle emissions and mitigate climate change.

PRECEDENT

21. Clearly, the previous planning permission for the erection of five dwellings on the site is a material consideration. Since that earlier decision, there has been no material change in the circumstances of the site.
22. It is acknowledged that since the previous application was determined, the Local Authority has further strengthened its position with regards to its five year housing land supply. However, the requirement for a five year supply of deliverable housing land is a minimum, not a maximum requirement.
23. The Council have recently gone out to consultation on modifications to the emerging Local Plan (the Babergh and Mid Suffolk joint Local Plan). It is likely that the post enquiry modifications of the emerging Local Plan (eLP) will be subject to further change but nevertheless, they illustrate the direction of travel of the Councils policies.
24. Policy SP01 states *“Across the plan area the mix, type and size of new housing development should be informed by the relevant district needs assessment, or any local housing needs surveys where relevant”*. Policy SP03 deals with the sustainable location of new development. This policy confirms that the built-up boundaries in the earlier Local Plans have not been reviewed but are carried forward without change at the present time. The policy also goes on to state that the principle of development is acceptable in principle within settlement boundaries.

CONCLUSIONS

25. The application site is located in a sustainable location where future residents would have easy access to local services, facilities and public transport opportunities.
26. There has been no material change in planning policies since the previous application was approved. The eLP confirms that principle of development within existing built up area boundaries remains acceptable in principle.
27. There has been no material change in circumstances in the character of the site or its surroundings since the previous decision.

28. On that basis, there are no reasons why this application should not be approved.

Phil Cobbold BA PGDip MRTPI

May 2023