

Planning, Design & Access Statement

Project Title: Walsham le Willows MVH shed
Project Number: 1800P / 17.01
Date / Revision: 12.09.2023 / _

.00 Introduction

This statement has been prepared to assist with the understanding of the proposals for the above site which are currently before MSDC officers for determination of an application for full planning approval.

2.00 The Site

The application site comprises part of the existing curtilage of the Memorial Village Hall, associated parking, community garden and lawn.



contemporary aerial view of the site and environs

The hall is situated within the heart of the village, just off the main street to the rear of the existing village bowling green. The immediate vicinity comprises generally private residential development, with river and open pasture beyond to the south east.

The application site itself comprises an existing small concrete base measuring 3.6 x 4.2m situated to the south of the village hall, towards its eastern end, and towards the southern boundary line. The base at present includes a small timber potting shed of circa 2.4 x 3.6m, used in association with the existing adjacent memorial garden.

The site is within the Walsham le Willows conservation area, but the village hall itself is not listed, or within any other protected landscape area. The site is wholly within

Flood Zone 1 as indicated by the extract below, taken from the Environment Agency Flood Map, and is therefore not deemed to be at risk of flooding.



3.00 Proposal

This proposal comprises the adjustment in position of the existing potting shed, and the provision of a new shed behind (to the south) to store garden maintenance equipment, garden chairs etc, for use in conjunction with the existing hall, garden and lawn.

Both the existing shed and the new will be positioned on the existing concrete base.

The shed will be an off the peg model in stained treated timber shiplap, with a felt roof, with overall dimensions as indicated on the attached plans.

The proposed shed will not be visually intrusive as it can only be seen from limited vantage points within the eastern western and southern curtilage of the MVH, due to the position and scale of the hall itself. It will also be largely obscured by the repositioned potting shed.

4.00 Planning Policy

Reference to the Babergh Mid Suffolk website shows no protected trees in the immediate vicinity, other than those protected by virtue of their position within a conservation area. No trees or hedges will however be impacted due to the reuse of the existing base.

Applicable planning policy would appear to be contained within the Mid Suffolk Core Strategy DPD 2008, and focused review of 2012, and the Mid Suffolk Local Plan 1998, as well as the National Policies contained within the NPPF.

Babergh & Mid-Suffolk District Councils are currently preparing a new joint local plan document which it is hoped will shape development through the districts to 2037.

The JLP is currently within its examination stage, and as such only very limited weight can be applied to the emerging policies.

The following local policies are believed to be applicable to consideration of the application;

- GP01; Notes that proposals should maintain or enhance the character and appearance of their surroundings, and respect the scale and density of surrounding development.
- FC01 Confirms the NPPF presumption in favour of sustainable development
- FC01-1 Notes that proposals must conserve and enhance local character. (This would appear to contradict policy GP01 which notes the requirement only to maintain or enhance).
- RT01 Refers to recreation facilities for local communities, and notes that buildings should be directly related to the use of the site, and should be in keeping with the character and setting of the surroundings in terms of scale, form and use of materials.

5.00 Conclusion

Walsham le Willows is a progressive community, which seeks to maintain a standard of community facilities appropriate to its size and demographic. Whilst there are other facilities within the village, the MVH is by far the focal point for village activities, with a strong range of clubs and societies, and extensive list of private bookings, swelled by the refurbishment and continued evolution.

The addition of the shed will allow secure on site storage for a range of items which are needed in support of the diverse offering that the MVH provides.

The proposal will be a visually soft and diminutive addition to the existing setting, which will be generally invisible from most vantage points, save for parts of the memorial garden, car park, and lawn to the east. The proposed aesthetic will fit in with the existing garden, whilst the use of an off the peg solution will allow the MVH charity to keep costs to a minima whilst still providing much needed storage in an economical manner.

The proposal is perhaps of further significance given recent applications and approvals to increase the size of the village with large residential development, which will hopefully lead to further increases in use.