



WILKINSON
PLANNING

Planning Statement

SITE

Rose & Crown, The Street, Elmsett, Ipswich,
Suffolk, IP7 6PA

PROPOSAL FOR

Outline - Erection of up to 2 no. single storey
dwellings (with access)

PROPOSAL BY

Mr S Hill

October 2023

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1.0 Introduction

- 1.1 This Statement is produced for and on behalf of Mr S Hill in respect of; Outline – Erection of up to 2 no. single storey dwellings (with access) at Rose & Crown, The Street, Elmsett, Ipswich, Suffolk, IP7 6PA.
- 1.2 It will consider the planning policy position and provide an overview of the relevant material considerations relating to the proposed development.
- 1.3 The extract below shows the location of the site relative to its surroundings and other nearby development.

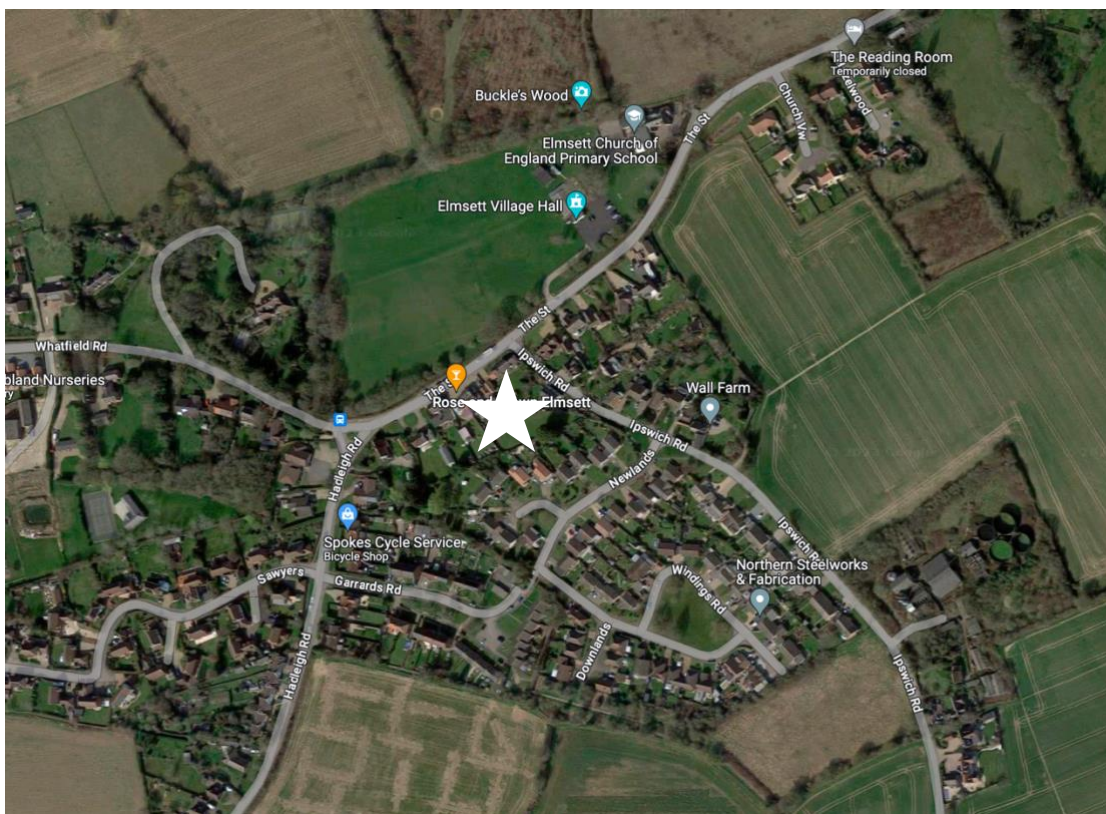


Figure 1.3.1 Aerial View

2.0 Site and Surrounding Area

- 2.1 The site extends 0.16 hectares and comprises of maintained garden land associated with the public house. The site is enclosed by boundary fence lines of adjoining residential curtilages, accessed from the north via The Street. The site does not contain any listed buildings and is

not within any Conservation Area, but is close to Wheelwrights (Grade II).

2.2 The site is not within any Special Landscape Area (SLA) or Area of Outstanding Natural Beauty (AONB). There are no protected trees on site. There are no nearby Public Rights of Way. The site falls within the 13km Zone of Influence of the Stour and Orwell Estuaries Special Protection Area and Ramsar Site. The site is subject to surface water flooding as this statement shall go on to discuss.

2.3 It is worth mentioning that the site is read cleanly as an infill plot within the settlement boundary of Elmsett.

3.0 Proposal

3.1 The proposal seeks; Outline – Erection of up to 2 no. single storey dwellings (with access).



Figure 3.1.1 Indicative Site Plan

3.2 The application is supported by a suite of plans and documents including;

- Application Form
- Planning Drawings
- Planning Statement
- Land Contamination Report
- Ecology Report
- Flood and Water Report

4.0 Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with ‘the Plan’ unless material considerations indicate otherwise.

4.2 The National Planning Policy Framework 2021 (NPPF) contains the Government’s planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

4.3 The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers in interpretation the NPPF.

Babergh Core Strategy (2014)

- CS1 – Presumption in Favour of Sustainable Development
- CS2 – Settlement Pattern Policy
- CS3 – Strategy for Growth and Development
- CS13 – Renewable / Low Carbon Energy
- CS15 – Implementing Sustainable Development in Babergh

Babergh Local Plan Alteration No.2 (2006)



- CN01 – Design Standards
- CN06 – Listed Buildings - Alteration/ Extension/ Change of Use
- CN08 – Development in or near to Conservation Areas
- HS01 – Towns
- TP15 – Parking Standards

Babergh and Mid Suffolk Joint Local Plan (2023)

- SP01 – Housing Needs
- SP02 – Affordable Housing
- SP03 – The Sustainable Location of New Development
- SP05 - Employment Land
- SP10 - Climate Change
- LP01 - Windfall Infill Development Outside Of Settlement Boundaries
- LP15 - Environmental Protection And Conservation
- LP16 - Biodiversity & Geodiversity
- LP17 - Landscape
- LP19 - The Historic Environment
- LP23 - Sustainable Design And Construction
- LP24 - Design And Residential Amenity
- LP25 - Flood Risk And Vulnerability
- LP29 - Safe, Sustainable And Active Transport

4.4 Subject to adoption, the Babergh and Mid Suffolk Joint Local Plan satisfies the requirement referred to in Section 20(5)(a) of the Planning and Compulsory Purchase Act 2004 (as amended). Accordingly, the policies within the JLP are materially relevant.

Supplementary Planning Guidance

- Nationally Described Space Standards (2019)
- Suffolk Guidance for Parking (2019)
- Suffolk Design Guide (2000)

National Planning Policy Framework (2021)

- Para 7: Achieving sustainable development
- Para 8: Three dimensions to sustainable development



- Para 11 - 14: The presumption in favour of sustainable development
- Para 47 - 50: Determination of planning applications
- Para 60: Housing delivery
- Para 69: Windfall sites
- Para 79: Rural Housing
- Para 105: Transport choices
- Para 110 - 111: Highways impacts
- Para 119 - 120: Making effective use of land
- Para 130: Design quality
- Para 174: Landscape
- Para 181: Habitats and biodiversity

4.5 The NPPF sets out the Government’s planning policies for England and how these should be applied. Paragraph 7 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF identifies three overarching objectives in order to achieve sustainable development. The NPPF goes on to state, however, that *“they are not criteria against which every decision can or should be judged”* (para. 9). The policy paragraphs, footnotes, and annexes to the NPPF should be considered as a whole. Nevertheless, the key considerations that apply to this appeal are dealt with below.

4.6 Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development.

4.7 It will be shown that the application accords with the development plan as a whole because of its compliance with the important policies for its determination. Such a view is entirely consistent with the recent *Corbett* judgment of the Court of Appeal (*Cornwall Council v Corbett* [2020] EWCA Civ 508). Thus, in accordance with NPPF para. 11(c) planning permission should be granted without delay.

4.8 The courts have explained how the “tilted balance” operates in such circumstances. For example, in the case of *Cheshire East vs SSCLG* (2016) EWHC 571 (Admin), Mr. Justice Jay stated:

“Another way of putting the matter is that the scales, or the balance, is weighted, loaded, or tilted in favour of the proposal. This is what the presumption in favour of sustainable development means: it is a rebuttable presumption, although will only yield in the face of significant and demonstrable adverse impacts.”

4.9 As the sustainability section of this statement will explain, the proposal can avoid adverse effects and therefore there is no policy basis to disapply the tilted balance in this case. The opportunity to make a contribution to the housing shortfall in the plan area, in the short term, is a very important benefit in socio-economic terms alongside its ecological and energy efficiency credentials.

4.10 An assessment of the proposal under the above policy context is detailed below and in consideration of the planning matters material to this application. It will be demonstrated that the proposed development not only adheres to the development plan as a whole first and foremost, but also adheres to the policies of the NPPF. Planning permission should be granted without delay where there are overriding benefits in allowing development to proceed.

5.0 Planning History

5.1 The site has not been subject to any recent planning application submission in the past, but has been subject to the following applications:

Erection of a single-storey side extension

Ref. No: B/16/00344 | Status: GRA

Erection of 2 No. detached single-storey dwellings with associated garaging. Construction of new vehicular access.

Ref. No: B/07/01035 | Status: Refused

6.0 Material Planning Considerations

6.1 Principle of Development



- 6.2 At a local level, it is noted that the development plan prescribes a ‘presumption in favour’ of sustainable development. The preamble of the JLP seeks to replicate the terms of the presumption as found within paragraph 11 of the NPPF. It is clear, therefore, that the presumption is set out within the development plan and, as such, the application of the presumption is not simply weighed as a material consideration but is a consideration against which all proposals must be determined. The Council cannot choose not to apply it because they consider they have an up-to-date development plan and / or adequate supply of employment land, as that test does not apply. The development plan has primacy and the Council would be incorrect in law if they chose not to apply the ‘presumption in favour’.
- 6.3 Furthermore, it is nothing to the point that the Council can consider refusal of an otherwise sustainably located development because it has a 7.13 year housing land supply. That figure is not a ceiling, and the Council could not deny that such a supply is predominantly comprised of permissions that represent windfall sites in locations such as the application site i.e., sites in the countryside outside of the now very aged settlement boundaries that have not been reviewed since 2006.
- 6.4 The recent case of *Corbett*¹ re-emphasised that a key part of the s38(6) statutory duty is to determine whether the development accords with the development plan when viewed as a whole. It has long been recognised by the courts that it is not unusual for development plan policies to pull in different directions and that the decision taker must therefore make a judgement as to whether a proposal is in accordance with the plan as a whole and bearing in mind the relative importance of the policies which are complied with or infringed and the extent of the compliance or breach.
- 6.5 It is reasonably the case that there is compliance with the plan as a whole. Regardless, the progression of the JLP has reached a stage where it is irresistible to treat as being determinative in the assessment of the proposal. This is because, whether adopted or close to adoption it will either supersede all other Core Strategy policies (i.e., including out of date policy CS2), or in the run up to adoption will surely significantly lessen the weight to be afforded to current Core Strategy policies bearing in mind that subject to modifications as published, then the plan has been found sound².

¹ *R (Corbett) v Cornwall Council* [2020] EWCA Civ 508.

² As the Examiners’ Report of September 2023.

6.6 The key policy in respect of countryside development in the JLP is policy SP03. It is a sound policy worded as follows:

Policy SP03 - The sustainable location of new development

1. *New housing development will come forward through extant planning permissions, allocations in made Neighbourhood Plans, windfall development in accordance with the relevant policies of the Plan or Neighbourhood Plans and any allocations which are made in the forthcoming Part 2 Plan.*
2. *Settlement boundaries are defined on the Policies Map. These boundaries were established in earlier Local Plans and Core Strategies and have not been reviewed as part of the Plan but are carried forward without change at the present time. The principle of development is established within settlement boundaries in accordance with the relevant policies of this Plan. Outside of the settlement boundaries, development will normally only be permitted where:
 - a) *the site is allocated for development, or*
 - b) *it is in accordance with a made Neighbourhood Plan, or*
 - c) *it is in accordance with one of the policies of this plan listed in Table 5; or*
 - d) *it is in accordance paragraph 80 of the NPPF (2021).**
3. *Settlement boundaries will be reviewed, and if necessary revised, as part of the preparation of the Part 2 Plan.*

6.7 The applicant submits that policy SP03 is complied with for the following reasons:

- The application site is situated inside the Settlement Boundary of Elmsett
- The proposal is commensurate with the village, offering a proportionate small scale housing scheme of single storey scale
- The proposal is a small 'windfall' site of infill nature
- There is an evident local need for dwellings of this nature and extent

- 6.8 The compliance of the scheme with Criterion b) means that the principle of development is acceptable and there is compliance with the plan as a whole (subject to positive assessment in respect of other considerations).
- 6.9 Criterion b) of policy SP03 is therefore complied with.
- 6.10 At a national level, paragraph 10 of the NPPF states; *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*.
- 6.11 Paragraph 60 is a clear mark of Government’s drive to provide housing; *“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”*.
- 6.12 Paragraph 69 clearly sets out that small and medium sized sites can make an important contribution to meeting the housing requirements of an area and that local planning authorities should support the development of windfall sites and give great weight to the benefits of using suitable sites within existing settlements.
- 6.13 Having regard to the NPPF, paragraphs 78, 79, and 80 recognise the important contribution that rural housing can make to the socio-economic vitality of settlements. Paragraph 80 makes clear that the satisfaction of ‘special circumstances’ are required only where new isolated homes are proposed. The application site is adjacent to a number of existing dwellings, close to the defined settlement boundary; applying the legal principles set out in the Braintree/Bramshill judgments the development would not engage the test within paragraph 80 of the Framework.
- 6.14 As identified, paragraph 79 of the NPPF seeks to promote sustainable development in rural areas, advising: *“housing should be located where it will enhance or maintain the vitality of rural communities”*. Further, paragraph 105 identifies that access to sustainable transport options between the urban and rural areas will vary and that this should be taken into account for decision-taking purposes. Taken alongside the PPG, the direction is clear that the

level of services available in a particular location should not be the determinative factor in planning decisions; rather, the spatial - as opposed to functional - distribution of new development is of greater importance, noting that it is important for rural communities to thrive and that, in accordance with the PPG and paragraph 79 of the NPPF, services in one settlement will support those in another, and vice versa.

6.15 The site is inside the Settlement Boundary for the purposes of planning and is well-related to existing development and the main body of the village of Elmsett. For all the above reasons, the development is in an appropriate location.

6.16 Sustainability

6.17 Paragraph 8 of the NPPF sets out three dimensions for sustainable development:

“a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

6.18 It is a well settled principle that the test of connectivity considers two main aspects, being:

- The relationship to existing built development,
- The relationship to facilities and services, and their accessibility

6.19 The relationship to existing built development - The site is situated closely related to built form, to the west and east along Chapel Lane. The site is therefore inherently sustainable by

virtue of its superior relationship to existing built development, and in consideration of the extent of the defined site outline, the proposal is spatially related, and would strengthen the settlement pattern.

- 6.20 The relationship to services, facilities and amenities, and their accessibility - Within the nearby area there are a number of essential services, facilities and amenities. Paragraph 105 of the NPPF also recognises that options to utilise sustainable transport options will vary between urban and rural areas.
- 6.21 The site is well served by available public transport, owing to the bus stops near to the site. Furthermore, there is nothing before the Council to suggest that cycling would not be a feasible mode of active transport either.
- 6.22 Economically, the proposal would generate a benefit for local trade before, during and after construction. Furthermore, there will be a positive benefit through support of local amenities, facilities and services available from future owner / occupiers. Financially, the proposal would contribute to Council Tax. The dwellings proposed would also hold potential to be 'work from home' enabled, through a high-speed broadband network and devoted home workspace.
- 6.23 Socially, the proposal yields positive benefits through the creation of a healthy and functionally sound dwellings which are conducive for day-to-day living, with positive interaction within the immediate and surrounding areas. Positive contribution to the local community can in some instances stimulate stronger communities. The space provided will enable good domestic enjoyment without materially hindering or oppressing the social enjoyment experienced by neighbouring property. The proposal provides a contribution to much needed housing of a desirable form. The site would also be equipped with a defibrillator which can be accessed by anyone.
- 6.24 Environmentally, the site benefits from connections. The proposal does not offer a materially harmful character area or residential amenity intrusion. The proposed works will exceed current Building Regulations standards, embedding positive measures to reduce carbon emissions and energy usage.
- 6.25 The proposal carries the opportunity to incorporate the following sustainable benefits:

- Grey water filtration units
- Swift bricks
- Hedgehog friendly fencing
- Triple glaze windows and doors
- High performance insulation (GWP less than 5)
- Energy efficient integrated appliances
- Solar energy
- Air / Ground source heat pumps
- Electric vehicle charging points
- Ultrafast broadband potential (all units to be ducted)
- Renewable technologies which would facilitate low-carbon development

6.26 Notwithstanding the limited harm this scheme would create, these benefits are considered to go a significant way in offsetting any harm that may occur. As such, any harm would not significantly and demonstrably outweigh the benefits of the scheme.

6.27 The proposal reflects the essence of paragraph 8 of the NPPF, and is therefore considered economically, socially and environmentally sustainable.

6.28 Highways Access, Parking and Safety

6.29 Policies TP15 and LP29 seek to ensure that suitable highways access and performance are delivered in an acceptable manner. Highways safety is an integral aspect of the scheme. Certainly, from assessment of the plans, and the nature and extent of the access / egress, the applicant is of the sound opinion that a safe access / egress can be achieved on site. The site would benefit from an established access point, with visibility splays which surpass the minimum LLHA requirements. From the main body of the site, sufficient space can be provided to allow a vehicle to manoeuvre within the site and re-enter the highway in a forward-facing gear so as not to create unacceptable highways risk. The spatial parameters of the site mean an appropriate level of parking provision in accordance with Suffolk County Council Parking Guidance (2019) could be provided on site with ease.

6.30 Paragraph 110 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the

residual cumulative impacts on the road network would be severe. The courts have held that the principle should not be interpreted to mean anything other than a severe impact on highway safety to be acceptable (*Mayowa-Emmanuel v Royal Borough of Greenwich [2015] EWHC 4076 (Admin)*), which this proposal does not create.

- 6.31 The proposal responds well to policies T9, T10 and LP29, paragraphs 110 and 111 of the NPPF, and the Parking Standards, all underpinned by Case Law. There is nothing before the Council to suggest the scheme should be refused upon highways grounds.

7.0 Other Matters

- 7.1 Whilst this application is in outline form (save for access), it is a prudent exercise to consider the detailed potential of the site deliverable through reserved matters.

7.2 Design, Layout and Character Impact

- 7.3 Policy CN01 and LP24 seek to encourage good design and layout in new development. The LPA will grant permission for proposals which meet the design criteria. Furthermore, the NPPF places a strong emphasis on good design, in particular through Chapter 12 'Achieving well-designed places' containing a number of policies which can support the delivery of good design and stating that planning decisions should ensure that developments at Paragraph 130; "*are visually attractive as a result of good architecture*". Consideration must also be afforded to the NDSS.

- 7.4 Detailed design is a reserved matter. Notwithstanding this, the scheme could adopt similar aesthetic details of existing residential dwellings within the area, and therefore harmonise with the character and form of the locality. Certainly, the existing houses of single storey form establish the principle of single storey new build. It is also noted that the application site is visually unconstrained, with varying design precedent offered nearby. In terms of layout, consideration must be afforded as to the effectiveness of the site inclusive of: built form, access, private amenity space and landscaping. The site is readily capable of accommodating the amount proposed, with good spatial integration.

- 7.5 Delivery of an acceptable design and layout is an entirely realistic prospect which would remain within the control of the LPA at reserved matters.
- 7.6 At this stage the proposal responds favourably to policies CN01, LP24, Chapter 12 of the NPPF, and the NDSS. There is little before the LPA to suggest the scheme should be refused upon design and layout grounds.
- 7.7 Residential Amenity
- 7.8 Policy CN01 and LP15 seek to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. Paragraph 130 of the NPPF also holds regard to the protection and preservation of residential amenity, which the scheme wholly delivers. Whilst nobody has a right to keep the existing view from their home, the applicant acknowledges that the LPA will consider the effect the proposal may have on the outlook from principal windows of neighbouring property. In this instance, existing residential amenity for neighbours is protected and preserved. In any event, appropriate mitigation could be applied.
- 7.9 Heritage
- 7.10 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and their settings (Sections 16 and 66).
- 7.11 At the local level policies CN01, CN06, CN08 and LP19 deal with the historic environment, specifically designated heritage assets. The policies inter alia set out a number of criteria against which to assess proposals that affect designated heritage assets through both their significance and setting.
- 7.12 At a national level, there are specific NPPF policies relating to designated heritage assets that should be considered in this case. Paragraph 197 is particularly relevant to the determination of this proposal:

“In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness”.*

- 7.13 Paragraph 199 of the NPPF states; *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.”* It continues to identify that; *“This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”*. The more important the asset, the greater the weight should be.
- 7.14 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Paragraph 203 of the NPPF identifies that the impact of a proposal on the significance of a heritage asset should be taken into account, in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 7.15 The NPPF defines the setting of a heritage asset as the surroundings in which it is experienced. The extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset; may affect the ability to appreciate that significance; or may be neutral.
- 7.16 These legislative and policy provisions thereby identify a need to assess the significance of the heritage asset in a proportionate manner, identify the impact of the proposed development on that significance, balance any harm arising against the public benefits and ensure that the special character of the building is preserved and, where possible, enhanced.
- 7.17 The proposal is limited to the confines of the site and would have no impact on the appearance, scale, or form of the building. It would therefore not impinge adversely upon the historic character or heritage status of Grade II listed Wheelwrights to the north of the site.

The proposal would not give rise to adverse heritage harm as a matter of principle, as the historic curtilages would remain unaltered.

- 7.18 The proposal is not considered to harm or compete with the significance of the nearby listed buildings or Conservation Area and should therefore be allowed without delay.
- 7.19 Notwithstanding that the proposal is not considered to detrimentally affect the setting or significance of nearby listed buildings or Conservation Area, in the event a level of less than substantial harm were to be identified by the Council, there are significant public benefits in social terms to outweigh this. Sensitive development can be accommodated here in a manner that would not engage paragraphs 201 or 202 of the NPPF, and which would comply with policies CN01, CN06, CN08 and LP19.
- 7.20 Ecology and Biodiversity
- 7.21 Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "*competent authorities*" (public bodies) to "*have regard to the Habitats Directive in the exercise of its functions*".
- 7.22 There are no recordings of protected species or their habitats, within the site or likely to be affected in the immediate area. It is highly unlikely that any protected species would be found within this site and as such this proposal is not considered to be harmful in terms of ecology or biodiversity.
- 7.23 Guidance on the conservation of protected species is given in ODPM Circular 06/2005. At Paragraph 99 the Circular advises that the presence or otherwise of protected species, and the extent to which they might be affected by the proposed development, must be established before planning permission is granted. However, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place before the permission is granted.
- 7.24 Nonetheless, the applicant has demonstrated commitment to protecting and preserving ecological and biodiversity value through the scheme proposed. The scheme accords with the

aims of paragraph 170 of the NPPF which seeks to conserve and enhance biodiversity and the natural environment. The applicant acknowledges their duty to adhere to the Habitat Regulations 2017.

7.25 Flood and Water

7.26 Policy LP25 deals with flood risk vulnerability, and states that proposals for new development can be approved where sufficient assessment is made, and where mitigation (where necessary) is deliverable in order to ensure that the proposed end use is safe.

7.27 The applicant acknowledges the amended wording of the NPPF (2021) insofar as development is required to consider the future flood risk management needs from “*all sources of flood risk*”. Essentially, both fluvial and pluvial flood risk assessments are considered to be important at a national planning policy level, but this is not reflected at a local planning policy tier.

7.28 The application is supported by a site specific flood risk assessment detailing the proposed mitigation measures in order to ensure the proposed end use is acceptable. There is nothing before the Council or LLFA to suggest a flood and water compliant scheme couldn't be delivered.

7.29 Land Contamination

7.30 There is no known land contamination issue, with an extremely low contamination potential. The site is not considered to present risk to future owner / occupier through land contamination as outlined in the Land Contamination Report.

7.31 Delivery and Construction

7.32 The deliverability of a development is an important factor in an assessment as to its sustainability (in terms of its benefits) and in terms of its contribution to the supply of housing land in the District.

7.33 The NPPF defines deliverable:



“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years” and; “Sites with outline planning permission... should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”.

7.34 The NPPG gives further guidance on those considerations under the chapter heading ‘*Housing and economic land availability assessment*’ and includes three, important concepts; suitability, availability, and achievability. Whilst primarily aimed at aiding the plan-making process, the principles are no less useful when considering the deliverability of this development. The NPPG also identifies information relating to site viability, ownership constraints or infrastructure provision, and a statement of common ground between the LPA and the developer confirming the anticipated build-out rates.

7.35 The site is considered to be suitable for development, providing significant benefits including housing land. There is strong potential for landscaping and high quality design, all within an accessible location reducing the need to travel by private car compared to more remote areas of the District, and net gains for ecology and biodiversity. There is a reasoned expectation that the development would make a valuable and positive contribution to the housing land supply in the short term and at an expeditious rate.

7.36 Construction Management

7.37 Turning to the construction implications of the proposed development, the arrival of construction vehicles and materials is likely to have a temporary impact on the road network that surrounds the site. It is recommended that the developer produce a detailed Construction Management Plan (CMP) in conjunction with any contractors and sub-contractors employed on the site prior to construction commencing. A competent contractor will have a better idea of the actual site constraints and necessities post detailed design than can be described at this stage. This CMP should be agreed with the LLHA and take into account that:

- Parking on The Street by vehicles associated with the construction of the development should not be permitted for the duration of the working day. Similarly parking in

surrounding streets, should also not be permitted. It is therefore recommended that an allowance is made for these vehicles within the site during the construction phase.

- It is recommended that deliveries are, where possible, delivered in bulk to site and from a single supplier.
- Facilities should be provided on site to allow wheel cleaning before vehicles exit the site. This should assist in the control of dust and dirt from leaving the site.

8.0 Planning Balance

8.1 The proposal seeks planning permission for; Outline - Erection of up to 2 no. single storey dwellings (with access). The applicant acknowledges the LPA’s position concerning planning conditions and welcomes discussion around agreement of conditions.

8.2 Whilst the development plan is the starting point, it is not the end point. Policy supports the principle of development as underpinned by planning appeal precedent and Case Law handed down by the courts, with demonstrable social and environmental benefits accruing. The site is preferentially located within the settlement, and is within good access to a range of essential services, facilities and amenities as presented.

8.3 There is no reason to undermine the principle of development established on site in light of the material planning considerations engaged by the proposal. The public benefits include:

Benefit	Weight
Social	
2 no. dwellings	Substantial
CIL contributions Increase in social cohesion	Significant
Economic	
Increased spending power generated by the development Council Tax Creation of jobs Increase in supply chain Increase in construction employment before, during and after development	Significant

Environmental	
Ecology and biodiversity net gains	Significant
Advanced landscaping	
High performance units	
Effective use of land	

Figure 8.3.1 Public Benefits

8.4 The proposal is a wholly deliverable prospect, making effective use of land, without undue harms. The scheme is robustly supported at a local and national level offering a sustainable scheme which is heavily aligned to local and national planning policies.

8.5 In light of this and taking account of all the considerations set out above, it is hoped that the LPA will support this sustainable development by granting planning permission in the terms requested.