



Proposed Replacement Dwelling and alternative design for approved Amenity Barn

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## 1. Introduction

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied<sup>1</sup>. It provides a framework within which locally-prepared plans for housing and other development can be produced.
2. Planning law requires that applications for planning permission be determined in accordance with the development plan<sup>2</sup>, unless material considerations indicate otherwise<sup>3</sup>. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
3. The Framework should be read as a whole (including its footnotes and annexes). General references to planning policies in the Framework should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan-making in chapter 3.
4. The Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste. When preparing plans or making decisions on applications for these types of development, regard should also be had to the policies in this Framework, where relevant.
5. The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications.
6. Other statements of government policy may be material when preparing plans or deciding applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.

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<sup>1</sup> This document replaces the previous version of the National Planning Policy Framework published in February 2019.

<sup>2</sup> This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors (see Glossary).

<sup>3</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.



## 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, 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<sup>4</sup>. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection<sup>5</sup>.
8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
  - 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 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.
9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

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<sup>4</sup> Resolution 42/187 of the United Nations General Assembly.

<sup>5</sup> Transforming our World: the 2030 Agenda for Sustainable Development.



## The presumption in favour of sustainable development

11. 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<sup>6</sup>, 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<sup>7</sup>; 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.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; 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.

<sup>6</sup> As established through statements of common ground (see paragraph 27).

<sup>7</sup> The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.

<sup>8</sup> This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.



12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply<sup>9</sup>:
  - a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
  - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
  - c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
  - d) the local planning authority's housing delivery was at least 45% of that required<sup>10</sup> over the previous three years.

<sup>9</sup> Transitional arrangements are set out in Annex 1.

<sup>10</sup> Assessed against the Housing Delivery Test, from November 2018 onwards.



### 3. Plan-making

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.
16. Plans should:
  - a) be prepared with the objective of contributing to the achievement of sustainable development<sup>11</sup>;
  - b) be prepared positively, in a way that is aspirational but deliverable;
  - c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
  - d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
  - e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
  - f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

#### The plan-making framework

17. The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area<sup>12</sup>. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in:
  - a) joint or individual local plans, produced by authorities working together or independently (and which may also contain non-strategic policies); and/or
  - b) a spatial development strategy produced by an elected Mayor or combined authority, where plan-making powers have been conferred.
18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.
19. The development plan for an area comprises the combination of strategic and non-strategic policies which are in force at a particular time.

<sup>11</sup> This is a legal requirement of local planning authorities exercising their plan-making functions (section 39(2) of the Planning and Compulsory Purchase Act 2004).

<sup>12</sup> Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004.



### Strategic policies

20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision<sup>13</sup> for:
  - a) housing (including affordable housing), employment, retail, leisure and other commercial development;
  - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - c) community facilities (such as health, education and cultural infrastructure); and
  - d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
21. Plans should make explicit which policies are strategic policies<sup>14</sup>. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.
22. Strategic policies should look ahead over a minimum 15 year period from adoption<sup>15</sup>, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.<sup>16</sup>
23. Broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies)<sup>17</sup>.

<sup>13</sup> In line with the presumption in favour of sustainable development.

<sup>14</sup> Where a single local plan is prepared the non-strategic policies should be clearly distinguished from the strategic policies.

<sup>15</sup> Except in relation to town centre development, as set out in chapter 7.

<sup>16</sup> Transitional arrangements are set out in Annex 1.

<sup>17</sup> For spatial development strategies, allocations, land use designations and a policies map are needed only where the power to make allocations has been conferred.



## 4. Decision-making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

### Pre-application engagement and front-loading

39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.
41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.
42. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.
43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.
44. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two



years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

45. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.
46. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.

### Determining applications

47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
48. Local planning authorities may give weight to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
  - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)<sup>24</sup>.
49. However, in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:
- the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
  - the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

<sup>24</sup> During the transitional period for emerging plans submitted for examination (set out in paragraph 220), consistency should be tested against the original Framework published in March 2012.



## 11. Making effective use of land

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<sup>47</sup>.
120. Planning policies and decisions should:
- 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;
  - recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
  - 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;
  - 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 constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)<sup>48</sup>; and
  - support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.
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.

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

<sup>48</sup> As part of this approach, plans and decisions should support efforts to identify and bring back into residential use empty homes and other buildings, supported by the use of compulsory purchase powers where appropriate.



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:
- 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, deallocate a site which is undeveloped); and
  - 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.
123. Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:
- use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and
  - make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

### Achieving appropriate densities

124. Planning policies and decisions should support development that makes efficient use of land, taking into account:
- the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
  - local market conditions and viability;
  - the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
  - the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
  - the importance of securing well-designed, attractive and healthy places.



125. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:
- a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;
  - b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
  - c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).



## 12. Achieving well-designed places

126. 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.
127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.
128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.
129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.
130. Planning policies and decisions should ensure that developments:
- 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<sup>49</sup>; 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-lined<sup>50</sup>, 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.
132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
133. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life<sup>51</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

<sup>49</sup> Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.

<sup>50</sup> Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.

<sup>51</sup> Birkbeck D and Kruczkowski S et al (2020) *Building for a Healthy Life*



134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design<sup>52</sup>, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
  - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.





## 14. Meeting the challenge of climate change, flooding and coastal change

152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

### Planning for climate change

153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures<sup>53</sup>. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
154. New development should be planned for in ways that:
- avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
  - can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.
155. To help increase the use and supply of renewable and low carbon energy and heat, plans should:
- provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);
  - consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
  - identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

<sup>53</sup> In line with the objectives and provisions of the Climate Change Act 2008.



157. In determining planning applications, local planning authorities should expect new development to:
- comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
  - take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
158. When determining planning applications for renewable and low carbon development, local planning authorities should:
- not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
  - approve the application if its impacts are (or can be made) acceptable<sup>54</sup>. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.



## Habitats and biodiversity

179. To protect and enhance biodiversity and geodiversity, plans should:


- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity<sup>61</sup>; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation<sup>62</sup>; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

<sup>59</sup> *English National Parks and the Broads: UK Government Vision and Circular 2010* provides further guidance and information about their statutory purposes, management and other matters.

<sup>60</sup> For the purposes of paragraphs 176 and 177, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

<sup>61</sup> Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

<sup>62</sup> Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.



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- THE APPROVED EXTENSIONS AND REMODELLING SCHEME: *OFFICERS REPORT, PLANS AND ELEVATIONS*
- THE APPROVED AMENITY BARN OUTBUILDING: *PLANS AND ELEVATIONS*
- THE PROPOSED REPLACEMENT DWELLING: *PLANS, ELEVATIONS AND COMPARISONS WITH APPROVED EXTENSION SCHEME*
- THE PROPOSED REDUCED SIZE AMENITY BARN OUTBUILDING: *PLANS, ELEVATIONS AND COMPARISONS WITH APPROVED SCHEME*
- SITING
- DEVELOPMENT CONTEXT
- FLOOD RISK ASSESSMENT ECOLOGY/BIO-DIVERSITY/ARBORICULTURAL
- ENVIRONMENTALLY FRIENDLY AND 'FABRIC-FIRST' APPROACH TO CONSTRUCTION
- SOME OF OUR PAST PROJECTS
- PERSONAL STATEMENT/CONCLUSION
- ADDENDUM 1 - THE PRE-APPLICATION RESPONSE FROM BABERGH MID SUFFOLK COUNCIL

## AN INTRODUCTION TO OUR CLIENTS PROPOSALS

As specialists in the design of bespoke homes, we have been approached by our clients, Mr Richard Marshall and Ms Sarah Everett to submit a full planning application to Babergh Mid-Suffolk District Council (LPA) for a 'fabric-first', environmentally responsible replacement dwelling at this location.

The scheme has been arrived through a thorough and rigorous design process, including a positive pre-application response from the LPA, under reference number DC/23/02101, a copy of which is included within this statement.

Our clients are signed up on the LPA's Self-Build and Custom Housing Register as they have always wanted to build their own home. The creation of their new home via the self build route would help meet the LPA's statutory obligation to provide opportunities for those people on the register. This should be seen as a material consideration which weighs heavily in favour of our clients proposals.

The intention for the site is to construct a highly efficient, well insulated and air-tight, oak framed dwelling. This will result in a well designed and highly sustainable home for them and their future needs.

The layout of the proposed dwelling together with the intended build specification will ensure this is a lifetime home for our clients and future occupants.

There are currently two planning approvals 'live' at the proposal site:

**APPROVAL 1: DC/21/04469 | Received: Tue 10 Aug 2021 | Validated: Wed 11 Aug 2021 | Status: Granted 08.11.21**  
***Change of Use from paddock to residential curtilage and erection of barn for purposes incidental to the enjoyment of Rose Cottage. Removal of 3no existing buildings.***

➡ *This approval is implemented through the change of use now being operational. The new amenity barn is not commenced due to design considerations associated with this new scheme. The previous outbuildings have however been removed.*

**APPROVAL 2: DC/18/00791 | Received: Thu 22 Feb 2018 | Validated: Tue 13 Mar 2018 | Status: Granted 08.05.18**

Householder Planning Application - Erection of single storey and two storey extensions. Alterations to existing fenestration comprising installation of roof dormers and alterations to facing materials. Erection of first floor balcony; Erection of 4 bay cartlodge with annexe accommodation (following demolition of existing garage).

➡ *This approval is implemented through the construction of the 4-bay cartlodge with annexe accommodation which is now fully constructed and operational.*

Following significant appraisal of the complexity and likely costs associated with the extending and re-modelling of the existing dwelling, our clients have decided that they wish to replace rather than remodel. Even with the planned retro-fit thermal 'wrap' of the existing fabric and introduction of more efficient heating systems, the dwelling is still only likely to achieve an average or slightly above average EPC rating.

Our clients want to build a highly sustainable, eco-friendly, Suffolk Arts and Crafts vernacular home which has been designed to the highest possible standards and uses the best materials available. Sustainability has been at the core of this project from the outset.

The proposed replacement dwelling is a unique, custom designed, self-build, 'fabric-first', environmentally friendly and sustainable new home designed to the highest standards to ensure an enhancement is achieved at the development site.

The overall objective for this proposed development is to take as much care as possible to minimise the impact on the environment during the design, build and ongoing running phases.

The design has taken into account bulk, scale and mass and how this may impact on the neighbouring properties and the landscape setting in a wider context.

A high level of design and detailing has been implemented within this project to ensure this dwelling creates a positive contribution to the area and results in well designed and sustainable development.

We pride ourselves on designing and creating beautifully crafted homes with a commitment to the protection of the environment with sustainability being at the core of our design ethos.



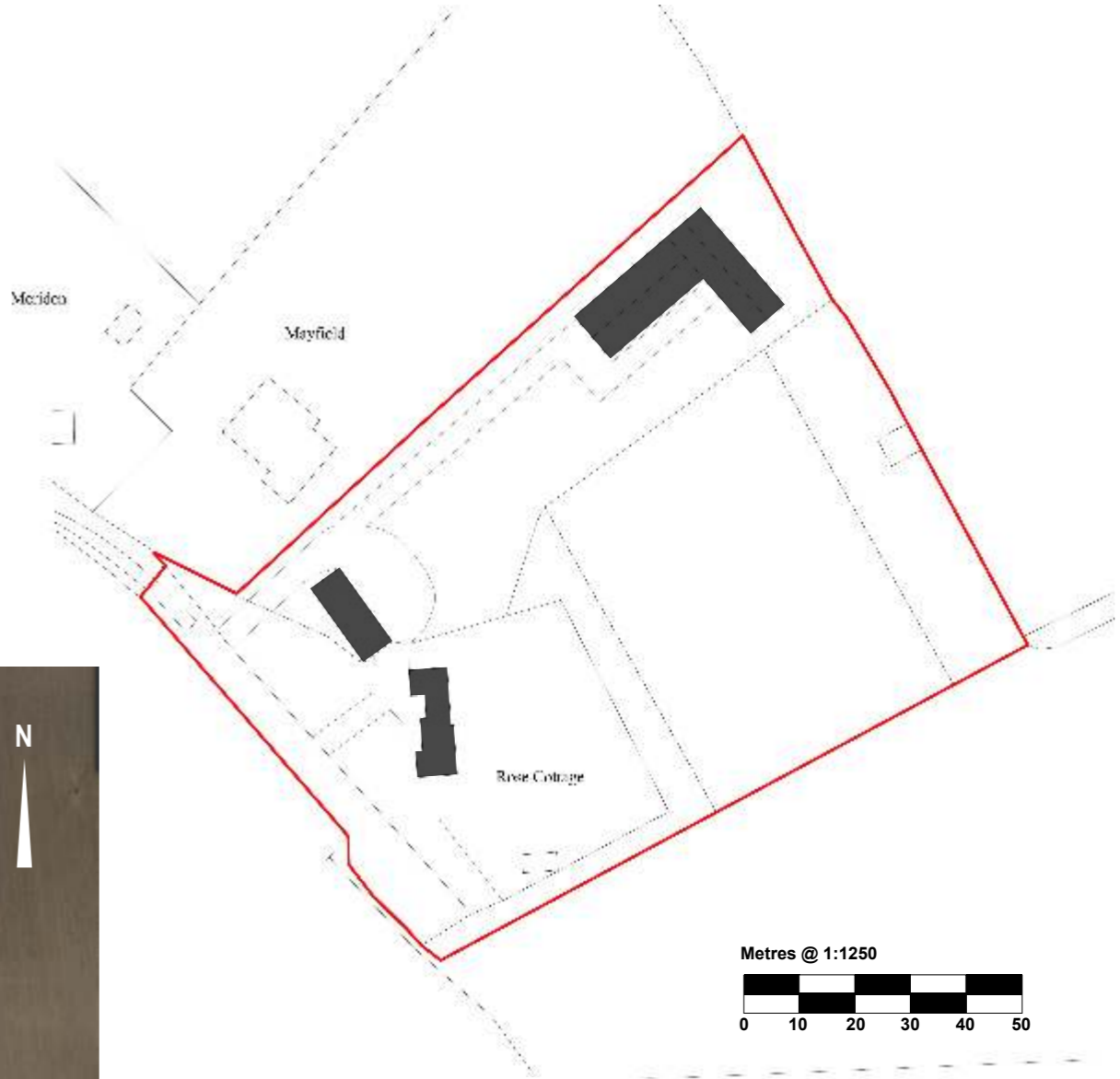
**Peter James Tonks**

Architectural Designer - PJT Design Ltd

On behalf of Mr Richard Marshall and Ms Sarah Everett



**SITE LOCATION**

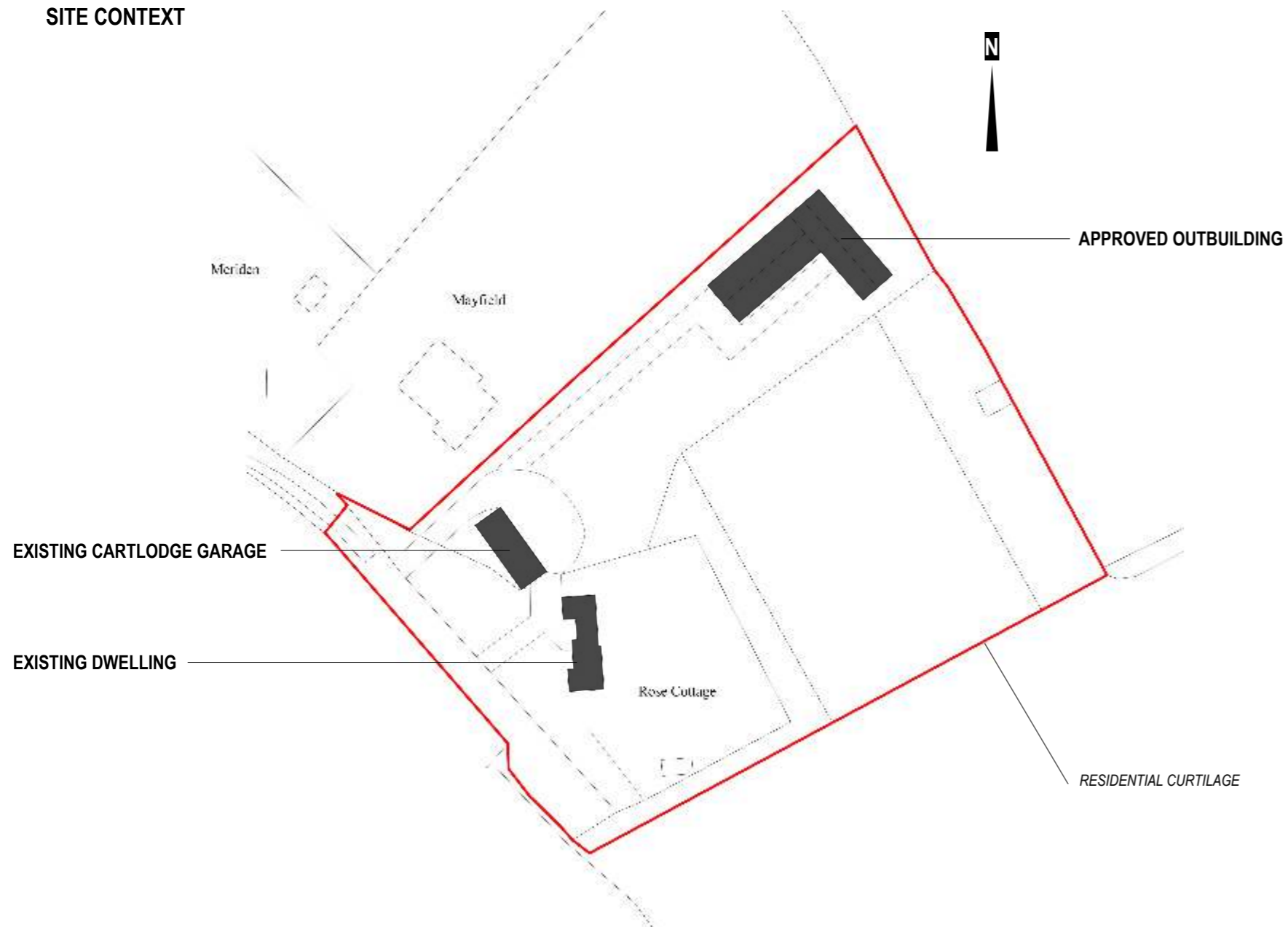


**Proposed Replacement Dwelling and alternative design for approved Amenity Barn**

**Rose Cottage  
Larters Lane  
Middlewood Green  
Stowmarket  
Suffolk  
IP14 5HB**

**Mr R Marshall and Ms S Everett**

**SITE CONTEXT**



VIEW ALONG NORTH-WEST BOUNDARY WITH EXISTING CARTLODGE IN THE FOREGROUND AND SITE FOR APPROVED BARN AT REAR OF GARDEN



VIEW FROM ENTRANCE THROUGH THE TREES SHOWING EXISTING CARTLODGE AND EXISTING DWELLING BEYOND



EXISTING DWELLING THROUGH THE TREE SCREEN



EXISTING DWELLING



**BABERGH MID SUFFOLK MOST RELEVANT POLICY**

**POLICY H8  
REPLACEMENT DWELLINGS IN THE COUNTRYSIDE**

***'IN THE COUNTRYSIDE AN APPLICATION FOR THE REPLACEMENT OF AN EXISTING DWELLING BY A NEW DWELLING WILL BE CONSIDERED ON ITS MERITS. FAVOURABLE CONSIDERATION WILL BE GIVEN PROVIDED THAT THE PROPOSAL, BY VIRTUE OF ITS SIZE AND SCALE, DOES NOT DETRACT FROM THE CHARACTER AND APPEARANCE OF ITS SURROUNDINGS, ITS LANDSCAPE SETTING, OR CONTINUE A TRAFFIC HAZARD.'***

**PRINCIPLE OF DEVELOPMENT**

**It is considered the policies most relevant for assessing the principle of the proposed development are development plan policies CS1, CS2, and H8.**

**Policies CS1, CS2 and H8 are broadly accepting of the principle of replacement dwellings, in such locations, in the countryside, outside of the defined settlement boundaries of the development plan, subject to the size and scale of the proposal not detracting from the character and appearance of its surroundings and its landscape setting, and the proposal not continuing a traffic hazard.**

**Policy LP04 of the emerging draft Joint Local Plan has been modified and is currently being consulted upon. It is not currently the adopted development plan, however, should it become so, this policy continues support for replacement of existing dwellings where the building to be replaced has a lawful use as a permanent residential dwelling.**



When comparing our proposal for the replacement dwelling versus the approved extensions scheme, we consider it to be a significant improvement.

Our clients want to create a beautiful and sustainable contextual home and it is felt that the extension scheme does not result in good architecture and would be a wasted opportunity to create the very best, energy efficient home.

The merits of this proposal are high and should be applauded as my clients want this home to be an exemplar of what can be achieved through a bespoke designed eco-home.

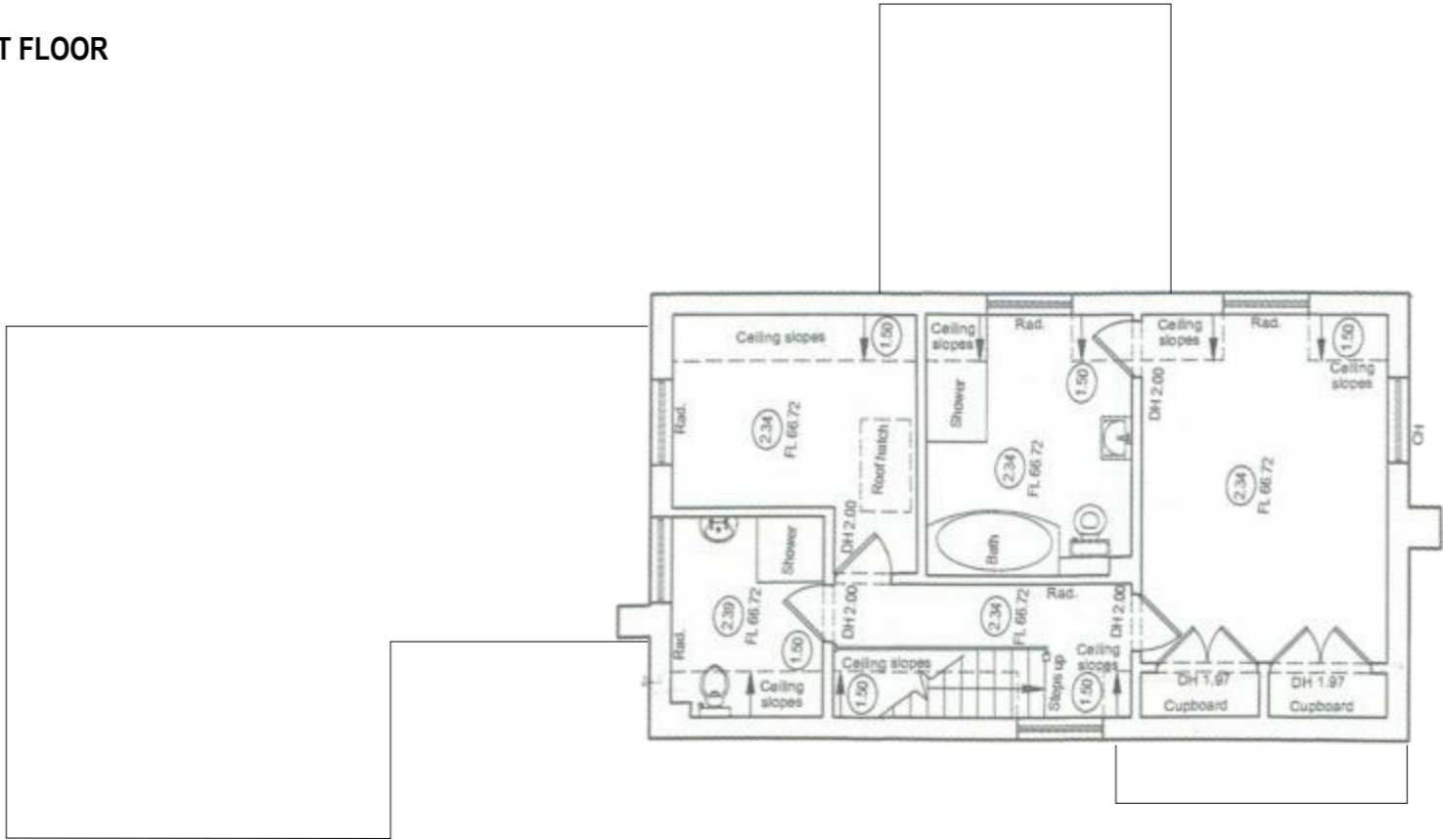
This is a large plot which can easily accommodate a home of any size. Our proposal meets all of the criteria in respect of size and scale.

The proposal certainly will not detract from the character and appearance of its surroundings or landscape setting. It would in fact be the exact opposite in that the creation of this home would significantly enhance the landscape setting and the character and appearance of the area. The design has been arrived through collaboration with a designer who has a lifelong passion for Suffolk buildings and would love to create a high quality scheme for our clients.

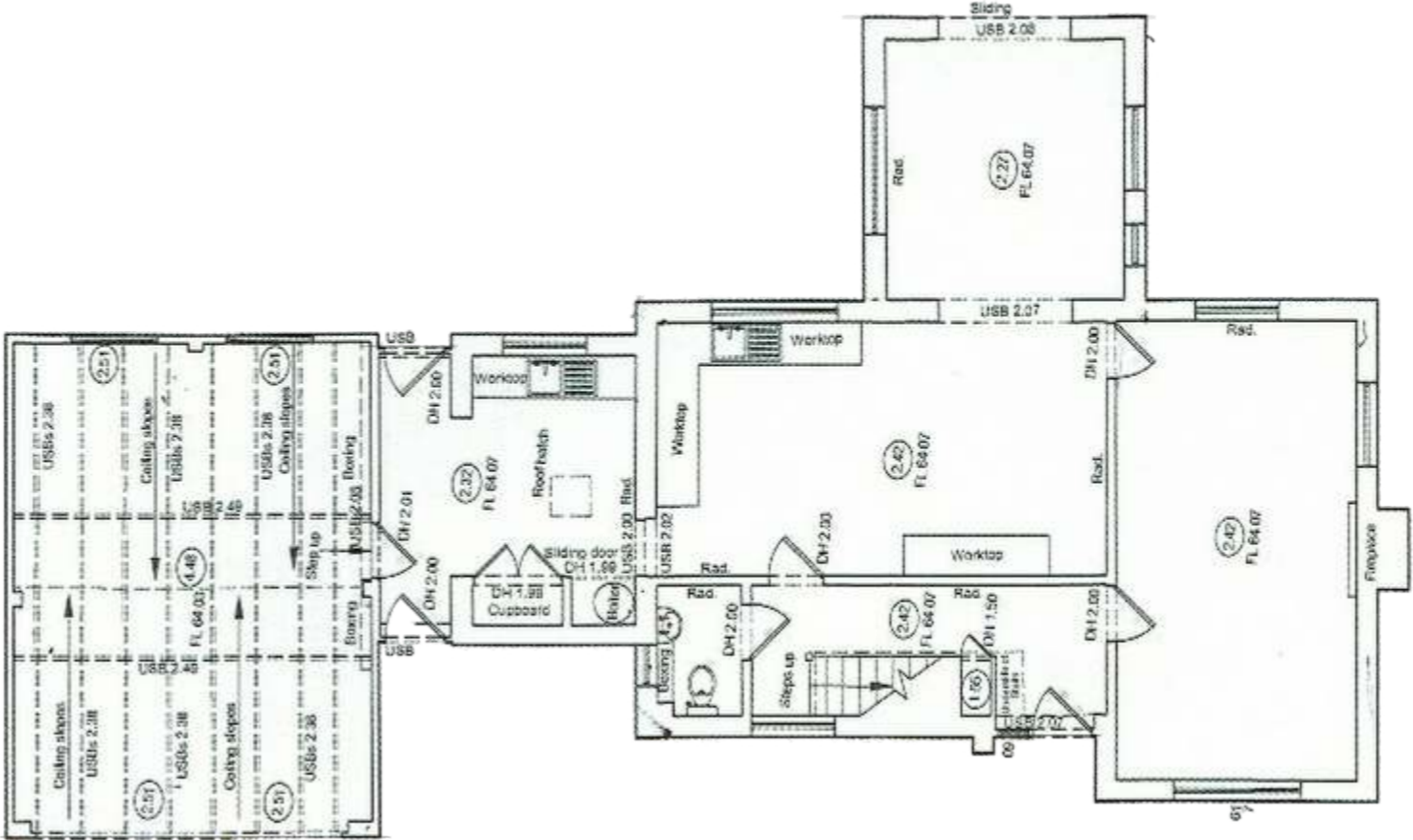
The proposal site is situated at the end of a lane into farmers track so no traffic considerations are relevant.

The current dwelling is lawful and used as a permanent residence so in overall conclusion, our proposal meets all policy requirements.

THE EXISTING DWELLING GROUND FLOOR AND FIRST FLOOR

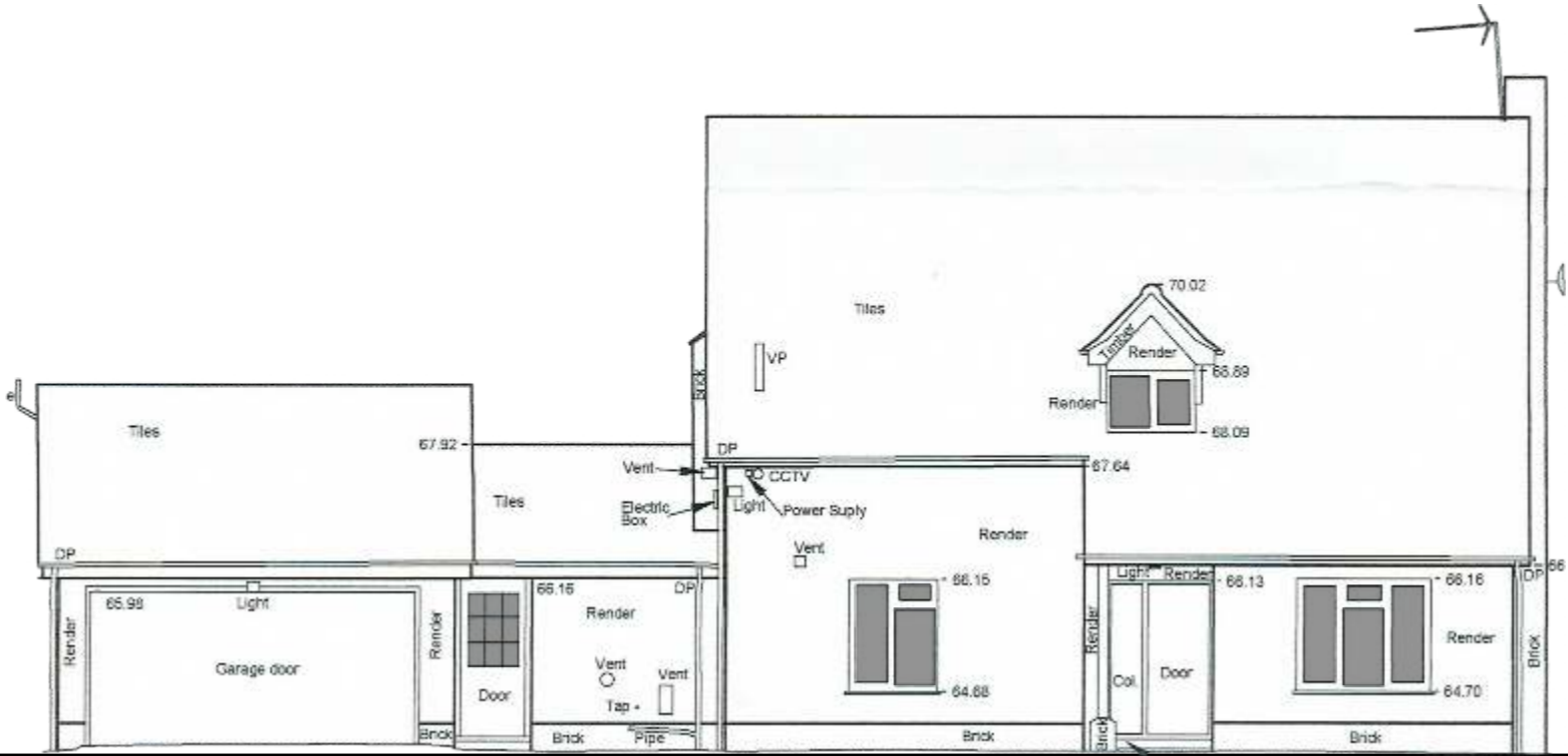


FIRST FLOOR

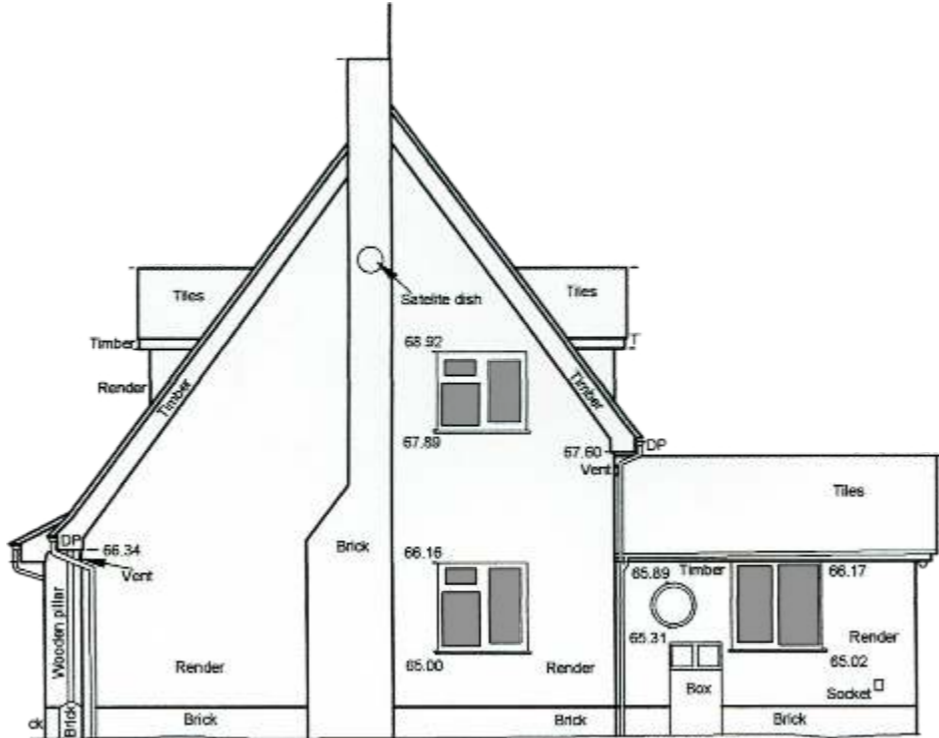


GROUND FLOOR

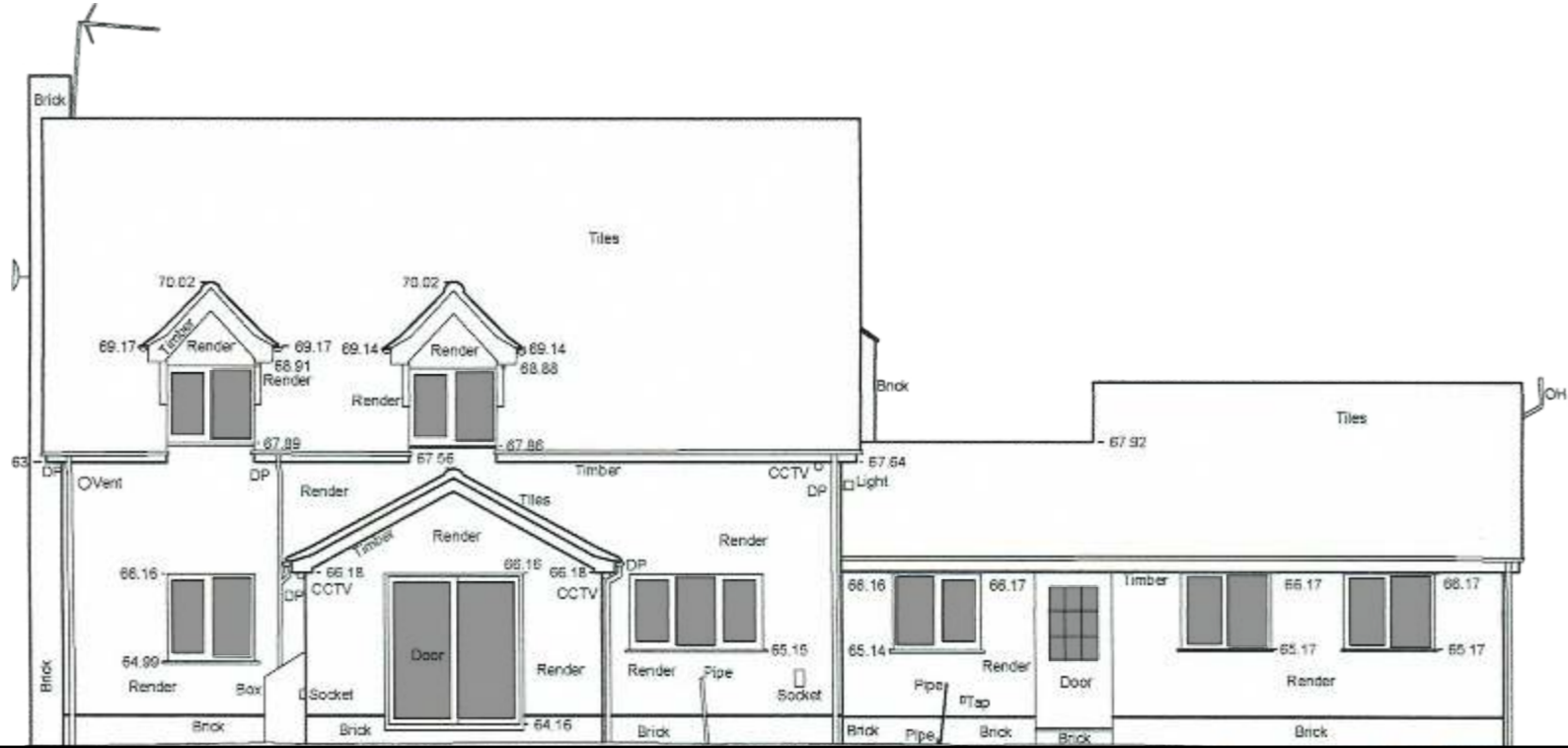




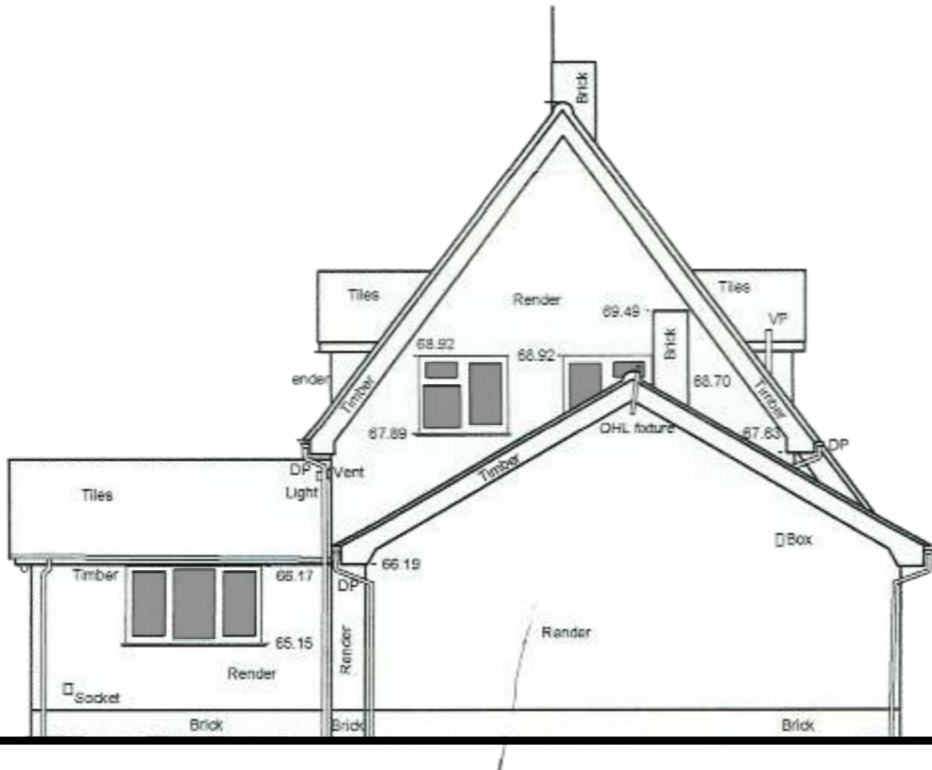
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Target Decision Date: 24/04/2018

Expiry Date: 08/05/2018

#### OFFICER'S REPORT AND RECOMMENDATION

CASE OFFICER: Jamie Edwards  
CASE REFERENCE: DC/18/00791

The Openness of Local Government Bodies Regulations 2014

The new national regulations on openness and transparency in local government require the recording of certain decisions taken by officers acting under powers delegated to them by a council. The written record should include the following: The decision taken and the date the decision was taken; the reason/s for the decision; any alternative options considered and rejected; and any other background documents. This report and recommendation constitutes the written record for the purposes of the regulations and when read as a whole is the reason for the decision.

**PROPOSAL:** Householder Planning Application - Erection of single storey and two storey extensions. Alterations to existing fenestration comprising installation of roof dormers and alterations to facing materials. Erection of first floor balcony; Erection of 4 bay cartlodge with annex accommodation (following demolition of existing garage).  
**LOCATION:** Rose Cottage, Larters Lane, Earl Stonham, Stowmarket Suffolk IP14 5HB  
**PARISH:** Stonham Earl.  
**WARD:** The Stonhams.  
**APPLICANT:** Mr R Marshall

**ENVIRONMENTAL IMPACT ASSESSMENT:**  
**SITE NOTICE DATE:** 22/03/2018  
**PRESS DATE:** Affects Public Right of Way.

#### BACKGROUND DOCUMENTS

This decision refers to drawing number as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Site Location Plan 282-01 1 - Received 22/02/2018  
Existing Site Plan 282-02 1 - Received 22/02/2018  
Elevations - Existing 282-04 1 - Received 22/02/2018  
Elevations - Proposed 282-11 1 - Received 22/02/2018  
Elevations - Proposed 282-14 1 - Received 22/02/2018  
Block Plan - Proposed 282-15 1 - Received 22/02/2018  
Design and Access Statement 1 - Received 22/02/2018  
CIL AI FORM 1 - Received 22/02/2018  
Plans - Proposed 282-07-C 2 - Received

The application, plans and documents submitted by the Applicant can be viewed online at [www.babergh.gov.uk](http://www.babergh.gov.uk) or [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk).

#### SUMMARY OF CONSULTATIONS

Earl Stonham Parish Clerk  
No objections

SCC - Highways  
No objections

SCC - Rights Of Way Department  
No objections

#### SUMMARY OF REPRESENTATIONS

No comments recieved.

#### PLANNING POLICIES

H13 - Design and layout of housing development  
H15 - Development to reflect local characteristics  
H16 - Protecting existing residential amenity  
H18 - Extensions to existing dwellings  
CS02 - Development in the Countryside & Countryside Villages  
NPPF - National Planning Policy Framework

#### ASSESSMENT

From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

#### Site and surroundings

The site is a detached 1.5 storey dwelling located within the countryside. It is a modest dwelling in a large plot. The dwelling has a single storey area to the north. The dwelling is not viewable from the road or neighbours due to it being surrounded on the west, south and east sides by trees.

It is a 1970's dwelling which replaced an earlier timber frame thatched cottage.

The dwelling is situated at the end of Larters Lane. There are five other dwellings to the north-west, all front Larters Lane. Mayfield is the closest neighbour, approximately 38 metres away. Meriden is the other side of Mayfield and Larters beyond that which is a grade II listed dwelling. Open fields surround the other sides of the boundary.

#### Proposal

Planning permission is sought for the erection of single storey and two storey extensions. Alterations to existing fenestration comprising installation of roof dormers and alterations to facing materials. Erection of first floor balcony. Erection of 4 bay cartlodge with annex accommodation (following demolition of existing garage).

#### Details of Amended Plans and Negotiations

The application was subject to receipt of an amended plan to reflect the doors to the balcony off bedroom two match on the elevations and floor plans.

**Development Plan**

The principle of extending Rose Cottage and erection of cartlodge is supported, subject to detailed compliance with Policies H13, H15, H16 and H18 of the saved Mid Suffolk Local Plan (1998), Policies CS1 and CS2 of the Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other material considerations.

The National Planning Policy Framework came into full effect on 27th March 2013. Under paragraph 215 the NPPF provides that "due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)". The relevant Local Plan policies set out above are considered to be consistent with paragraphs 14, 17, 57, 58, 61 and 64 of the NPPF.

**Design / Layout**

The proposal is made of a variety of elements.

The proposed development changes the form of the existing dwelling by extending the ridge line northwards, introducing a first floor on top of the existing single storey and continuing northwards to introduce a longer two-storey property.

Proposed gables on the front and rear of the dwelling will run perpendicular to the ridge line. A balcony is proposed to on the rear gable off bedroom two. Another balcony for bedroom one is proposed off the south elevation and wrapping around to the rear of the property.

The proposal will change the fenestration of the property with large floor to ceiling windows to the rear, dormer windows and glazed doors to balconies.

The proposed development will change the form and appearance of the house to such an extent that the existing property would be almost unrecognisable. The floorspace, overall, will be significantly increased. These are not characteristics of an application the planning officer would normally approve.

However, the large plot and its isolation from neighbours due to dense tree lines and open fields allows for this large modernisation of development without impacting on the surrounding area. Extending and following the ridge ensures that an element of the character of the existing dwelling is kept. Clay plain red tiles for the roof and off-white painted render for the exterior walls help keep the character of the existing and surrounding area.

It is also considered that Meriden, a neighbouring dwelling is of similar design but with out the gables and fenestration.

The proposal also includes the demolition of the existing detached garage and the erection of a large four bay cartlodge with a first storey annex which includes a small kitchen and two large bed rooms, both with en-suites.

Again, this is a large proposal but because of the minimal harm to the host dwelling, neighbours and surrounding area due to the large and hidden plot and materials proposed the cart lodge is also acceptable. The only concern here is because of the size of the cartlodge any conversion to the ground floor could potential turn this into a separate dwelling. Therefore, by means of condition, the permitted development rights will be removed for the cart lodge.

**POINTS OF NOTE FROM OFFICERS REPORT:**

- *Principle of two-storey dwelling accepted and approved*
- *Remodelled dwelling would in effect be a new dwelling due to being almost unrecognisable*
- *Floor space significantly increased*
- *Plot is large, isolated and hidden from neighbours due to dense tree lines and open fields which allows for a larger home without impacting on the surrounding area*

There are public rights of way that run along the southern and eastern sides of the boundary line. Both will not be impacted by the proposal. Public Rights of Way Department have no objects.

**Impact on neighbour amenity**

This proposal would not have a negative impact on any neighbour amenity, as the proposal is almost 40 metres away from the nearest neighbouring building which is separated by a dense tree line. It has been considered what the impact would be if the treeline was removed. Due to the distance and the face it is a 1.5 storey dwelling, overlooking would be minimal and there would be no impact to levels of light. The application is therefore acceptable.

**Heritage issues**

The proposed site is approximately 150 metres from a grade II listed building known as Larters. It has been assessed to cause no harm to the heritage asset by the planning due to the distance and dense tree line as well as two other dwellings that separated them. It has also been considered that the materials proposed are in keeping with the surrounding area and therefore have no harm to the grade II listed building.

**CONCLUSION**

The proposed development is not considered to result in any significant adverse impact on highways safety, residential amenity, heritage assets, the environment or biodiversity interests to warrant refusal. Recommendation is to grant permission.

**RECOMMENDATION**

*I have considered Human Rights Act 1998 issues raised in relation to this proposal including matters under Article 8 and the First Protocol. I consider that a proper decision in this case may interfere with human rights under Article 8 and/or the First Protocol. I have taken account of exceptions to Article 8 regarding National Security, Public Safety, Economic and well being of the Country, preventing Crime and Disorder, protection of Health and Morals, protecting the Rights and Freedoms of others. I confirm that the decision taken is necessary, not discriminatory and proportionate in all the circumstances of the case.*

**RECOMMENDED DECISION:** Granted

**CONDITIONS OR REASONS**

**1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT**

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

**2. APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard.

**POINTS OF NOTE FROM OFFICERS REPORT:**

- *The only neighbour at Mayfield is approximately 40 metres away and all views are blocked by the dense tree lines which exist and as such, overlooking would be minimal and there would be no detrimental impact on light or privacy for either householder*
- *There are no Heritage issues as the nearest Listed Building is the Grade II dwelling at 'Larters', which is some 150 metres away*

GROUND FLOOR PLAN



FIRST FLOOR PLAN





FRONT ELEVATION



RIGHT SIDE ELEVATION



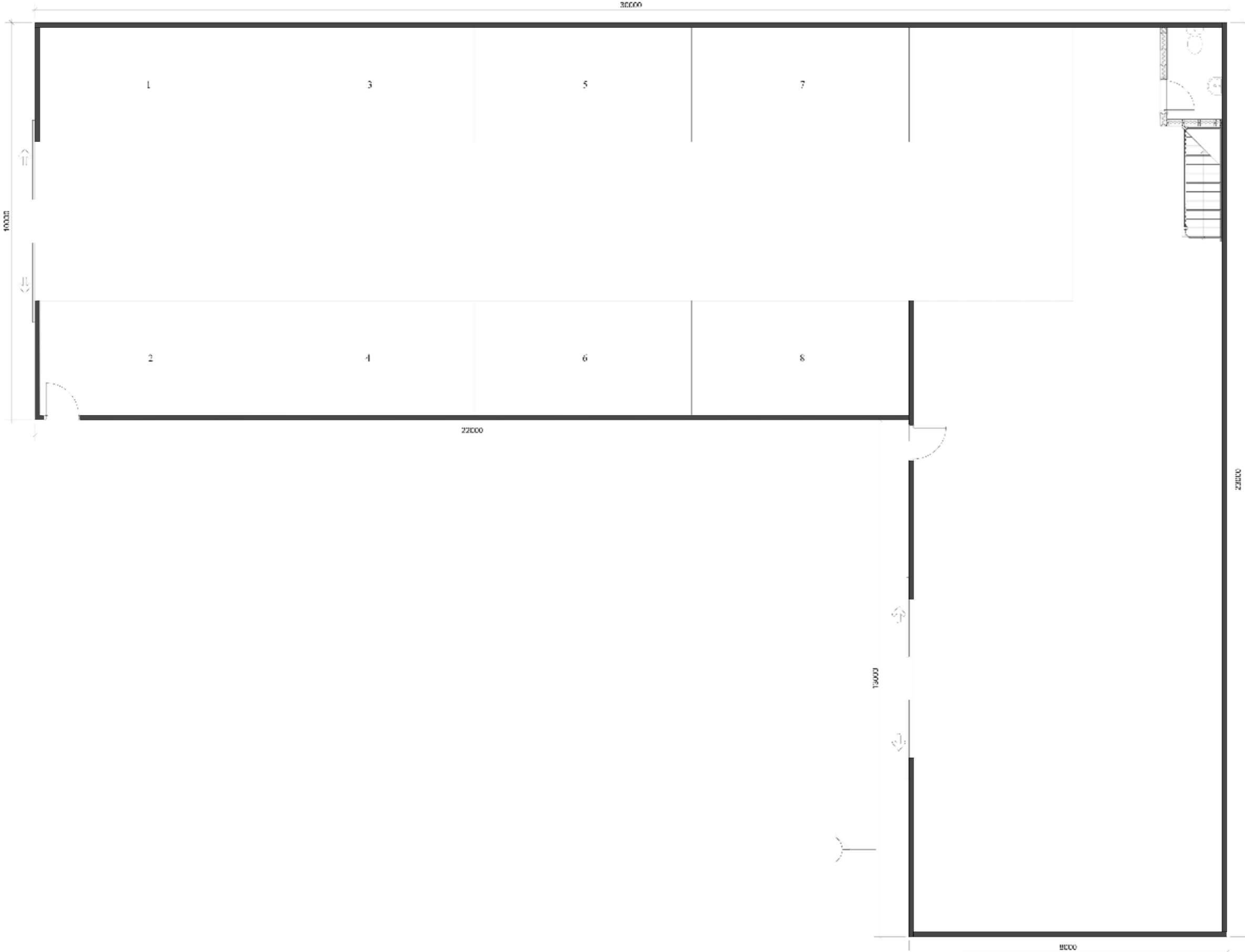
REAR ELEVATION



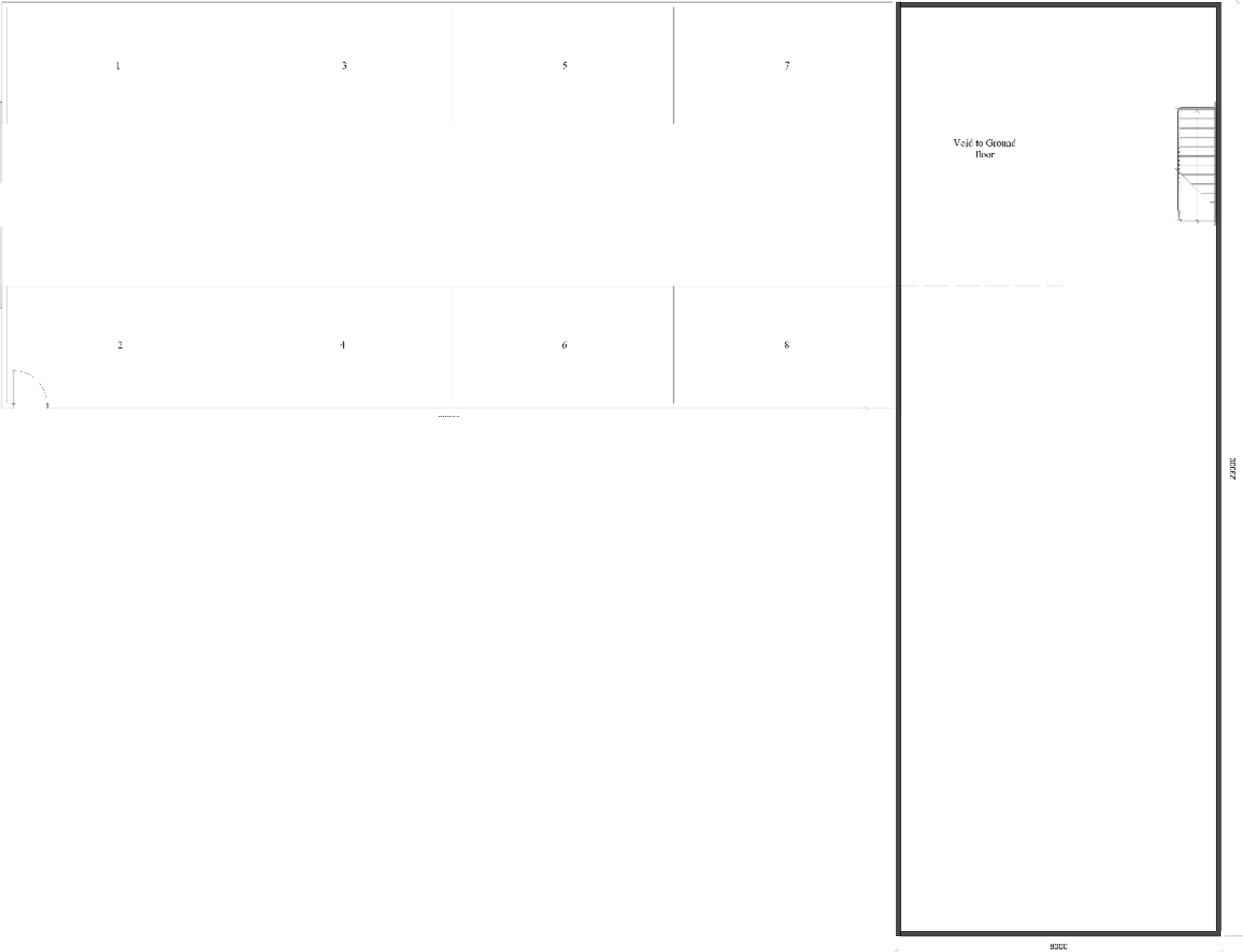
LEFT SIDE ELEVATION

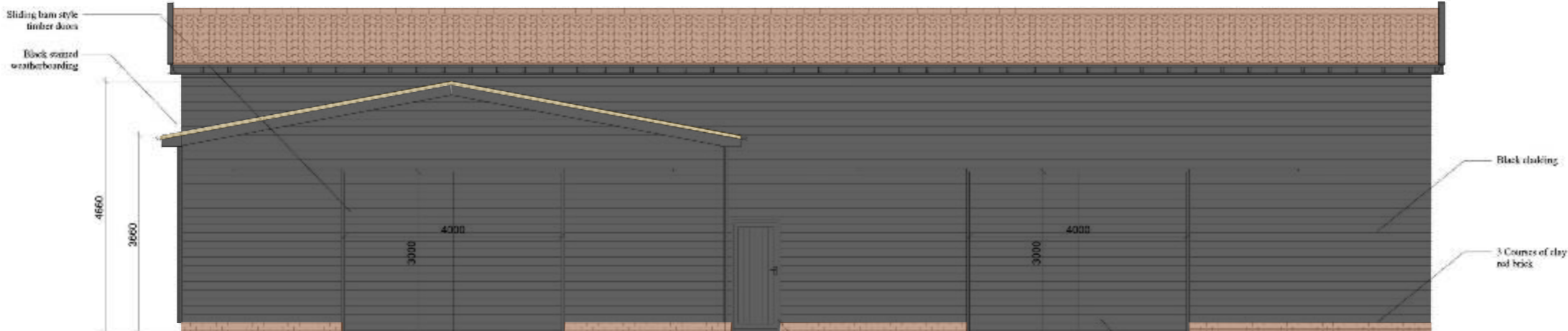


GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

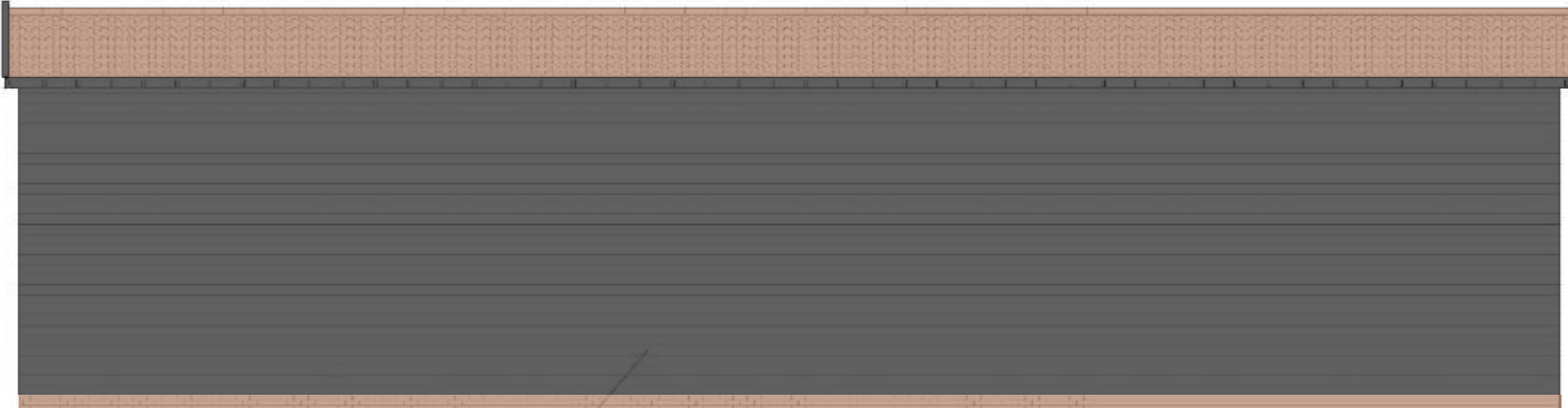




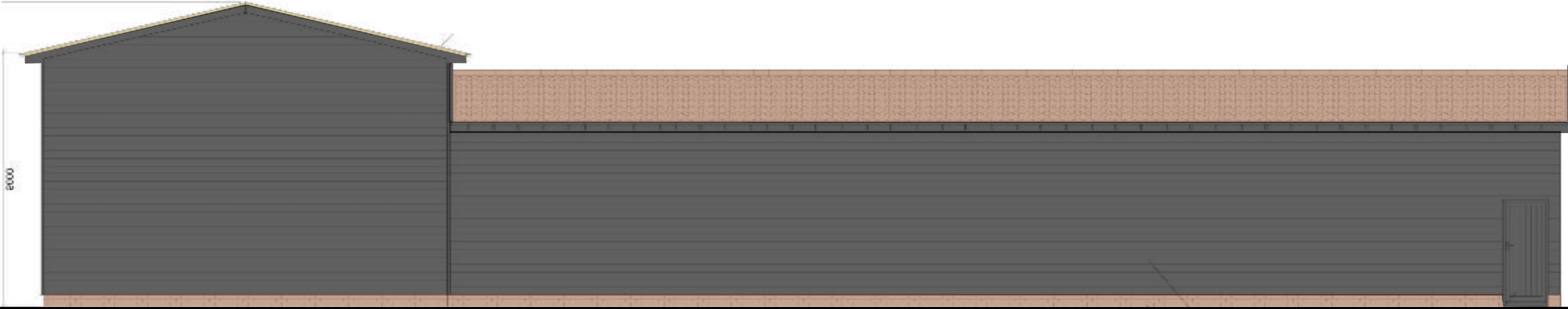
FRONT ELEVATION



RIGHT SIDE ELEVATION



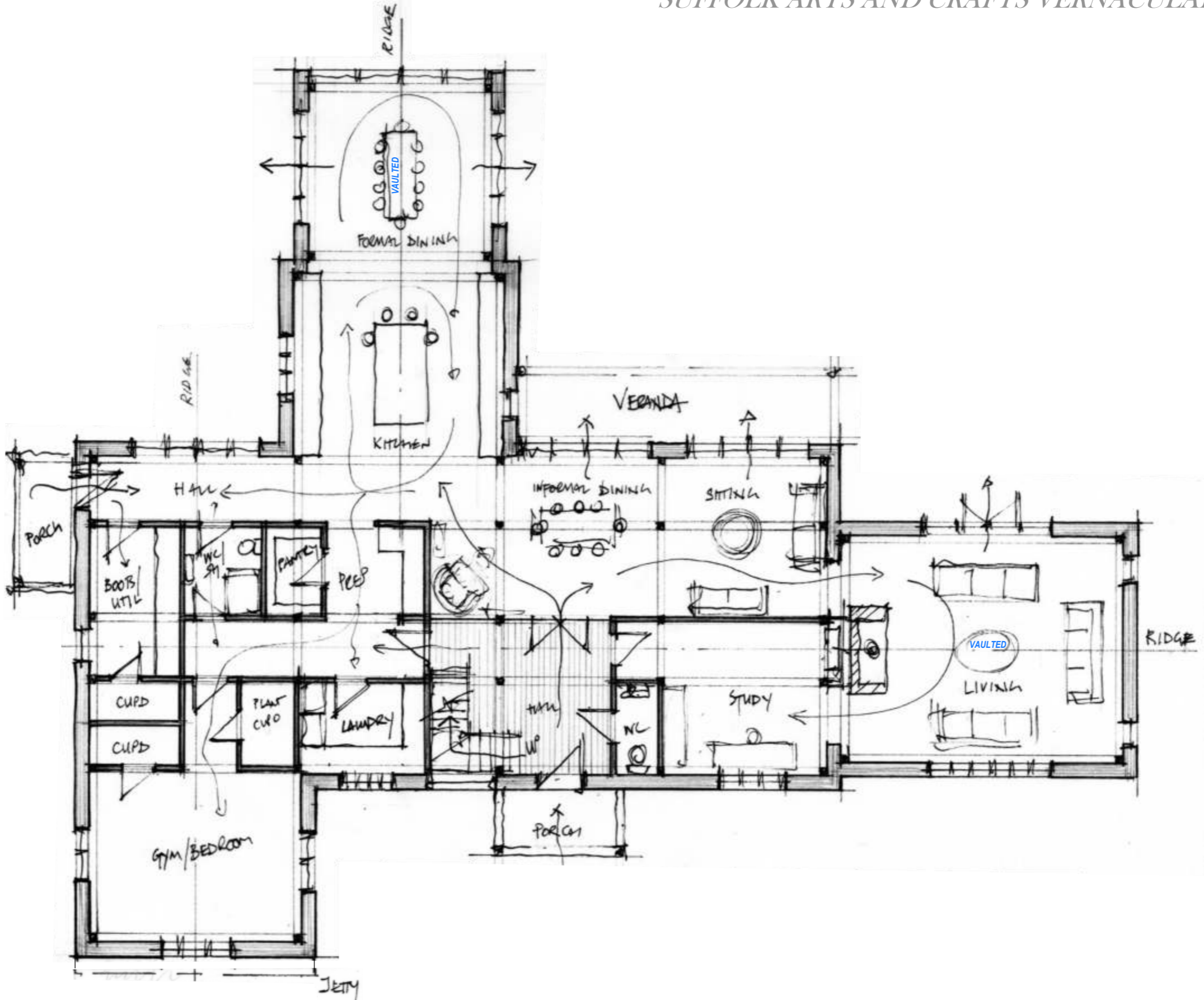
REAR ELEVATION



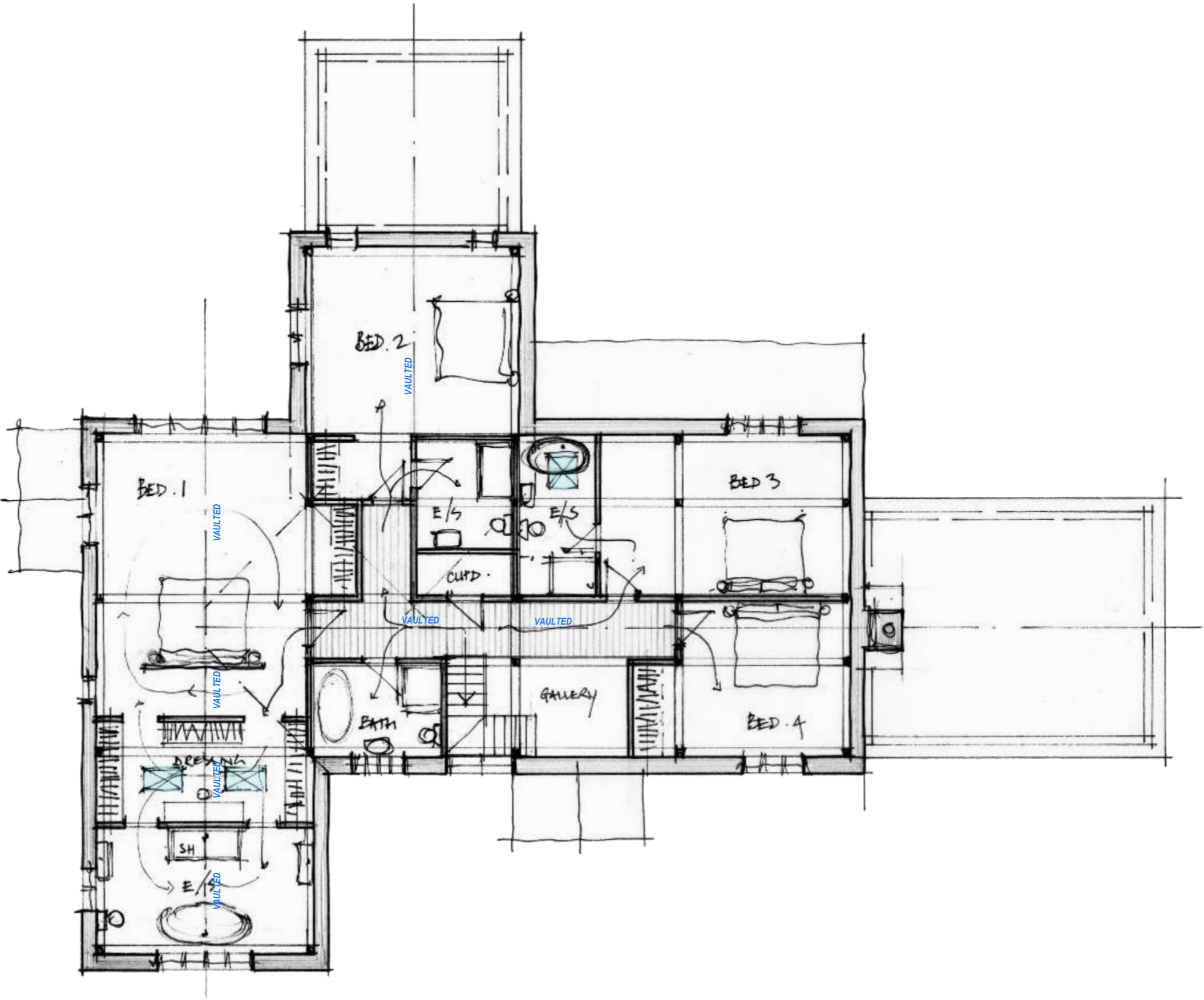
LEFT SIDE ELEVATION

PROPOSED REPLACEMENT DWELLING GROUND FLOOR PLAN

*"A TRADITIONAL PEGGED AND JOINTED OAK FRAMED SUFFOLK ARTS AND CRAFTS VERNACULAR HOME"*



PROPOSED REPLACEMENT DWELLING FIRST FLOOR PLAN



PROPOSED FRONT ELEVATION

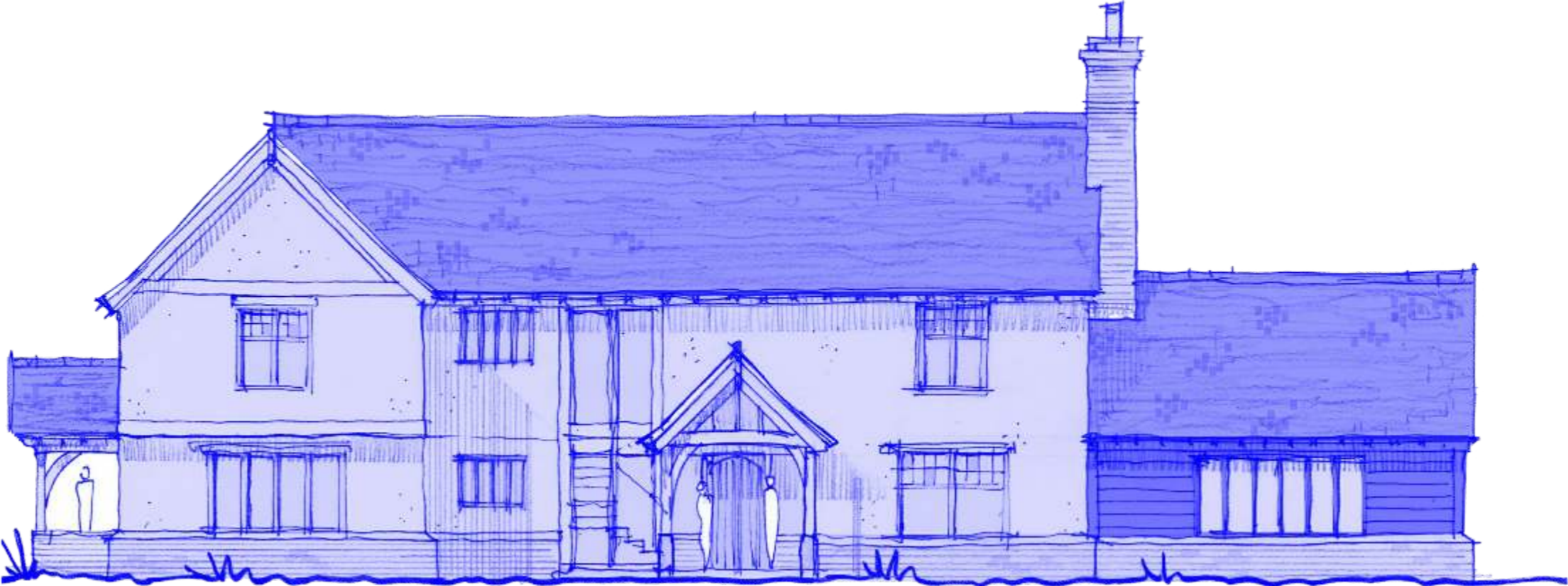


PROPOSED REAR ELEVATION

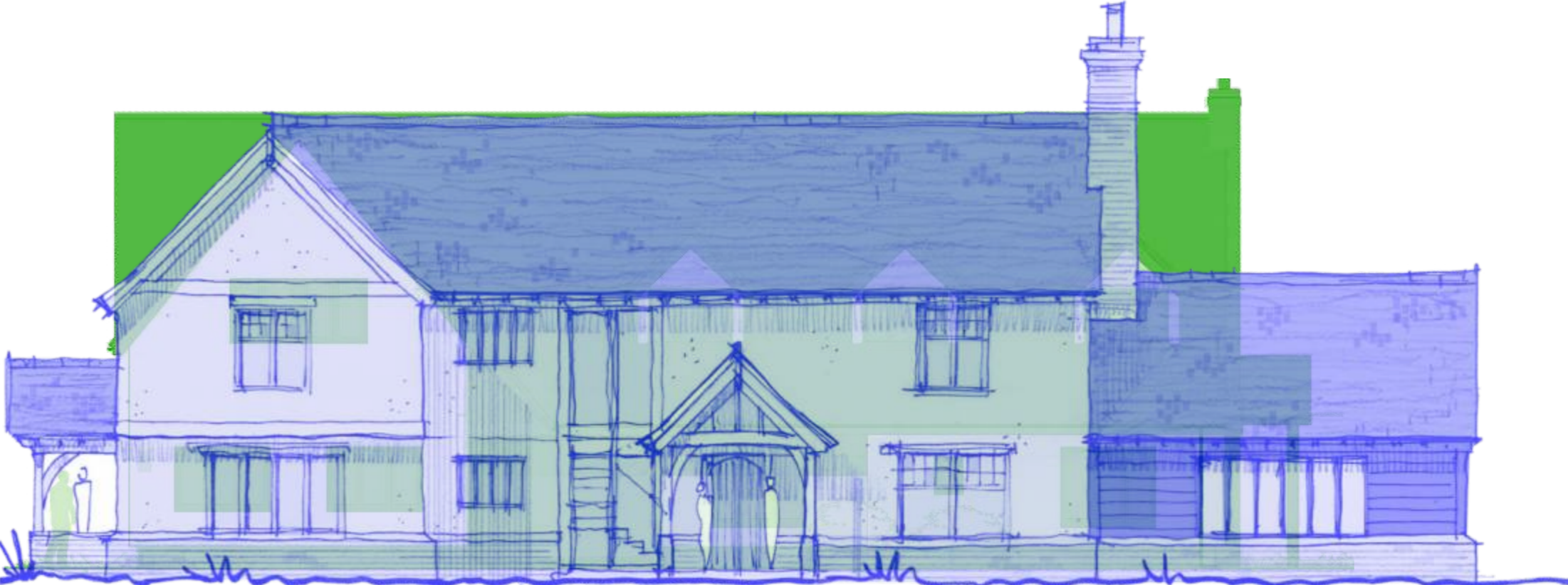




COMPARISON OF APPROVED EXTENSIONS SCHEME VERSUS THIS REPLACEMENT DWELLING PROPOSAL

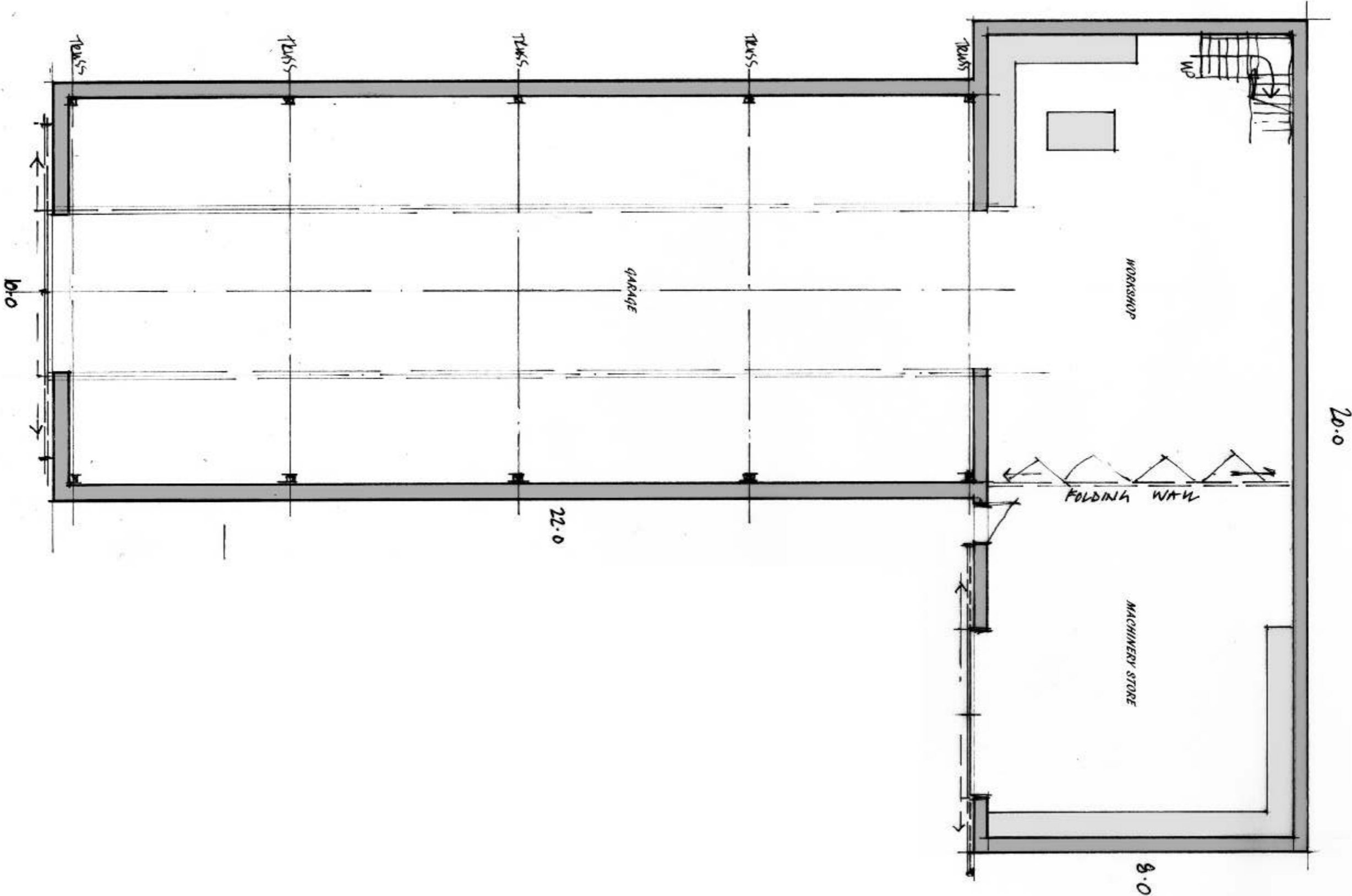


COMPARISON OF APPROVED EXTENSIONS SCHEME VERSUS THIS REPLACEMENT DWELLING PROPOSAL



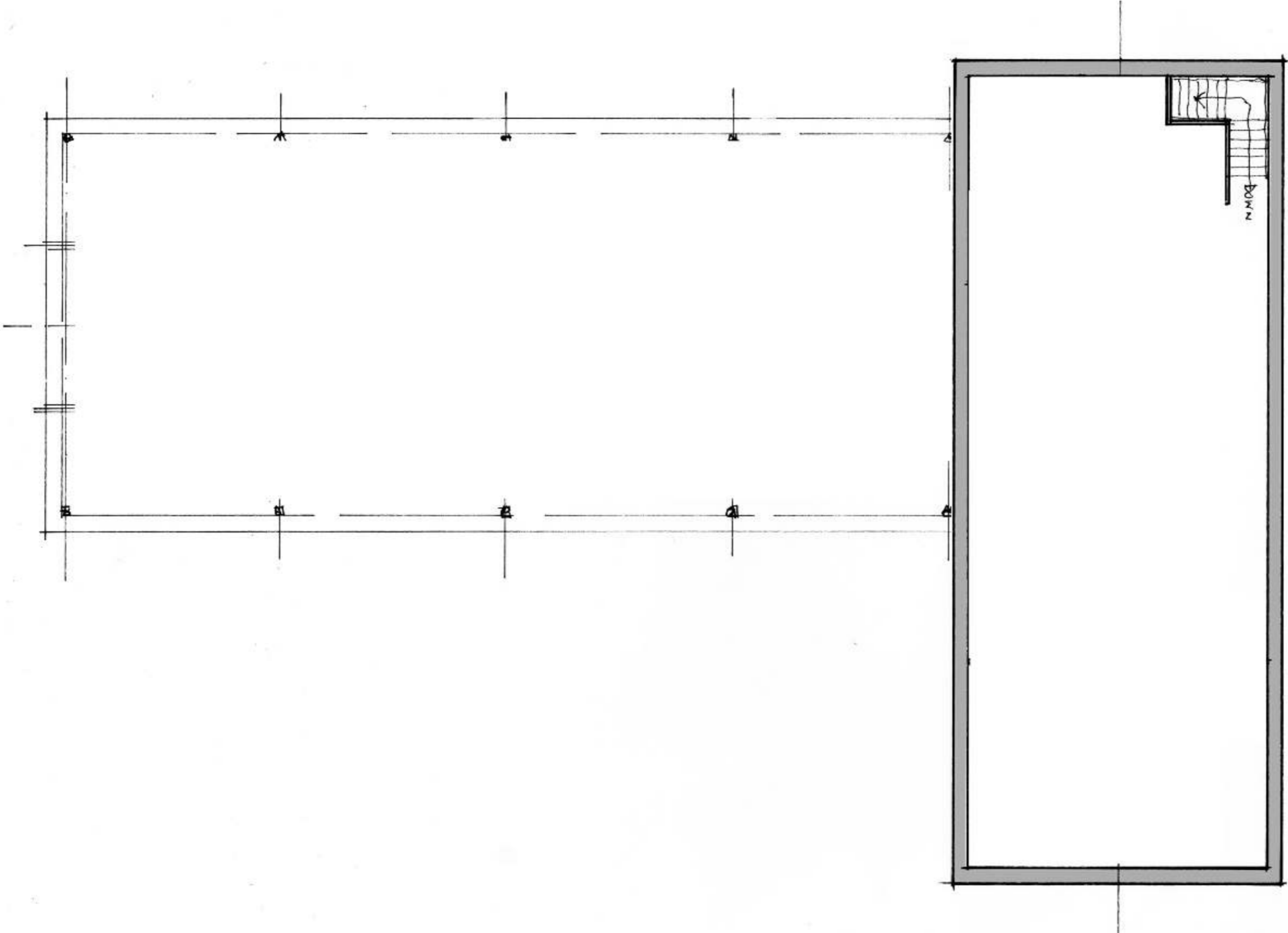
PROPOSED REDUCED DESIGN FOR THE APPROVED BARN TO THE REAR OF THE SITE

GROUND FLOOR



PROPOSED REDUCED DESIGN FOR THE APPROVED BARN TO THE REAR OF THE SITE

MEZZANINE FLOOR



PROPOSED REDUCED DESIGN FOR THE APPROVED BARN TO THE REAR OF THE SITE

INDICATIVE ELEVATION OF THE REDUCED CONCEPT VERSUS APPROVED



**SITING**

**EXISTING DWELLING, APPROVED EXTENDED DWELLING, EXISTING ANNEXE OUTBUILDING, PROPOSED DWELLING AND APPROVED AMENITY BARN**



Mayfield

APPROVED AMENITY BARN

RESIDENTIAL CURTILAGE BOUNDARY

RESIDENTIAL CURTILAGE BOUNDARY

RESIDENTIAL CURTILAGE BOUNDARY

RESIDENTIAL CURTILAGE BOUNDARY

The pre-application response was positive in all respects apart from the intended siting of the proposed replacement dwelling.

The siting shown at pre-application stage is shown shaded light blue.





During our post pre-application work, we have now responded to officer comments and rotated the dwelling so as present the dwelling front facade facing South-West. This orientation will create a natural courtyard driveway with the existing cart-lodge garage.

We have also re-located the proposed replacement dwelling closer to the footprint of the existing dwelling but have been mindful to allow enough separation for scaffolding and access as our clients will remain in Rose Cottage during the construction process.

The proposed siting is shown in dark blue

SCAFFOLD AND ACCESS

Rose Cottage

-  EXISTING DWELLING
-  EXTENDED DWELLING APPROVED UNDER REF DC/18/00791 (NOT YET CONSTRUCTED)
-  EXISTING OUTBUILDING APPROVED UNDER REF DC/18/00791 (NOW CONSTRUCTED)
-  PROPOSED REPLACEMENT DWELLING

**SITING**

**THE INTENDED FINAL LAYOUT**



## DEVELOPMENT CONTEXT

### THE PROPOSED DWELLING - USE

The proposal is for a replacement residential dwelling on a one-for-one basis.

### THE PROPOSED DWELLING - AMOUNT

1 no. dwelling with detached outbuilding

### THE PROPOSED DWELLING - LAYOUT

The proposed accommodation layout has been created so as to maximise the orientation of the house within the plot and to capture as much natural solar gain as possible. This is to ensure maximum efficiency in terms of running costs and also to provide occupants and users of the building with a positive spatial experience.

### THE PROPOSED DWELLING - SCALE

We have assessed the scale of the proposed dwelling in context with its immediate surroundings and the wider area as a whole and consider the resultant design to be wholly appropriate and contextual.

Overall, the dwelling follows the theme of a simple linear form with bulk, scale and mass being controlled by way of a reduction of built form across the design and clear hierarchy of proportion when viewed as a whole.

This creates a simple but pleasing appearance which when combined with carefully thought out fenestration and roof design, will allow the proposed dwelling to sit comfortably within its surroundings and will result in overall built form and geometry which naturally decreases visually out to the plot boundaries and the wider landscape.

### THE PROPOSED DWELLING- ACCESS

See the site plans which accompany this application for further details.

To comply with Part M of the Building Regulations, the following features will be incorporated.

- Access paths will be by way of gradient laid to a maximum of 1:12 over maximum 5m individual slope
- A level mobility threshold will be on the front door frame
- Corridors and door widths at entrance floor have been designed so as to accommodate a wheelchair
- A stair suitable for use by ambulant disabled people
- A Part M compliant entry level WC is available on the entry level floor

Likewise, Lifetime Homes Standards have been considered during the design process in that the layout and design of the proposed dwelling easily offers the potential for multi-use spaces and flexibility of space usage.

## THE PROPOSED DWELLING - LANDSCAPING

Existing boundary hedgerows and trees are unaffected by the proposals.

Our clients have recently planted many new shrubs and trees and are nurturing a lot of the plot into wildflower meadows which will result in significant bio-diversity net gain for the site.



## THE PROPOSED DWELLING - APPEARANCE

Our proposed design is based on classic Suffolk Arts and Crafts gable fronted country house vernacular with slim gable proportions, sweeping soft roofs and a generally artisan feel.



A simple palette of materials including locally referenced brickwork, clay tile roofs, stained weatherboarding, ochre render and simple fenestration will ensure the proposed replacement dwelling will harmonise with its location and result in a positive architectural statement.



## FLOOD RISK ASSESSMENT ECOLOGY/BIO-DIVERSITY

### FLOOD RISK ASSESSMENT

The site is located within Flood Zone 1 and therefore no flood risk assessment is required for the purposes of planning.



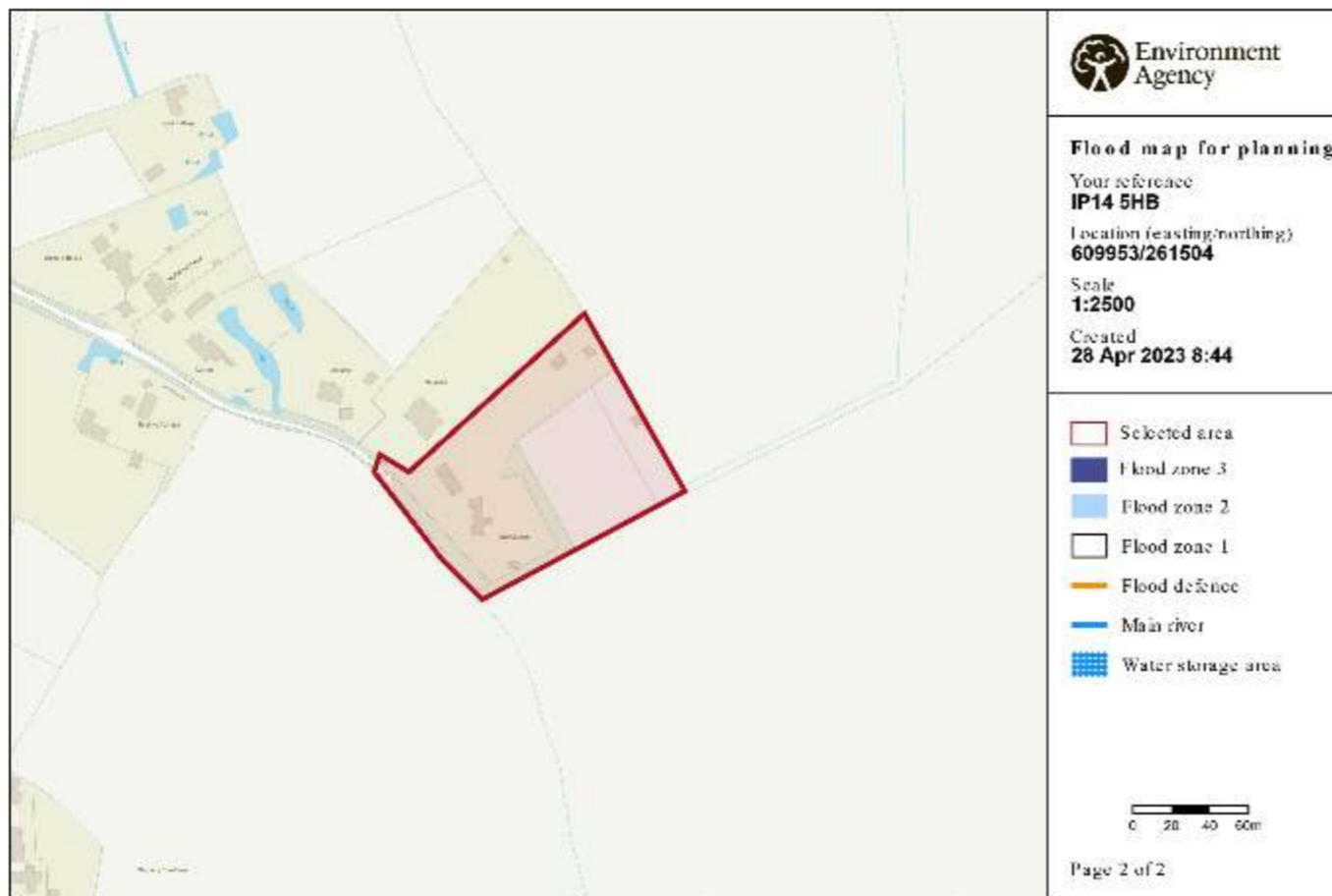
## Flood map for planning

Your reference  
**IP14 5HB**

Location (easting/northing)  
**609953/261504**

Created  
**28 Apr 2023 8:44**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**



### ECOLOGY/BIO-DIVERSITY/ARBORICULTURE

A Preliminary Ecological Appraisal accompanies this application.

An Arboricultural Survey and Report also accompanies this application.

Our clients do wish to enhance the site through appropriate bio-diversity net gain measures to include the installation of bird and bat boxes into the proposed dwelling as well as surrounding trees. In addition, lots of new wildlife-friendly hedgerows, trees, wildflower meadows and shrubs will be an integral part of the proposals.



## ENVIRONMENTALLY FRIENDLY AND 'FABRIC-FIRST' APPROACH TO CONSTRUCTION

The eco-vision for the proposed development is to build a sustainable home to reduce the impact on the environment and adapt better to climate change.

The aspirations for the project are:

- *To achieve lower running costs*
- *Minimise environmental impact*
- *Lower carbon emissions*
- *Lower energy use within the home*
- *Achieve high energy and water efficiency*
- *Achieve a high sustainability rating*



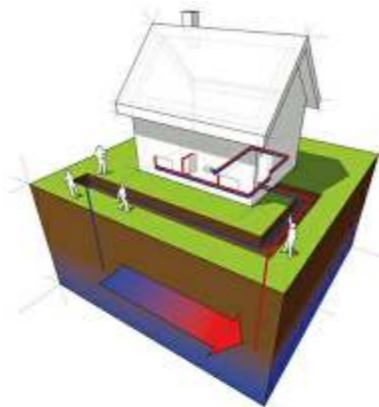
This combined with the latest in building technologies, high levels of insulation, natural solar gain and passive ventilation will ensure the proposed replacement dwelling meets not only the demands and expectations of today but will also meet emerging and increased legislation in future years.

Wider door openings, corridor widths and level thresholds are also intended to be installed throughout the dwelling both internally and externally so as to be in line with the basic guidelines on Lifetimes Homes Standards. This is in addition to the ground floor bedroom and bathroom which will further future proof this home for generations to come.

The construction of a replacement eco-dwelling at this location presents the opportunity to make a positive effect on the environment.



Highly Insulated Airtight Thermal Shell



Ground Source Heating



High Specification Glazing



Energy Efficient Lighting



Rainwater Harvesting



Low Flush WC's

SOME OF OUR PAST PROJECTS



## PERSONAL STATEMENT AND CONCLUSION



We consider this proposal presents a scheme which complies with current and relevant local plan policy and also accords with the sentiments set out in the NPPF.

We feel the proposal would be acceptable in terms of its scale, form, character and siting and will not cause any road safety or traffic generation problems.

The pattern, form and appearance and use of buildings and spaces are particular to each location and contribute to the unique sense of place and cultural identity.

Good design, as proposed herewith, should respect the character of its setting and make a positive contribution to reinforcing local distinctiveness where appropriate.

The physical characteristics of the scheme have been informed by a rigorous process of Assessment, Involvement, Evaluation and Design.

The adopted design solution responds to specific site constraints and opportunities and proposes a design of today.

The proposal respects the physical characteristics of the site and its surroundings, the building tradition, ordering, form and materials of the locality, the historic scale and context of the setting and the natural qualities and features of the area.

The proposal is highly sustainable, meeting the three dimensions of sustainable development detailed in the NPPF, namely:

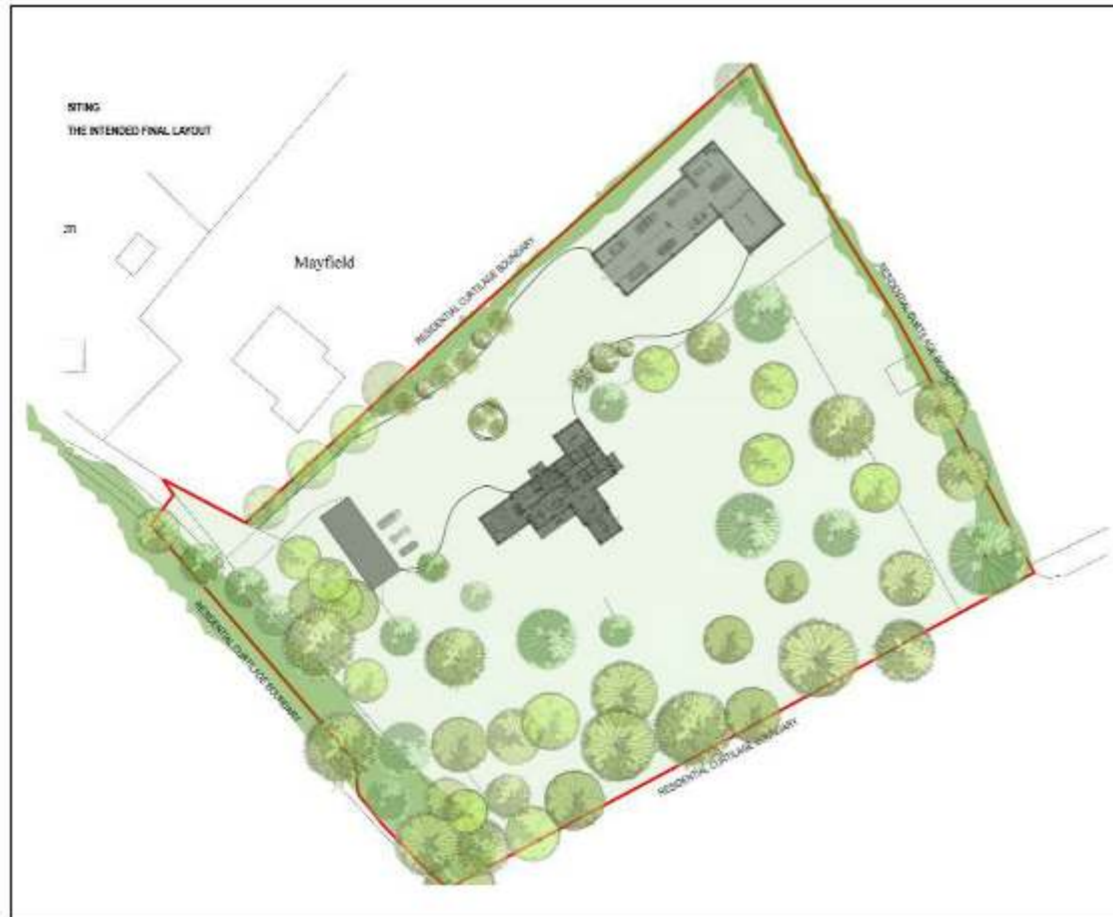
- **Economic**  
*It will ensure good use of sustainable land, provide employment for local trades people and material suppliers.*
  
- **Social**  
*It will support the local community by creating a high quality built environment which is accessible to local services.*
  
- **Environmental**  
*The proposed ethos of design excellence, the high quality of built form and surrounding landscaping will preserve and enhance the immediate environment and furthermore, the use of the latest 'green technologies' will ensure that prudent use is made of natural resources, thus minimising waste and pollution.*

ADDENDUM 1 - THE PRE-APPLICATION RESPONSE FROM BABERGH MID SUFFOLK COUNCIL





# PREAPPLICATION ENQUIRY DC/23/02101



Rose Cottage, Larters Lane, Earl Stonham, Stowmarket Suffolk IP14 5HB

Reference No: DC/23/02101

## Pre-application Enquiry

This advice is provided as part of the Council's pre-application advice service.

The advice provided here represents a professional officer opinion based on the material submitted and is given in good faith. The Council as Local Planning Authority must consider every planning application on its own merits after having regard to all material planning considerations. The advice provided here is not in respect of a planning application, has not been subject to public consultation or appropriate statutory consultations and is not necessarily accompanied by all the required supporting material and on that basis the advice is not binding on the Council as the Local Planning Authority.

This advice does not pre-determine the outcome of any subsequent planning application based on the submitted material and/or the Advice provided.

In providing this advice the Council is seeking to proactively and constructively provide support to potential applicants seeking to deliver sustainable development as encouraged by the Government within the National Planning Policy Framework [NPPF] and National Planning Practice Guidance [NPPG]

The Council is permitted to charge for this advice under the provisions of the Local Government Act 2003. The intention is to recover the cost of providing the service and not to deter applicants and their agents from engaging in pre-application discussions.



## The Proposal

### The proposed development is for:

Written Response Only- Proposed Replacement Dwelling and alternative design for approved Amenity Barn

### The supporting material comprises:

- Defined Red Line Plan - Received 03/05/2023
- Application Form - Received 03/05/2023
- Planning Statement inc. Proposed/Existing Plans and Elevations - Received 03/05/2023

### The Proposed Development and Site

The application site hosts Rose Cottage, a two-storey detached dwelling sited at the end of Larters Lane in Earl Stonham. The application site is large in size, with generous private amenity space surrounding the dwelling. The site benefits from dense established vegetation to its boundary which provides good screening and a strong sense of privacy.

The sites only immediate real neighbour is Mayfield, a detached dwelling that also lies on a generously sized plot to the northwest. Excluding this dwelling, the application site is otherwise surrounded by agricultural land.

Rose Cottage has previously been subject to planning application ref: DC/18/00791 which granted permission for a range of works on the site including the addition of single and two-storey extensions, alterations to fenestration, installation of dormers, alterations to external facing materials, erection of a balcony and a 4-bay cartlodge with annexe.

These works combined would significantly increase the size of the dwelling. Whilst the works/extensions to the dwelling have not been carried out, the 4-bay cartlodge has been constructed, as such, the permission has been implemented.



### Relevant Planning History

<b>REF:</b> DC/18/00791	Householder Planning Application - Erection of single storey and two storey extensions. Alterations to existing fenestration comprising installation of roof dormers and alterations to facing materials. Erection of first floor balcony; Erection of 4 bay cartlodge with annex accommodation (following demolition of existing garage).	<b>DECISION:</b> GTD 08.05.2018
<b>REF:</b> DC/21/04469	Planning Application. Change of Use from paddock to residential curtilage and erection of barn for purposes incidental to the enjoyment of Rose Cottage. Removal of 3no existing buildings.	<b>DECISION:</b> GTD 08.11.2021
<b>REF:</b> 0161/74/OL	Erection of dwellinghouse in replacement of existing cottage	<b>DECISION:</b> GTD 10.06.1975

### Planning Policy

#### Emerging Local Plan – New Joint Local Plan

The Joint Local Plan will replace the current Local Plan, for both Babergh and Mid Suffolk District Councils.

The Joint Local Plan has been at examination for review by an Inspector. Following a meeting with the Inspector in December 2021 it is proposed to split the plan into two parts.

Part 1 will include policies, setting out development which is acceptable, and restrictions to development. These Part 1 policies will then be reviewed and subject to change by the Inspector through examination. During this process the policies will gain more weight. This will mean they become more relevant when determining planning applications.

Once Part 1 of the Plan moves towards adoption, and then becomes adopted the Councils will have an up to date plan. This may affect the advice given in this pre-app enquiry.

Part 1 of the Joint Local Plan will be followed by the preparation of Part 2 as soon as possible. Part 2 will be an allocations document, detailing sites across the district for development.

You are advised to look at the progress of the Joint Local Plan as it comes forward. The new policies may impact on your proposal. Details are available on the link below:

<https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>

### National Planning Policy Framework (NPPF)

The NPPF was revised in 2021, and includes, at its heart, a presumption in favour of sustainable development, however this does not affect the statutory status of the development plan (Local Plan) as the starting point for decision making.

**The Council's Adopted Development Plan is:**

- The Mid Suffolk Core Strategy (2008) and Focused Review (2012)
- The Mid Suffolk Local Plan (1998) and Proposals Map

<https://www.midsuffolk.gov.uk/planning/planningpolicy/adoptedddocuments/midsuffolkdistrictcouncil/>

NB: Please note details regarding the Emerging Joint Local Plan, as above.

**Relevant Policies include:**

NPPF - National Planning Policy Framework

Mid Suffolk Core Strategy (2008) and Focused Review (2014)  
FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development  
CS01 - Settlement Hierarchy  
CS02 - Development in the Countryside & Countryside Villages  
CS05 - Mid Suffolk's Environment

Mid Suffolk Local Plan  
GP01 - Design and layout of development  
H08 - Replacement dwellings in the countryside  
H15 - Development to reflect local characteristics  
H16 - Protecting existing residential amenity  
H17 - Keeping residential development away from pollution  
T09 - Parking Standards  
T10 - Highway Considerations in Development

Emerging Joint Local Plan  
SP03 - The sustainable location of new development  
LP04 - Replacement Dwellings and Conversions  
LP08 - Self-Build and Custom-Build  
LP24 - Design and Residential Amenity

**Constraints**

The site is not a Listed Building and there are no Listed Buildings located near the site.  
The site is not within any defined Conservation Area.  
The site does not fall with any Special Landscape Areas.  
The site is located within Flood Zone 1, at the lowest probability of flood risk.  
There are no major constraints on the site.  
The dwelling lies in the countryside, beyond any defined settlement boundary.  
A public right of way runs through the application site.



**Consultation Responses**

None.



**Drawings/Plans**



**Advice:**

**Principle of Development**

As a preapplication seeking officer advice for a replacement dwelling and an alternative design to the a previously approved amenity barn, the proposal would be assessed with regard to policies GP01, H08, H15, H16, H17, T09 and T10 of the MidSuffolk Local Plan adopted 1998; policies CS1, CS2 and CS5 of the Core Development Plan adopted 2008, and NPPF.

With regard to the alternative design of the amenity barn, the principle of development is established via DC/21/04469 which was granted in November 2011 for the change of use from paddock to residential curtilage and erection of barn for purposes incidental to the enjoyment of Rose Cottage, and the removal of 3No existing buildings. Whilst the barn has not been constructed, demolition works and the change of use included within this approval have both been carried out, therefore the approval has been implemented.

In terms of the replacement dwelling, policy CS1 of the Core Strategy states: 'The majority of new development (including retail, employment and housing allocations) will be directed to towns and key service centres, but also with some provision for meeting local housing needs in primary and secondary villages, in particular affordable housing'.

All settlements not included within the Settlement Hierarchy list are designated as countryside and countryside villages and as such, development will be restricted to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy.

The application site is located outside of any defined settlement boundary, and whilst new dwellings in the countryside are generally resisted, given that this proposal seeks the replacement of an existing dwelling, the proposal would engage Local Plan Policy H08 and would be considered against the details of this policy.

Policy H08 of the MidSuffolk Local Plan relates to replacement dwellings in the countryside and states that favourable consideration will be given provided that the proposal, by virtue of its size and scale, does not detract from the character and appearance of its surroundings, its landscape, or continue a traffic hazard. Therefore, given the nature of the proposal, it is likely that the proposal would be acceptable in principle, subject to accordance with the details of policy H08.

The Emerging Babergh Mid Suffolk Joint Local Plan (JLP) has recently been open for consultation (March 2023) in relation to proposed modifications; this consultation period is however now closed. Whilst this document is unadopted to date, given its status, it is considered that policies of this plan are now relevant and added weight is afforded at this time.

Relevant policies of the Joint Local Plan include SP03, LP04, LP08 and LP24. SP03 relates to the sustainable location of new development, and similarly to policies of the adopted Mid Suffolk local plan (1998) aims to direct housing development within defined settlement boundaries.

Although contrary to SP03, the proposal would be considered in accordance with policy LP04 in principle, which denotes that proposals for replacement dwellings will be supported where the building to be replaced has a lawful use as a permanent residential dwelling, subject to details regarding design, impact on character, amenity and highway safety. Additionally, LP08 denotes that self build/custom build housing will be supported where proposals accord with other relevant policies.

The aims of these policies are therefore consistent with those denoted above of the Mid Suffolk Local Plan (1998), as such there is no conflict with these policies in principle.

The proposal therefore likely to be supported in principle, subject to accordance with the details of the relevant policies listed above.

### **Design and Layout**

#### Replacement Dwelling

Policies GP01, H13 and H15 of the MidSuffolk Local Plan relate to the development. Design in development which harmonises with the locality of the area is imperative; these policies ensure that design and layout is of a high standard, respects the character of the site and its surroundings, and complements the scale and density of surrounding development. Additionally, policy H08 states that replacement dwellings in the countryside will be considered on their own merits, with favourable consideration being given provided that the proposal, by virtue of its size and scale, does not detract from the character and appearance of its surroundings or landscape setting.

It should be noted firstly, the submitted drawings do not include scales, as such accurate measurements cannot be taken at this time. Nevertheless, this can still be judged based on comparison drawings between the existing and proposed.

The proposed replacement dwelling would be located near centrally in the plot facing northwest. It would be largely twostorey with some single storey elements. The dwelling includes great portions of glazing to the rear elevation and other features such as a chimney and timber framed porches are included. Proposed materials are not specifically denoted, however based on the drawings, these would appear to include a combination of render and timber boarding above a brick plinth.

When compared to the existing dwelling and the approved extensions (not yet erected), it is evidenced that the replacement dwelling would be of a similar size and scale, but would represent a more visually attractive dwelling. With regard to the details of policy H8, the dwelling would not detract from the character and appearance of its surroundings or landscape setting. The dwelling is of good design and would not constitute overdevelopment of the large plot. The proposal is likely to be supported in this regard.

Notwithstanding the above, it should be noted that the proposal would be more in character with the neighbouring properties, if the dwelling was moved down the plot closer to where Rose Cottage is currently positioned, and the orientation altered so the dwelling would be facing southwest. This would prove more inkeeping with the existing pattern of development to the northwest of the site. This would also have residential amenity benefits, discussed further below.

*NB: In order to avoid the erection of two separate dwellings on the site, in a location which a new separate dwelling would not generally be supported, the applicant would likely need to enter into a unilateral undertaking to ensure removal of the existing dwelling prior within an agreed timescale.*

#### Amenity Barn

The amenity barn was previously granted under application ref: DC/21/04469. This preapplication does not seek to alter the use of the barn, but seeks advice with regard to an amended design. Based on the details provided, the redesigned amenity barn would be of a similar scale to the

approved but would be a lesser size. The appearance of the barn would also represent an improvement to what was previously approved.

Confirmation of materials would be required with any future application. Whilst it is assumed that the use of the barn would remain as per the previous approval, this should also be confirmed.

NB: Conditions would be imposed on any future approval to again ensure that the amenity barn is utilised for purposes ancillary and incidental to the main dwelling.

### **The Historic Environment**

A proposal that includes the curtilage or setting of a Listed Building or works to a Listed Building must respond to this significant consideration. The duty imposed by the Listed Buildings Act 1990 imposes a presumption against the grant of planning permission which causes harm to a heritage asset. A finding of harm, even less than substantial harm, to the setting of a listed building must be given "considerable importance and weight". (*Bath Society v Secretary of State for the Environment* [1991] 1 W.L.R. 1303).

The site does not contain a listed building, nor are there any nearby designated heritage assets which require consideration.

### **The Natural Environment and Landscaping**

The proposed block plan denotes changes to landscaping and planting, with alterations to the driveway and additional planting to the rear of the dwelling shown. Proposed landscaping/layout plans should denote precise details with regard to landscaping materials and species of new planting. No concerns in this regard are however raised at this stage and new/additional planting is favourable.

Clarification should be provided as to whether trees would be affected or need to be removed in order to carry out any of the proposed works.

With demolition of the existing dwelling required, ecological surveys must be carried out to determine whether priority or protected species are present in the dwelling and whether demolition would prove harmful in this regard.

The Councils Ecologist would be consulted with any future application, and should an objection be raised, these would need to be addressed accordingly.

### **Highways, Access and Parking**

Space around buildings needs to meet many requirements: amenity, play, social and movement. Parking is one of these to meet the requirements of a modern functional development. The design should reflect this and be a liveable space, which also accommodates vehicles in a manner that creates an attractive public realm and reinforces the local character and distinctiveness.

The sites existing access and 4-bay cartlodge, as approved under DC/18/00791, would be retained with no alterations proposed. The proposed site layout plan indicates that the driveway would be extended; this would provide substantial space and there would be significant parking and turning/manoeuvring areas on-site.

Based on the details submitted, the proposal would likely provide sufficient on-site parking provision and turning/manoeuvring space in accordance with the Councils adopted parking standards (SCC Suffolk Guidance for Parking 2019). Suffolk County Council as the Highways Authority would be consulted on any future proposal, however.

#### **Residential Amenity, Safe and Secure Communities**

Proposals must ensure that they do not materially and detrimentally reduce the amenity and privacy of nearby residential dwellings. The proposed replacement dwelling would stand near centrally in the plot and would seemingly be a considerable distance from the neighbouring dwelling, although precise measurements cannot be taken at this time. Additionally, the site appears to benefit from large dense trees and vegetation to its northwestern boundary which seem to greatly screen the neighbouring site.

Full plans/elevations of the alternative barn design would be required; however based on the details provided, it appears that the revised barn would be of a similar scale to what was previously approved, but to a lesser size. The location of the barn would also be as per the previous approval, in the northern corner of the site.

Given this, it is considered unlikely that the proposal would have a significant adverse impact on residential amenity of any nearby neighbours. Should an application come forward, a full assessment in this regard will be made during a site visit, however, based on the above, the proposal is likely to be acceptable.

NB: As above, it is considered that repositioning the dwelling further southwest would have benefits with regard to design and layout, ensuring that the proposal is more inkeeping with the existing pattern of development. Furthermore, this would also result in benefits to residential amenity, as the dwelling would be set further from Mayfield and due to the shift in orientation, potential overlooking from first floor windows would be further reduced.

#### **Public Rights of Way**

A public right of way runs through the application site, adjacent to the southwestern boundary. No alteration or obstruction of the footpath should occur and the Councils Rights of Way Team would be consulted on any future application.

#### **Conclusions/ Planning Balance**

The proposal, for a replacement dwelling in the countryside, is likely to be supported in principle, subject to accordance with the details of the relevant policies.

Full scaled drawings of the proposed replacement dwelling would be required at application stage; however, based on the details provided, it is considered that the dwelling would be larger than the existing dwelling, but when considering the extension works approved (as per the implemented permission), the dwelling would be of a similar size and scale.

The proposal is of good design and would constitute betterment of the existing/approved works to the dwelling. The proposal is therefore likely to be considered acceptable, in accordance with policy H08.

Based on the available details, there are unlikely to be significant impacts on highway safety and the proposal is unlikely to have a significant adverse impact on residential amenity of any nearby neighbours.

On the basis of the above considerations and conclusions, should you wish to proceed with a full planning application, the proposal would likely receive Officer support.

### Planning Risk Assessment

This advice is based on an Officers informal opinion only and made without prejudice to the formal determination of any application. If you want a formal opinion, then a formal planning application will need to be submitted with its associated supporting documentation, plans and fee.

All applications will be subject to consultation and publicity, and any proposal may be subject to a call in by a Councillor for determination at Development Control Committee.

### Expected Supporting Material in the Event of a Planning Application

Our Joint Local Validation Checklist sets out the details required for each application and this is available at <https://www.babergh.gov.uk/planning/development-management/apply-for-planning-permission/national-and-local-validation-requirements/>. However on the basis of the information provided I would particularly draw your attention to the need to provide:

- Application Form (Full Application)
- Defined Red Line Site Plan
- Proposed and Existing Plans and Elevations
- Proposed and Existing Block Plans
- Design and Access Statement
- Land Contamination Report
- Ecological Surveys
- Details of Access and Parking Areas
- Landscaping Plans
- Material Schedule
- Details for Unilateral Undertaking

This is not an exhaustive list of all documents and information which need to support your application, as mentioned above please consult the Joint Local Validation Checklist.

- For Householder development (not suitable for joint Listed Building Application) you can submit electronically on our website <https://www.midsuffolk.gov.uk/planning/development-management/apply-for-planning-permission/>
- For all types of development you can submit electronically via the Planning Portal [https://www.planningportal.co.uk/info/200232/planning\\_applications](https://www.planningportal.co.uk/info/200232/planning_applications) (please note that applying via this site may incur a submission charge)
- For all types of development you can download the relevant application form from the Planning Portal and send to us by email or post [https://www.planningportal.co.uk/info/200126/applications/61/paper\\_forms](https://www.planningportal.co.uk/info/200126/applications/61/paper_forms)

### Application Progress

If you submit a formal application we recommend you track its progress by searching using your application reference on our [Public Access webpage](#) and reviewing any comments received.

Technical Consultees are expected to provide formal comments within 21 days from the validation date but may do so sooner. By tracking the progress of your application this can allow you to review comments and provide any additional information during the course of the application.

Note: Pre-applications are not available to search online.

You can register and sign up to receive alerts for your application and any others in your area. Details of how to register can be found on our website via this link:

<https://www.babergh.gov.uk/assets/DM-Planning-Uploads/Idox-PA-3.1-for-Planning-User-Guide.pdf.pdf>

### Contributions

#### Community Infrastructure Levy

Applications for development are subject to Community Infrastructure Levy (CIL).

All new build development over 100sqm (internal), including residential extensions and annexes and all new dwellings regardless of size must pay CIL.

CIL is payable on Permitted Development as well as Planning Permission development

CIL is payable when the development is commenced and you must notify of commencement using the appropriate forms

Failure to submit a Form 6 Commencement Notice and give a minimum of 1 day's notice of commencement will result in the loss of exemptions, relief and/or the right to pay CIL by instalments.

As part of any application you will need to submit the appropriate CIL form. Further information is available on our website:

<https://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>

The CIL forms are also available online:

[https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5)

The phasing of community infrastructure levy (CIL) payments may be very important to your cash flow and viability of a development, especially for major developments and any development with Self Build Housing aspirations. If it is intended at any time that your development will be phased then you will need to ensure such phasing is expressly detailed in the planning application prior to determination. You should ensure phasing is clear within the description of development, any conditions imposed and any planning obligations. You will need to also ensure the planning case officer is fully aware of the intention to phase the development and include a phasing plan that shows the relevant phases of the development as well as a clear linear sequence of such phases that would align with the phasing of CIL payments you would find acceptable.

### Building Control

Pre-application advice is also available from our Building Control Team. Find information online: <https://www.midsuffolk.gov.uk/building-control/> or contact the Building Control Manager, Paul Hughes, on 01449 724502. We can offer specialist support, local knowledge and a quality service with expert independent and impartial advice.

Charges include access to the surveyor appointed for any query that may arise before or during construction as well as a tailored inspection regime including inspections which only need to be booked by 10am on the day the inspection is required.

We can also provide carbon emission / fabric energy efficiency calculations at pre-application stage to support planning applications and the necessary Part L calculations and Energy Performance Certificates for Building Regulations compliance and our partners at LABC Warranty can offer a very competitive warranty for all new dwellings which we would be happy to provide further details for / liaise with on your behalf.

### NOTES

Please note that any advice provided by the Council's Officers is informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it will not constitute a formal response or decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity. Although the Case Officer may indicate the likely outcome of a subsequent planning application, no guarantees can or will be given about the decision.

This advice is based on the information provided, background details and constraints at the current time. These circumstances can change and this may affect the advice you have received. You may wish to seek confirmation that the circumstances have not changed if you are considering submitting an application and any substantial amount of time has passed since the date of this advice.

**Alex Breadman**

Planning Officer

Tel: 01449 724636

Email: alex.breadman@baberghmidsuffolk.gov.uk

30th May 2023



Any questions please contact us