



This statement has been produced in support of a full planning application by Mr Francis & Mrs Heasley proposing the erection of a single storey dwelling and associated works on land adjacent to Mildmay Lodge, Pound Hill, Bacton, Stowmarket, IP14 4LP.

PHYSICAL CONTEXT

The application site comprises an area of approximately 920m² located to the front of Mildmay Lodge. The existing access to Mildmay Lodge will be used for the proposed single storey dwelling.

The boundary of the application site is formed by hedges plus close boarded fences.

The site is located within easy reach of public transport and local services. The site is in walking distance of a school / pre school, plus the Bull Inn public house.

The bus stops provides a regular and frequent service to Stowmarket town centre.

BIODIVERSITY SURVEY AND REPORT

There are no records or any evidence of any protected species or habitat at the site or on adjacent land.

FLOOD RISK ASSESSMENT

The Environment Agency Flood Maps confirm that the application site is located within Flood Zone 1 where all types of development are acceptable. Therefore, in this case a Flood Risk Assessment is not necessary.

HERITAGE STATEMENT

The application site is not within a conservation area and the proposed dwelling will not affect the setting of any listed buildings. No archaeological sites, Scheduled Ancient Monuments or any other designated heritage assets will be affected by the development.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF sets out the Government's planning policies. At the heart of the NPPF is a presumption in favour of sustainable development.

The proposed development meets each of the three dimensions of sustainable development set out at paragraph 7 of the NPPF. First of all, the construction of the dwelling will meet the economic role of sustainable development by generating local jobs in the building trade during construction and by contributing to the local economy by helping to sustain the viability of local services in the village.

Furthermore, the proposed dwelling will also meet the social role of sustainable development by helping to meet the need for new homes in the area.

In addition, the development accords with the environmental role of sustainable development. The application site is within walking and cycling distance of local services and facilities, and within short reach of public transport links to Stowmarket town centre, local schools and employment opportunities. Consequently, future occupants of the dwellings would not be dependent on the private car for access to services and therefore the development would help to reduce emissions and mitigate climate change.

MID SUFFOLK LOCAL PLAN

The site is located within the physical limits boundary where the strategic policies of the local plan provide a presumption in favour of new housing development.

The proposals would provide the following:

- The erection of a dwelling on the site would not result in a cramped form of development. The indicative layout plan clearly demonstrates that the site can easily accommodate a dwelling with adequate garden space and car parking. The plot size of the dwelling would be commensurate in size with that of other dwellings in the locality.
- The proposal would not significantly impact on the residential amenity of the occupants of nearby properties. The proposed dwelling could be designed and sited to ensure that it did not result in any loss of light to adjoining dwellings.
- The development would be well related to adjacent properties and would have an acceptable spatial relationship with its surroundings.
- The proposal will make a more efficient use of land which is in a sustainable location.

CONCLUSIONS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (As amended) requires planning decisions to be made in accordance with development plan unless material considerations indicate otherwise.

In this case, the proposed development accords with the objectives of current relevant development plan policies.

The NPPF is a material consideration in the determination of planning applications and provides a presumption in favour of sustainable development. The preceding paragraphs have already demonstrated that the proposal meets each of the three dimensions of sustainable development set out at paragraph 7 of the NPPF.

The proposed dwelling would not cause any material harm to residential amenity, townscape character, highway safety or any interest of acknowledged importance.

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