



Phil Cobbold
Planning Ltd

42 Beatrice Avenue Felixstowe IP11 9HB
info@philcobboldplanning.co.uk
www.philcobboldplanning.co.uk
01394 275431

TOWN AND COUNTRY PLANNING ACT 1990
ERECTION OF DETACHED DWELLING
LAND AT CORAM HOUSE, CORAM STREET, HADLEIGH.

Planning Statement
Incorporating
Design And Access Statement
And
Local Validation Requirements Statement

Ref: 2954 Rev A
December 2023

INTRODUCTION

1. This Planning Statement has been produced in support of a planning application proposing the erection of a detached dwelling on Land at Coram House, Coram Street, Hadleigh.
2. The following report is in three sections. The first part deals with the Council's Local Validation Requirements for planning applications. The second part is a Design and Access Statement as required by the Town and Country Planning (Development Management Procedure) Order 2015. The final part is a Planning Statement which sets out the relevant national and local planning policies and other material considerations.

LOCAL VALIDATION REQUIREMENTS STATEMENT

Affordable Housing

3. The proposed development is below the threshold for affordable housing.

Biodiversity

4. There is no evidence or records of protected species or habitat at the site. The land has previously been used as part of the domestic garden of the host property.
5. The only pond near the site is located adjacent to the junction of Coram Street with the A1071. That pond is separated from the site by a number of other properties. The development of the application site as proposed would have no impact whatsoever on that pond.
6. The mature trees on the site will be retained except for one small Poplar as shown on the Arboricultural Implications Plan. The tree will be felled during the winter months when trees are not used by nesting birds or for bat roosts.
7. Consequently, the proposed development will not affect any protected species.

Car Parking

8. The dwelling will be provided with a double garage, in front of which will be two car parking spaces. The level of car parking proposed accords with the Suffolk Parking Guidelines.

Drainage

9. The proposed dwelling will be connected to the mains sewer if achievable. Alternatively, a private treatment plant will be installed. Surface water will discharge to soakaways.

Flood Risk

10. The Environment Agency Flood Maps confirm that the site is located within Flood Zone 1 where all types of development are acceptable.

Heritage

11. The application site is not within a conservation area. There is a listed building in the vicinity of the application site known as Coram Street Farmhouse which is listed grade II. Its position relative to the site is shown on the plan produced below.



12. Paragraph 194 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected by a development. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential of that impact on the significance.
13. Annex 2 of the NPPF defines 'Significance (for heritage policy)' as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*
14. Annex 2 of the NPPF defines the setting of a heritage asset as *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*
15. In this case, the listing description for Coram Street Farmhouse states:
- "Probably C17 timber framed and plastered, roofs tiled. Central chimney stack. Flush frame casements with horizontal glazing bars. 6-panel door. Gabled porch."*
16. The listing entry is considered to be sufficiently detailed to describe the significance of the building.
17. Paragraphs 201 and 202 of the NPPF set out the considerations when determining applications for development affecting heritage assets.
18. Paragraph 201 states in part *"Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.."*
19. Paragraph 202 of the NPPF states *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be*

weighed against the public benefits of the proposal, including securing its optimum viable use”.

20. In this case, given the separation distance and intervening buildings between the listed building and the application site, it is considered that the proposed development would not cause any material harm to the setting or significance of Coram Street Farmhouse.

DESIGN AND ACCESS STATEMENT

Physical Context

21. The application site consists of an area of former garden land. There are dwellings to the west and south of the site. The application site is positioned with a group of 15 dwellings at the Western end of Coram Street, close to its junction with the A1071.

Use

22. The proposed residential development of the site is justified on the basis that the scheme represents a more efficient use of land in a sustainable location.

Amount

23. The development of development reflects the density of existing and recently approved development nearby.

Layout

24. The layout of the development has been sensitively and carefully designed to ensure an acceptable relationship between the proposed dwelling and the existing properties adjacent to the site. The layout provides a satisfactory level of amenity space together with adequate car parking in accordance with the Highway Authority's Suffolk Parking Guidelines.

Scale & Appearance

25. The proposed dwelling is a bespoke design. Its scale and appearance reflects traditional vernacular architecture and incorporates building materials which are traditional to Suffolk. The scale and appearance of the dwelling are consistent with the local context.

Landscaping

26. The layout plan provides an illustration of the landscaping strategy for the site. Precise details of planting, hard-surfacing and boundary treatment can be dealt with by way of a planning condition.

Access

27. Access to the site will be via the existing access drive from Coram Street as illustrated on the submitted layout plan.

Connectivity

28. The application site is a short cycling distance from a wide range of shops, services, leisure activities and employment opportunities in Hadleigh.

PLANNING STATEMENT

29. 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.
30. In this case, the development plan consists of Part 1 of the Babergh and Mid Suffolk District Local Plan.
31. The National Planning Policy Framework (NPPF) is a material consideration.

Development plan

32. Policy LP01 of the Joint Local Plan makes provision for infill windfall development on sites in the countryside that are within clusters of 10 or more dwellings. The objective of this policy

is to provide housing in rural areas without detriment to the character or appearance of the area.

33. Paragraph 119 of the Inspectors Report on the Joint Local Plan makes it clear that what could be considered appropriate under this policy will need to be a matter of planning judgement, to be determined on a case by case basis. The policy defines infill as the filling of a small undeveloped plot in an otherwise built up highway frontage. In this case the site does not form part of a built up highway frontage, however the proposal would not harm the character or appearance of the area and so would not conflict with the objective of policy LP01.

34. Policy LP01 of the Joint Local Plan appears to be copied from policy DM27 of West Suffolk Councils Joint Development Management Policies Document. That policy states:

35. *“Proposals for new dwellings will be permitted in the countryside subject to satisfying the following criteria:*

(a) The development is within a closely knit cluster of 10 or more existing dwellings adjacent to or fronting an existing highway;

(b) The scale of development consists of infilling of small undeveloped plot by one dwelling or a pair of semi-detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continues built up frontage. Permission will not be granted where a proposal harms or undermines of visual important gap that contributes the character distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety”.

36. Policy DM27 was adopted by West Suffolk Council in February 2015. Since then, that policy has been the subject of numerous Appeals. Inspectors consistently take the view that it is the objectives of policy DM27 (to protect the quality and character of the countryside) which is the determining factor and not whether the development is fully in accordance with the precise wording of the policy. The following is a list of Appeal decisions illustrating this fact.

- APP/F3545/W/20/3244428
- APP/F3545/W/23/3315881
- APP/E3525/W/15/3139957
- APP/E3525/W/16/3145915

National Planning Policy Framework (NPPF)

37. The NPPF sets out the Government's planning policies and is a material consideration in the determination of planning applications. At the heart of the NPPF is a presumption in favour of sustainable development.
38. Paragraph 8 of the NPPF describes the three objectives of sustainable development as economic, social and environmental and states that these dimensions give rise to the need for the planning decisions to produce economic, social and environmental benefits.
39. The proposed development would fulfil each of the three objectives of sustainable development. Firstly, it would meet the economic objectives as the residents of the development would help to sustain and improve the vitality and viability of local shops, services and facilities in Hadleigh and other villages nearby. Secondly, the development would benefit the local economy by generating local jobs in the building trades during construction.
40. The development would meet the social objective of sustainable development by providing new family home in an area where there is a general demand for more housing. It would also help the Government's objective to significantly boost the supply of new homes (paragraph 60 of the NPPF).
41. The development of the site would also accord with the environmental objective of sustainable development. The site is within cycling distance of local shops, services, leisure facilities, employment opportunities and public transport connections in Hadleigh. Consequently, future residents of the dwelling would not be wholly reliant on the use of the private car for access to services or employment and therefore the development of the site would help to reduce vehicle emissions and mitigate climate change.

OTHER MATERIAL CONSIDERATIONS

42. Planning decisions and Appeals for similar development in similar circumstances are material considerations. In this case, Appeal decision APP/D3505/W/22/3305342 relating to application DC/22/01499 is a material consideration. The Appeal concerned the Council's decision to refuse planning permission for a single-storey dwelling on land north of Coram Street. The Appeal was dismissed solely on the basis of its effect on the setting and significance of Coram Street Farmhouse which is a grade II listed building. In considering

whether the site was a suitable location for housing having regard to the accessibility of services and facilities, the Inspector stated at paragraphs 8 and 9 of their decision letter:

"8. The site lies around 2km from the town of Hadleigh which has a wide range of services and facilities. There are no footpaths or streetlights between the site and the town. Therefore, future occupants may not be able to walk safely to the town. However, given the limited distance to the town, it would be cyclable.

9. Moreover, given the range of services and facilities in Hadleigh, it is unlikely that future occupiers would travel further from the town for daily requirements. Therefore, the site would provide adequate accessibility to services and facilities".

43. The Inspectors conclusions regarding accessibility equally apply to this site.

CONCLUSIONS

44. A very recent Appeal decision on land in the vicinity of the Appeal site is material to this application. The Inspector handling that Appeal opined that the site was an appropriate location for housing having regard to the accessibility of local shops, services and facilities.

45. Policy LP01 of the Joint Local Plan is also a material consideration. It permits infill development in the countryside with clusters of 10 dwellings or more. Whilst the proposal does not wholly accord with the Local Plan definition of 'infill' as the site does not have road frontage, the development accords with the objective of the policy as it will not cause material harm to the character or appearance of the area.

46. The proposed dwelling has been carefully and sensitively designed. It respects and reflects Suffolk Vernacular architecture and would enhance the visual amenity of the area.

Phil Cobbold BA PGDip MRTPI

December 2023