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Our ref: E1039.C1.Let01  
09<sup>th</sup> January 2024

Dear Sir / Madam,

OUTLINE PLANNING APPLICATION FOR A SELF BUILD DETACHED BUNGALOW – LAND TO THE REAR OF ‘SPOONERS’, WOOLPIT HEATH

This outline planning application is for the development of a self-built single-storey house on curtilage land to the rear of the property ‘Spooners,’ in Woolpit Heath. There is an existing access to the application site from The Heath which will serve the new house.

This application is a resubmission of planning application DC/23/03346. This application is resubmitted following the adoption of the Babergh Mid Suffolk Joint Local Plan Part 1 (JLP) by Mid Suffolk on 20<sup>th</sup> November 2023 which provides policy support for this proposal. The reason for the refusal given for application DC/23/03346 was that the development did not accord with Policy CS2 of the now superseded Mid Suffolk Core Strategy (2008), and it was suggested that the proposal did not accord with policy SP03 of the JLP. However, the application site is within the Woolpit Neighbourhood Plan Settlement boundary, which has been confirmed by the planning authority to be a relevant settlement boundary for Part 1 of the JLP, and therefore is categorised as a sustainable location for new housing development.

The principle of development has been confirmed by the grant outline consent on 23<sup>rd</sup> November 2023 under application refence; DC/23/04428. This outline consent granted permission for the development of a bungalow on the land to the rear of Acorns in Woolpit Heath which is only 300 metres from the application site. This application was found to be supported by the policy SP03 of the JLP which permits housing development within a defined settlement boundary. When considering this application, the LPA confirmed that; “The Woolpit Neighbourhood Plan was adopted into the development plan on 31st October 2022 and this site lies within its settlement boundary, as defined on the policies map. Therefore, this supports the principle of development within this settlement boundary.”

Evolution Town Planning Limited

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The JLP was adopted on the 20th November 2023. This new local development plan was confirmed on the 23rd November 2023 under outline consent DC/23/04428 to support for applications for development on sites which are within an adopted neighbourhood plan settlement boundary. The application site is entirely within the Woolpit Neighbourhood Plan settlement boundary, therefore, under the JLP this is an appropriate location for small-scale housing which seeks to meet local housing needs.

As with the nearby approved scheme, this proposal puts forward a plot for an attractive single-storey dwelling, with space for a good-sized garden, car parking and a spacious house which benefits access onto The Heath. A bungalow is in keeping with the style and character of the surrounding houses which are also predominantly single storey. This is shown in the indicative site plan submitted with this application. The indicative site plan has been amended since the previous submission to provide a higher level of amenity for the existing house, providing more garden area.

The application site is approximately 0.08 ha in size, including access to the highway, and is currently occupied by existing outbuildings which are ancillary to Spooners; a bungalow fronting The Heath. Both Spooners and the new house have sufficient parking and turning space and both retain large gardens and amenity areas.

This application suggests a self-build bungalow. It has been recently confirmed at appeal APP/W3520/W/23/3316136 that the planning authority is significantly below its statutory self-build target. When assessing a proposal for self-build housing, this failure to meet the target number of self-build homes was a significant factor when assessing proposals and led to consent being granted for a proposal which was found to otherwise not conform with the local development plan. Given this application does conform with the local development plan in other areas, this proposal should be strongly supported as it will help contribute to addressing this shortfall.

This planning application is in outline with full details submitted of the vehicular access. This application seeks permission for the principle of a self-build bungalow on the site. The layout, scale, appearance, and landscaping of the bungalows will be decided in a later Reserved Matters application. An indicative site plan has been submitted with this outline application. This house would provide a floor area of approximately 100 sqm which would provide a spacious two-bedroom house which is a house size stated to have a high level of local need in the Woolpit Neighbourhood Plan.

This proposal offers:

- A housing site for a self-build bungalow within the settlement boundary of Woolpit Heath, as defined in the Neighbourhood Plan. Woolpit Heath is very well related to the settlement of Woolpit, which as a highly sustainable settlement which can provide residents with many of their day-to-day services and facilities, and as such, this site will contribute to enhancing and maintaining the viability and vitality of Woolpit.
- The delivery of development in a similar form to the recently permitted and built developments around Woolpit Heath, which has been accepted as having minimal visual or amenity impact and would improve the visual appearance of the site. The proposed bungalows will be situated among other houses and bungalows and will complement the character of the area without harm to residential amenity or the character of the area;
- Economic benefits through the construction of a house.
- The population demographics of the district show the need for houses suitable for older people.

We enclose the following documents with this application:

1. Planning Application Forms;
2. This Covering letter – Ref E1039.C1.Let01;
3. Planning Statement – Ref E1039.C1.Rep01;
4. Location Plan and Indicative Site Plan– Ref TL-4846-21-1As;
5. Contamination Assessment – Goldfinch Environmental Ref 0881/1;
6. Ecology Assessment – Nocturnal Bat Survey Report – Biome Consulting
7. Bat Mitigation Strategy Report – Biome Consulting

We trust that this is sufficient for you to progress this application and we will be in touch when an officer has been allocated.

Yours sincerely



**SAM STONEHOUSE**  
SENIOR PLANNER  
EVOLUTION TOWN PLANNING LTD