



# PLANNING STATEMENT

In respect of an outline planning application for the erection of a detached dwelling and associated works at:

Shurland, London Road, Capel St Mary, Ipswich, IP9 2JJ

## CONTENTS

<b>1.0</b>	<b>Introduction</b>	<b>3</b>
<b>2.0</b>	<b>The Site</b>	<b>4</b>
<b>3.0</b>	<b>The Proposal</b>	<b>5</b>
<b>4.0</b>	<b>Planning History</b>	<b>6</b>
<b>5.0</b>	<b>Planning Policy Context</b>	<b>6</b>
<b>6.0</b>	<b>Planning Considerations</b>	<b>7</b>
<b>7.0</b>	<b>Planning Balance</b>	<b>13</b>

## 1.0 Introduction

- 1.1 This statement is prepared in support of an application for outline planning permission for the erection of a detached dwelling on land at Shurland, London Road, Capel St Mary.
- 1.2 It will consider the planning policy position and provide an overview of the relevant material considerations relating to the proposed development.
- 1.3 The extract below shows the location of the site relative to nearby development.



**Image 1: Location Plan**

- 1.4 Further to this Supporting Statement, the application is supported by a suite of documents including plans prepared by RGP Building Design and Energy Consultancy, a Groundsure report, Land Contamination Questionnaire and a copy of the Flood Map for Planning.

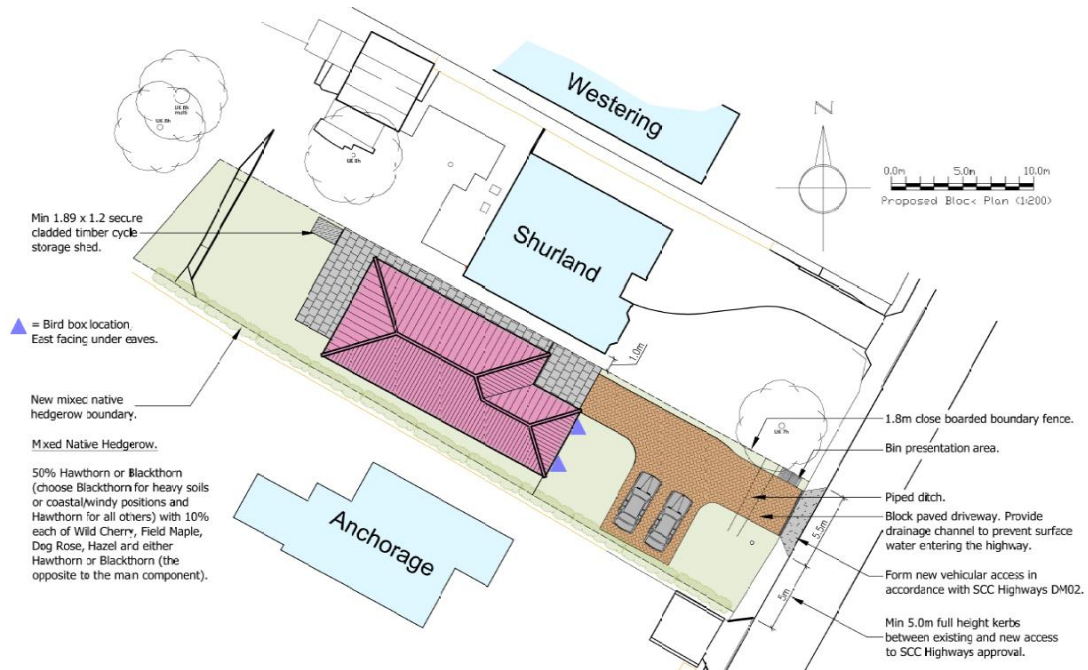
## **2.0 The Site**

- 2.1 Shurland is a detached bungalow located to the west side of London Road and which benefits from a deep rear garden that backs on to the Persimmon Homes development.
- 2.2 The property lies in a built up residential area. To the north and south are other residential dwellings set out in linear form onto London Road. There are a number of examples of infilling of side gardens that have been carried out in the locality of the site, contributing to the streetscene through a continuation of that linear form.
- 2.3 The property lies within the Built Up Area Boundary (BUAB) of Capel St Mary, though the BUAB cuts through the rear garden of Shurland. The new Persimmon Homes development beyond the site was, therefore, carried out on land that lies outside the BUAB. That development has added significantly to the built up nature of the locality, extending as it does well beyond the rear of Shurland to the east and north. Capel St Mary itself offers a range of facilities and services including shops, a primary school, medical practice (including pharmacy), community centre and various businesses. It is well served by local bus services also.
- 2.4 The site itself forms the side garden area of Shurland and would effectively see the site subdivided from front to back towards the centre of the existing plot. An existing extension to the side of Shurland is proposed to be removed to facilitate this subdivision.
- 2.5 Vehicular access to Shurland is currently from London Road. London Road itself is accessed off the A12 from the north, with the historic link to the south having long since been closed off (effectively making London Road a no-through road).
- 2.6 The site is not constrained by any existing landscape designations nor is it a listed building. There is no conservation area designated in the area.
- 2.7 The land also lies wholly within Flood Zone 1 and is thereby not at risk of flooding. The land is also not subjected to surface water flood risk.
- 2.8 As an established residential dwelling, there are readily available services available to the land.

### 3.0 The Proposal

3.1 The application seeks outline planning permission for a new single storey dwelling. The access to the site is to be considered as a matter of detail, with all other matters reserved.

3.2 The extract below shows how a new dwelling could be accommodated on the land.



3.3 Whilst the scale and layout of the new dwelling are not for consideration at this stage, the indicative layout above shows that a new dwelling can readily be accommodated on the site and provide for significant garden areas for both the new and existing dwellings. The provision of parking to the front of the site is entirely consistent with the pattern of development locally and will facilitate parking and turning space that accords with adopted standards.

3.4 The new access is set away from adjacent accesses and will enable the existing access to be retained for use by Shurland. Visibility here is very good, with the road being straight and a pavement along the entirety of the site frontage. It is, therefore, clear that safe and suitable access can be delivered here.

3.5 The proposal represents infill development and, given the scale of both adjacent properties, is proposed to be a single storey dwelling.

#### **4.0 Planning History**

4.1 A review of the Council's online planning history identifies no planning history related to the property known as Shurland or any of the land associated with it.

#### **5.0 Planning Policy Context**

5.1 The revised National Planning Policy Framework was published in December 2023. It sets out the Government's planning policy and is a material consideration when determining planning applications. The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers to interpret the NPPF.

5.2 The Council has recently adopted their new Joint Local Plan (JLP) Part 1. The following policies from the JLP are considered to be relevant to this proposal:

- SP01 – Housing Needs
- SP03 – The Sustainable Location of New Development
- LP15 – Environmental Protection and Conservation
- LP16 – Biodiversity & Geodiversity
- LP17 – Landscape
- LP19 – The Historic Environment
- LP23 – Sustainable Construction and Design
- LP24 – Design and Residential Amenity

5.3 These policies will be considered, wherever relevant, in the following chapter of this statement.

## 6.0 Planning Considerations

### Principle of Development

6.1 Paragraph 10 of the Revised NPPF states *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*.

6.2 The site lies within the BUAB of Capel St Mary such that the principle of a new dwelling here is not at question. The adoption of the Part 1 of the JLP does not change the principle of development within the retained settlement boundaries, with policy SP01 stating that:

*“The principle of development is established within settlement boundaries in accordance with the relevant policies of this Plan”*.

6.3 As such, the principle of development is found to be entirely appropriate here.

6.4 In light of the principle of development not being at question, the main issues in considering this proposal are the physical impacts of the proposal on important material considerations. These impacts are, therefore, considered below.

### Design and Layout

6.5 Chapter 12 of the National Planning Policy Framework (NPPF) sets out the Government’s aims to achieve well-designed places. It states (paragraph 131) that:

*“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”*.

- 6.6 Policy LP24 of the JLP seeks to ensure the delivery of high-quality design. It provides a lengthy set of criteria that aim to secure this objective. The application of this policy to all development proposals is noted, but it is to be recognised that there are elements of the policy which will not apply to each and every proposal (the layout considerations for a new housing estate will, obviously, be very different to those that result from an extension to a dwelling and the criteria should therefore be applied proportionately). What follows is, therefore, an assessment of the proposal relative to the general (applicable) criteria in the policy rather than an assessment of each individual criteria in turn.
- 6.7 The site sits within a part of the village where there are already examples of infill development in the immediate vicinity of the site. Indeed, that development has settled comfortably into the surroundings such that it is not readily apparent which properties here are those which originally existed and which are those that have been added over time. In that respect, it has been demonstrated that infill development can be accommodated here without significant detriment to the pattern of development or the streetscene.
- 6.8 The proposed dwelling would fully reflect the pattern of development here. Whilst the details of the appearance, scale and layout are not submitted at this time, it is clear that a new dwelling can be accommodated here in a manner that would be respectful to the surroundings. The proposal results from a robust assessment of the site and surroundings, and there appears to be no sound reason to consider that a new dwelling would not be designed here to reflect local distinctiveness and to sit comfortably in the streetscene.
- 6.9 The site is also of a size that can readily accommodate the new dwelling without harm to the amenity of adjacent properties.
- 6.10 The proposal seeks permission for the formation of a new access onto London Road would be served. Paragraph 115 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. According to [www.crashmap.co.uk](http://www.crashmap.co.uk), vehicular crash data reveals that within the last 20 years the road outside the site has not been subject to any form of vehicular collision. Therefore, existing accesses in the locality, some of which do not appear to comply with current regulations, are inherently safe and would not give rise to reason to refuse this proposal.



- 6.11 The submitted layout plan demonstrates that sufficient parking and turning space is deliverable for both the existing and new dwelling, thereby complying with the adopted Parking Standards. It is abundantly clear that sufficient space is available to allow vehicles to manoeuvre within the site and re-enter the highway in a forward-facing gear. The provision of dedicated vehicle spaces for occupiers is proposed, and is provided in compliance with the Technical Guidance.
- 6.12 The proposal would, therefore, meet with the relevant provisions of policy LP24 insofar as they can be applied to a proposal for outline planning permission.

#### Highway Safety/Parking

- 6.13 As detailed above, the proposal makes adequate provision for parking and manoeuvring space for both the existing and new property.
- 6.14 Access to the site is from London Road, a lightly trafficked residential street. There is no reason to consider that the introduction of a new dwelling here would result in an unacceptable increase in the level of vehicle movements such as to give rise to harm to highway safety.
- 6.15 The proposal thereby offers safe and suitable access and policy compliant parking provision.

#### Land Contamination

- 6.16 The proposal would give rise to no concerns with regard to land contamination given the existing and historic uses of this part of the site.
- 6.17 Indeed, the application is supported by the Council's Land Contamination Questionnaire and a Groundsure report which confirm that there is no history of uses here that would be likely to give rise to contamination concerns.

#### Flood Risk

- 6.18 The site lies wholly in Flood Zone 1 and is not, thereby, at risk of flooding.

6.19 There is no known evidence of surface water flooding on the site.

#### Landscape Impact

6.20 The site is well contained and will be seen in the context of adjacent buildings, some of which extend beyond the built form now proposed here. It retains the linear form of development in the vicinity of the site and is seen in the context of the existing buildings from any views into the site taken from the wider surroundings, such that it would be lost against the backdrop of existing buildings in whatever view it is taken from.

6.21 The proposal has no detrimental impact on the countryside, thereby preserving the landscape character and complying with the provisions of policy LP17 and the NPPF respectively.

#### Heritage Impacts

6.22 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and their settings (Sections 16 and 66).

6.23 Section 16 of the NPPF sets out the Government's position on the conservation and enhancement of the historic environment.

6.24 There are no listed buildings in proximity to the site and the site is not within a Conservation Area. The proposal thereby gives rise to no impact on heritage assets.

#### Sustainable Development (NPPF Three Objectives)

6.25 Paragraph 8 of the NPPF sets out three objectives for achieving sustainable development:

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

*b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.*

6.26 From an economic aspect, there would be an economic benefit resulting from the new dwelling due to the contribution to the local economy resulting from the purchase of goods, employment and involvement in community activity. The proposed works would generate some economic benefit through the employment of local trades people and the purchase of materials. It is, therefore, considered that the economic objective of sustainable development is met by this proposal.

6.27 The social aspects of new housing are embedded in the NPPF which states that *“supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being”.*

6.28 Notwithstanding that a proposal in this location would contribute to enhancing and maintaining services in this village and neighbouring areas, the PPG advises that *“all settlements can play a role in delivering sustainable development in rural areas”*, cross-referencing to NPPF 83, *“and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided...”*. Moreover, in rural areas, where public transport is limited, people may have to travel by car to a village or town to access services. At paragraph 109 of the NPPF, it identifies that *“The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable,*

*through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making".* The general policy in favour of locating development where travel is minimised, and use of public transport is maximised, has to be sufficiently flexible to take account of the differences between urban and rural areas.

- 6.29 The delivery of a new dwelling would help to provide the supply of housing required by the NPPF, and will provide a modest unit of accommodation sited in a sustainable and accessible location. Therefore, it is also considered that the proposal meets the social objective of sustainable development. The proposal's contribution to the Council's housing supply should also not be underestimated. The applicant intends to secure the delivery of this dwelling in a short timescale should permission be granted and the dwelling should thereby be considered 'deliverable' in the terms set out in the NPPF and afforded further weight in terms of its sustainability credentials.
- 6.30 With regards to the environmental elements of the proposal, the proposal makes use of an underused area of land in the BUAB of this sustainable village where there is no detriment recognised to environmental aspects such as flooding, contamination, landscape impacts or biodiversity.
- 6.31 The proposed dwelling would be built to the recently updated Building Regulations standards which embed positive measures to reduce carbon emissions and energy usage. Indeed, these recent changes to the Building Regulations have imposed additional criteria on new build properties to significantly reduce their energy usage and improve their efficiency. The proposal would also offer opportunities to provide an environmentally sustainable development through the incorporation of renewable energy provision (including solar panels and an air source heat pump) and would be constructed utilising high levels of insulation, water efficient taps, showers and toilets, and energy efficient white goods. Electric car charging provision would also be secured and the proposal can include provision for rainwater harvesting. It would, therefore, meet fully with the requirements of policy LP23 also.

- 6.32 Biodiversity improvements are offered in terms of the provision of log piles, swift bricks and bird boxes on the site which will actively encourage biodiversity on the land. New landscape planting can be provided also. With this in mind, the proposal is considered to offer environmental gains that would support the environmental objective of sustainable development.
- 6.33 As such, it is felt that the proposal demonstrates a cohesive approach to sustainability that complies with the NPPF and is in line with the way in which the dimensions of sustainable development are applied by Planning Inspectors and the Planning Officers alike.

## **7.0 Planning Balance**

- 7.1 The proposal seeks outline planning permission for the erection of a new dwelling on land at Shurland, London Road, Capel St Mary.
- 7.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The consideration is, therefore, whether the development accords with the development plan and, if not, whether there are material considerations that would indicate a decision should be taken contrary to the development plan.
- 7.3 The development plan comprises primarily of the Part 1 Joint Local Plan, adopted in November 2023. As the site lies within the settlement boundary of Capel St Mary, it is to be noted that there can be no in-principle objection to this proposal.
- 7.4 The material considerations that are relative to the determination of this application have been satisfactorily addressed (including design and layout, highway safety, landscape impact, land contamination, heritage impacts, residential amenity and flood risk) such that they have been found to comply with the provisions of the NPPF and the relevant development plan policies.

- 7.5 The proposal has also been considered in the light of the presumption in favour of sustainable development and is found to be a sustainable development. It demonstrates economic and social benefits and gives rise to no environmental harm.
- 7.6 For all of the above reasons, the LPA is requested to support this proposal and enable the delivery of this new building in the manner set out in this application.