

PLANNING, DESIGN AND ACCESS STATEMENT FOR 5 NEW HOUSES, REAR OF 12 CLARENCE ROAD, SUDBURY

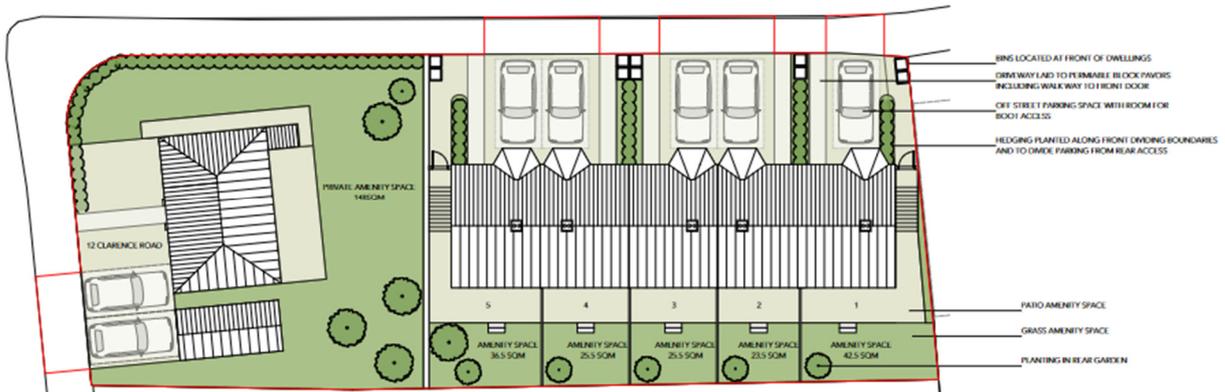


Figure 1. Proposed plan. 12 Clarence Road is retained (left).

1.0 SUMMARY OF OUTLINE PROPOSAL

- 1.1 The proposal is to construct a group of 5 no. 1-bedroom homes within the development boundary of Sudbury. Each home is provided with parking for a car and for external storage space and amenity space.
- 1.2 The land is currently a corner plot which contains a 3-bedroom house facing Clarence Road. This house and its parking and a spacious curtilage are to be retained. The new houses face onto Stanley Road.

2.0 CONTEXT



Figure 2. Location aerial plan. Google 2023. North is upwards. Number 12 is outlined.

- 2.1 The proposed site is well within the development boundary of Sudbury where the principle of development for sustainable housing is acceptable.
- 2.2 It is a very sustainable site, located north of the town centre, within 400m of Aldi and the shops along North Street and within 800 metres of the Market. The aerial photograph shows it is surrounded by existing housing.
- 2.3 There is a choice of nearby schools:
- Springfields Road Nursery 100 metres, 3 mins walking
 - Tudor Primary School 100 metres, 3 mins walking
 - Playbox Sudbury Nursery School 200 metres, 4 mins walking
 - Ormiston Academy 200 metres, 5 mins walking
 - St Josephs Catholic School 300 metres, 7 mins walking
 - Hillside Special School 300 metres, 8 mins walking
 - Woodhall Primary School 600 metres, 13 mins walking
- 2.4 There is a choice of nearby bus stops:
- Woodhall Road 200 metres, 4 mins walking
 - York Road 200 metres, 5 mins walking
 - Ormiston Academy 200 metres, 5 mins walking
 - Suffolk Road 300 metres, 7 mins walking
 - Priors Road 400 metres, 8 mins walking
 - Uplands Road 400 metres, 8 mins walking
- 2.5 There is a choice of convenience stores:
- Premier, North Street 300 metres walking
 - Tudor Shop, Manor Road 400 metres walking
 - Aldi's 400 metres walking
- 2.6 There are choices for open spaces, which include:
- The playground at Queens Road is 100 metres walking distance.
 - The Croft Water Meadows are within 400 metres walking.
- 2.7 The Phoenix Amusement Centre is 200 metres, 4 minutes walking.
- 2.8 Nearby churches include:
- St Faiths 100 metres, 2 mins walking
 - St Johns Methodist Church 200 metres, 4 mins walking
 - Stour Valley Vineyard Church 200 metres, 4 mins walking
 - Grace Baptist 300 metres, 6 mins walking
 - Suffolk Road Church 300 metres, 6 mins walking
 - St Gregory's Parish Church 500 metres, 10 mins walking
 - Catholic Church 500 metres, 10 mins walking

Flooding

- 2.9 The Site is in Flood Zone 1, which has lowest probability of flooding. A low risk of surface water flooding on Clarence Road (0.1-1% chance each year) follows the slope of the road and is also unconnected to development on this site.

3.0 PLANNING

Policy summary

- 3.1 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, Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 3.2 The relevant local development plan policies are contained within the Babergh Core Strategy (2014), the Babergh and Mid Suffolk Joint Local Plan- Part 1 (2023) and retained policies from the Babergh Local Plan Policy 2006.
- 3.3 Sudbury is a Population Centre and Town identified within those policies where housing is encouraged due to the level of local facilities. Sudbury is also identified as a growth location by the New Anglia Local Enterprise Partnership (NALEP) where the jobs-led approach of the Core Strategy also creates need for housing.
- 3.4 These policies confirm new sustainable developments with good access to transport and existing community facilities are prioritised.
- 3.5 The principle of development in the introduction to the Core Strategy is to provide for wider housing opportunities, choice and a better mix in the size, tenure, type and location of housing, and to create mixed communities.
- 3.6 The relevant national Policies are contained within the National Planning Policy Framework 2023 (NPPF2023), supported by the Planning Practice Guidance (NPPG). These confirm that sustainable development within the Development Boundary should be approved.

Site Character



Figure 3. Looking towards Number 12 from Clarence Road. The Site comprises the gap (centre).

- 3.7 The existing site character is residential and urban, consisting of a gap between Number 12, a sizeable, 3-bedroom detached house on Clarence Road and a group of terraced and semi-detached houses along Stanley Road.



Figure 4. Number 12 Clarence Road to be retained.

- 3.8 The pattern of housing development in this part of Sudbury is varied, ranging from large detached houses along Clarence Road of 3-bedrooms or more, to the smaller detached houses and terraced houses of 2 and 3 bedrooms along Stanley Road. Many date from the late C19 to mid-C20.
- 3.9 The plots are relatively tight, most gardens being similar in size to the footprint of the house. The gardens of larger houses are proportionately larger, albeit still typically similar in size to the footprint of the house. Refer to Figure 2 above.
- 3.10 The elevations facing the street are typically two-storey and the frontages are set back from the pavement edge. As the land in this part of Sudbury is sloping, there is a variety of ridge heights.



Figure 5. From the Site showing a variety of 2-storey heights and vernacular building materials facing the site. The rear of Number 12 is on the left.

- 3.11 The walls are generally of brick and render and Number 12 is roughcast render with red brick plinth and details. The brick colour within this part of Sudbury varies from yellow, gault, light red to dark red. Bay windows enliven many of the elevations. The roofs are generally slate or red tile (clay or concrete) and chimneys enliven the roofscape.
- 3.12 Frontages are open or with walls or hedges and rear boundaries are generally mature hedging or fences.

4.0 PROPOSALS

Pattern of development

- 4.1 The application proposes a terrace of 5 houses to reflect the general pattern of development along Stanley Road, which they face. They aim to provide 1-bedroom homes to better supplement the mix of the locality which is currently leaning towards a majority of 2- and 3-bedroom houses.
- 4.2 The existing house on site facing Clarence Road is to be retained, together with a garden which slightly exceeds the footprint of the house and garage. On Figure 5 above, it extends beyond the flower bed.

Design, landscape and biodiversity

- 4.3 The proposed houses are located set back from the existing house to limit overlooking to/from the existing house and the neighbouring house along Clarence Road. The adjoining house on Stanley Road has a blank gable facing the Site. Landscaping will reflect the existing mix of the locality to soften the boundaries and add biodiversity.



Figure 6. Looking south to the existing terrace on Stanley Road.

- 4.4 This proposal is in outline, but will reflect the character and materials of the locality. The indicative plans and street front elevation are provided to demonstrate a layout that makes best use of the residential site and provides:
- Parking and access suitable for the location which improves upon provision of existing houses.
 - Private gardens and amenity that are of an optimum viable size and are proportionate to the local character and scale of the proposed homes.

5.0 CONCLUSION

- 5.1 The proposed houses are within the allocated housing development area of the Town and accord with the development plan.
- 5.2 The proposal is *sustainable development* for which the Framework carries a *presumption in favour* under NPPF 11c.
- 5.3 The Statements demonstrates the houses can be provided without adverse effects:
- Residential amenity is provided and maintained;
 - The traffic generation is limited and compatible with the surroundings;
 - There is no significant effect on identified environmental assets;
 - There is no effect on identified positive townscape contributors;
 - There is no loss of employment;
 - There is no loss of an important recreational asset.
- 5.4 The indicative plans demonstrate the houses can readily be provided to reflect the pattern, density, build line, massing and appearance characteristic of this part of Sudbury.
- 5.5 The numbers and types of homes make best contribution to housing supply by providing 1-bedroom homes most in demand, which complement the local mix.
- 5.6 The proposals make more efficient use of an existing residential plot within a suitably located site. They reflect the existing density and provide a slight uplift as encouraged in NPPF and NPPG.