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TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE PLANNING APPLICATION FOR THE ERECTION OF DETACHED DWELLING
LAND ON THE EAST SIDE OF MICHAELSTOWE OLD HOUSE, RAMSEY ROAD,
RAMSEY, HARWICH

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

Ref: 2967/E
January 2024

INTRODUCTION

1. This Planning Statement has been produced in support of an outline planning application proposing erection of one dwelling on land to the East side of Michaelstowe Old House, Ramsey Road, Ramsey, Harwich.
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 or near the site. The application site forms part of the domestic garden of Michaelstowe Old House.

Broadband

5. The proposed dwelling will be provided with Superfast Broadband.

Car Parking

6. The proposed dwelling will be provided with two car parking spaces. The level of car parking proposed accords with the Essex Parking Guidelines.

Drainage

7. The proposed dwelling will be connected to the mains sewer. Surface water will discharge to soakaways.

Flood Risk

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

Heritage

9. The application site is not within a conservation area and there are no listed buildings nearby. No heritage assets would be affected by the proposal.

DESIGN AND ACCESS STATEMENT

Physical Context

10. The application site consists of part of the side garden of Michaelstowe House. Michaelstowe House is a two-storey property. The site is adjacent to Paddocks Lane, a development of 14 two-storey dwellings.
11. The application site is located on the southern fringe of the built up part of Ramsey.

Use

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

Amount

13. The amount of development on the site is consistent with the density of new development nearby.

Layout

14. The application is accompanied by an indicative layout plan to demonstrate how a dwelling could be accommodated on the site.

Scale and Appearance

15. The scale and appearance of the proposed dwelling are Reserved Matters to be agreed at a later stage. However, it is proposed that the dwelling will be a two-storey property.

Landscaping

16. Landscaping is also a Reserved Matter to be agreed at a later stage.

Access

17. Access to the dwelling will be via the existing vehicular access from Ramsey Road.

Connectivity

18. The site is within walking distance of local shops and services located at the junction of Ramsey Road with Oakley Road.
19. There are bus stops adjacent to the application site which are served by routes 18, 102, 104 and 118. These provide regularly and frequent services to Colchester and Harwich town centres.

PLANNING STATEMENT

20. 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.
21. In this case, the development plan for the area consists of the Tendring District Local Plan (2013-2033). The National Planning Policy Framework (NPPF) is a material consideration.
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23. Ramsey does not have a Neighbourhood Plan.

Development plan

24. The application site is outside of but immediately adjacent to the settlement boundary for Harwich and Ramsey as defined by the Local Plan.
25. Policy SP01 states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The policy goes on to state that the Council will always work proactively with applicants to find solutions which means proposals can be approved wherever possible.
26. Policy SP03 sets out the spatial strategy for North Essex. It states in part "Existing settlements will be the principle focus for additional growth across the North Essex Authorities Area within the Local Plan period. Development will be accommodated within or adjoining settlements according to their scale, sustainability and existing role both within each individual district, and where relevant across the wider strategic area".
27. Policy SP04 states that the Councils will identify sufficient deliverable sites to meet their housing requirements across the planning period. The policy states that Tendring has a minimum housing requirement of 550 dwellings per annum.
28. Policy SPL1 sets out the settlement hierarchy for the district and identifies Harwich as a strategic urban settlement.
29. Policy SPL2 states in part "Outside of settlement development boundaries, the Council will consider any planning application in relation to the pattern and scales of growth promoted through the settlement hierarchy and policy SPL1 and any other relevant policies in this plan".
30. Policy SPL3 concerns sustainable design and requires all new development to make a positive contribution to the quality of the local environment and to protect local character.

National Planning Policy Framework (NPPF)

31. 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.

32. 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 role and environmental benefits.
33. 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. Secondly, the development would benefit the local economy by generating local jobs in the building trades during construction.
34. The development would meet the social role of sustainable development by providing a new family home in an area where there is a general demand for more housing.
35. The development of the site would also accord with the environmental role of sustainable development. Future residents of the development would be within a short walk of local services. Future residents would also have easy access to a regular and frequent bus service to Colchester and Harwich town centres. Consequently, future residents 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.

Planning Balance

36. The proposed development is not wholly in accordance with the development plan because the site is located outside of the defined settlement boundary and therefore for planning purposes, is considered to be countryside. However, the site is not in an isolated location, it is adjacent to the built up area and within easy reach of local facilities and public transport connections.
37. Furthermore, as the proposal involves development within the enclosed garden area of an existing property, it does not represent encroachment into the open countryside. The development of the site would not appear out of character.
38. It is also the case that the proposed development makes a more efficient use of land in a sustainable location and accords with the Government's objectives to significantly boost the supply of new homes.

CONCLUSIONS

39. The site is in a sustainable location where future residents would not be reliant on the use of the private car for access to services, shops, facilities, leisure activities or employment opportunities.
40. The proposed development makes a more efficient use of land in accordance with paragraph 130 of the NPPF.
41. The proposed development will fulfil the three objectives of sustainable development and would not cause any material harm to any interests of acknowledged importance.

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