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TOWN AND COUNTRY PLANNING ACT 1990
ERECTION OF DETACHED DWELLING
LAND AT ROYSTON FARM, KILN LANE, ELMSWELL

Planning Statement
And
Local Validation Requirements Statement

Ref: 3057
February 2024

INTRODUCTION

1. This Planning Statement has been produced in support of a planning application proposing the erection of a dwelling on land at Royston Farm, Kiln Lane, Elmswell.
2. The following report is in two sections. The first part deals with the Council's Local Validation Requirements for planning applications. The second 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 of protected species at the site. The site is on land forming part of the curtilage of the dwelling approved under DC/23/03849.
5. The dwelling proposed by this application will be erected in the same location as an approved (and implemented) planning permission for a commercial building approved under 0703/07. The building has been constructed to base level.

Car Parking

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

Drainage

7. 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

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.

PLANNING STATEMENT

10. 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.
11. In this case, the development plan for the area consists of the Babergh and Mid Suffolk Joint Local Plan (JLP) adopted November 2023.
12. The National Planning Policy Framework (NPPF) is a material consideration.

Babergh and Mid Suffolk Joint Local Plan

13. The application site is located outside of the current settlement boundary for Elmswell and therefore for planning purposes it is considered to be located within the countryside.
14. Policy SP03 concerns the sustainable location of new development. It states in part "Outside of the settlement boundaries, development will normally be only permitted where;
 - (a) The site is allocated for development; or
 - (b) It is in accordance with a made neighbourhood plan; or
 - (c) It is in accordance with one of the policies of this plan listed in table 5; or
 - (d) It is in accordance with paragraph 80 of the NPPF (2021)".
15. Table 5 includes policy LP01.
16. Policy LP01 concerns "*windfall infill housing development outside settlement boundaries*". It states:

"Proposals for windfall infill development outside settlement boundaries where there is a cluster of at least 10 well related dwellings will be acceptable, subject to compliance with all the following:

a) It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets;

b) It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence; and

c) The development would usually be for only one or two dwellings".

17. In this case, the application site is located within a cluster of more than 10 well related dwellings. The proposal meets the definition of infill development as it consists of the *"Filling of a small undeveloped plot in an otherwise built up highway frontage"*.

18. The proposed dwelling is of a high standard of design. It would not be detrimental to the character or appearance of the settlement, the landscape, residential amenity or any heritage, environmental or community assets. The development would not result in consolidating sporadic or ribbon development or result in the loss of gaps between settlements resulting in coalescence and, the development is for one dwelling. Consequently, the proposal fully accords with all of the criteria of policy LP01.

National Planning Policy Framework (NPPF)

19. 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.

20. 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.

21. 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 Elmswell, Woolpit and other villages nearby. Secondly, the development would benefit the local economy by generating local jobs in the building trades during construction.
22. 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.
23. The development of the site would also accord with the environmental role of sustainable development. The application site is brownfield land located within a short distance of a wide range of local amenities in Elmswell and Woolpit. The site is also within cycling distance of Elmswell Railway Station.

CONCLUSIONS

24. Although the site is located outside of the settlement boundary for Elmswell, it is within a cluster of dwellings and therefore complies with the Councils infill policy LP01.
25. Furthermore, the proposed dwelling would fulfil the three objectives of sustainable development and would provide economic, social and environmental benefits.

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