

Design and Access Statement

Erection of Oak framed Dwelling following removal of existing Dwelling at Linshire, Heath Road, St Osyth, Essex, CO16 9BP



Prime Oak,
The Millworks,
Heath Mill Road,
Wombourne,
South Staffordshire,
WV5 8AP

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Introduction

This Design and Access statement has been produced to accompany application that seeks permission for a replacement oak framed dwelling at Linshire, Heath Road, Clacton-on-Sea.

The application is being submitted by Prime Oak, on behalf of our client.

Established in 1999, Prime Oak are on of the country's leading specialists in the design and construction of oak framed buildings for all kinds of domestic and other uses, utilising traditional mortise and tenon pegged joint carpentry techniques.

As a company we dry our own timber. This ensures that all timber can be quality controlled and in time checked by our own in-house specialists, before the manufacturing process begins using state-of-the-art machinery.

The first half of this statement will focus on the background to the application and the policy constraints that are to be placed upon it when reviewing the application. The second half of the statement will then outline the proposal in more detail. Focussing on the design elements and justification for the materials proposed.

The Proposal

As referenced above, the proposal being put forward is for the erection of an oak framed dwelling, replacing the existing dwelling known as Linshire on Heath Road. The site is some 3 miles west of the village of Little Clacton and around 3.2 miles north east of St Osyth

This statement should be read in conjunction with the following planning documents that have been submitted as part of this application.

Red Lined Location Plan at 1:1250 @a4 (drg. 91753/01);

Existing Block Plan at 1:500 @a3 (drg. 91753/02);

Proposed Block Plan at 1:500 @a3 (drg. 91753/03);

Existing Floor Plan, Roof Plan and Elevations at 1:100 @a3 (drg. 91753/04);

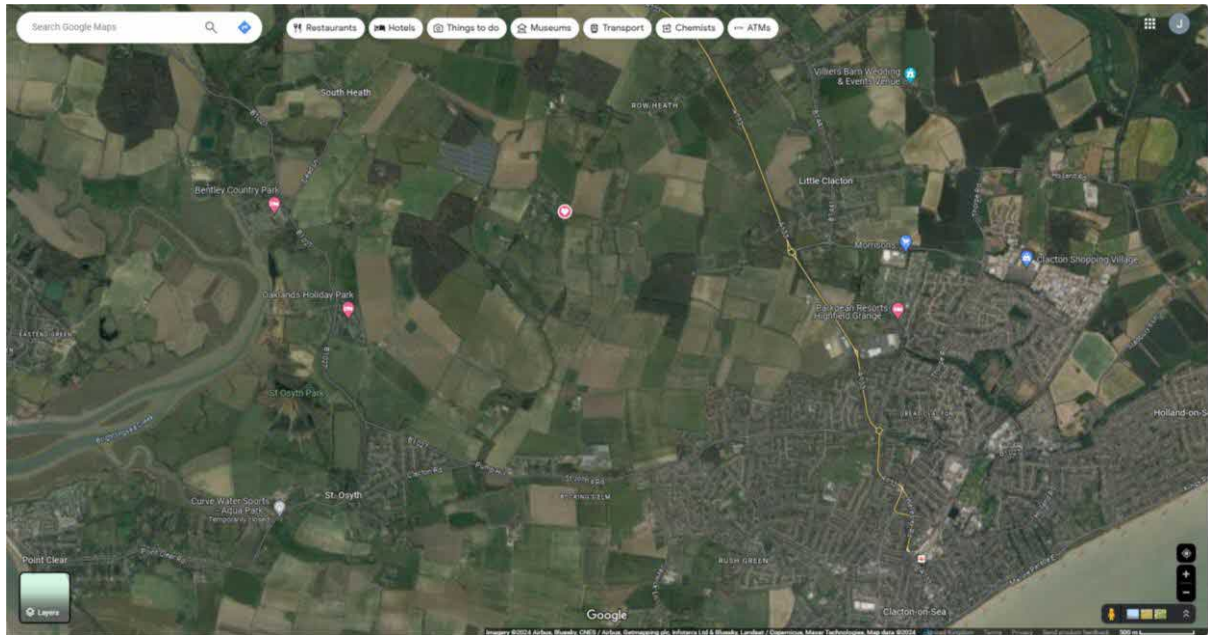
Proposed Floor Plan, Roof Plan and Elevations at 1:100 @a3 (drg. 91753/05)

The Site

As already outlined, the site lies to the north of Heath Road, on a currently developed piece of land that homes the dwelling 'Linshire'. Heath Road compromises of a mixture of buildings in both commercial/agricultural and residential use. The proposal is to be located as such that it will remain well screened by a mixture of vegetation as it is currently.

Surrounding Areas

As can be seen from the image located on the next page the site itself is very much within the open countryside. The site can be identified by the pink icon.



As such, the most noteworthy place within the vicinity is that of St Osyth

St Osyth

An English village located in the north east of the county of Essex, it is named after the 7th century Saint and Princess 'Osgyth'. It is claimed to be the driest recorded place in the UK with an average rainfall of just 20 inches in 2012.

Notable landmarks include St Osyth's Priory, which is a collection of Grade I and II listed buildings. Of particular note is the 14th-century gatehouse and Abbots Tower of early 16th century.

St Osyth Beach contains the largest concentration of static caravan parking in Essex. This includes Seawick, St Osyth Beach and Hutleys. Around 7,000 people boost the local population each year.

Holiday resorts are a staple of the local economy. Much closer to the site lies 'The Pretty Thing' glamping resort, some 360 or so feet away, when travelling west.

Site History

The proposal site has seen a long and varied history. The current static caravan which is the dwelling known as 'Linshire' has been a permanent fixture since 1990, when it was erected on site by a gentleman named Mr Wiltshire. Our client has been living on site since 2001. To conclude, the current building which is to be removed has been on site for 34 years and our clients have been living there for 23 years. This was however not the first caravan/dwelling to be located on site. A collection of historic artifacts and mapping located below outline the extent to which this site has seen habitable usage.

When collecting background information ahead of this application, it was relayed to us by our client that it was their belief that people had been living on the site from the mid 1940's. However, the earliest evidence available was from 1966 in the form of a rates bill issued by Tendring Borough Council to a Mr Wiltshire. That bill can be viewed below.

If undelivered please return to:
COUNCIL OFFICES, WEELEY, ESSEX.

GENERAL RATE 1966/67
TENDRING RURAL DISTRICT COUNCIL
1st
2nd **INSTALMENT**

THE RURAL DISTRICT COUNCIL OF TENDRING has made a GENERAL RATE OF 11s. 0d. in the pound in respect of the year ending 31st March, 1967, plus ADDITIONAL ITEMS in parishes at the amounts in the pound shown in the columnar statement overleaf. This Rate is PAYABLE BY TWO INSTALMENTS, the first due on 1st April, 1966, and the second due on 1st October, 1966.

	s.	d.
Rural District Council Purposes ..	2	3
Essex County Council Purposes ..	8	9
Plus Additional Items for Parishes (Further details overleaf)		
	11	0

PAYMENT OF THE INSTALMENT OF THE GENERAL RATE AS SHOWN BELOW IS NOW DUE and should be made at the Treasurer's Dept., Tendring R.D.C. Council Offices, Weeley, Nr. Clacton-on-Sea, Essex (Tel. Weeley 453/9).
Cheques, money orders and postal orders should be made payable to Tendring R.D.C. and crossed. They should NOT be made payable to any individual officer.
By Order of the Council,
C. S. HALSEY, Treasurer.

PAYMENT BY CHEQUE

A receipt will NOT be issued unless asked for at the time. Send only the perforated portion and retain this account.
If you want a receipt please return the whole account.

PAYMENT OTHER THAN BY CHEQUE

Please send the WHOLE account. It will be returned to you with an Official Receipt.

MR. *Wiltshire*
11, *Butler Square*,
South Ockendon,
Romford,
Essex

or occupier

#26/3 *barrowan field (2)* ← Description & Address of property concerned
7 Pines,
Chalton Heath,
St Ough

RATES RECORD No.	RATEABLE VALUE	GENERAL RATE NOW DUE
4565.	18	5-2-0

MONTH OF ISSUE

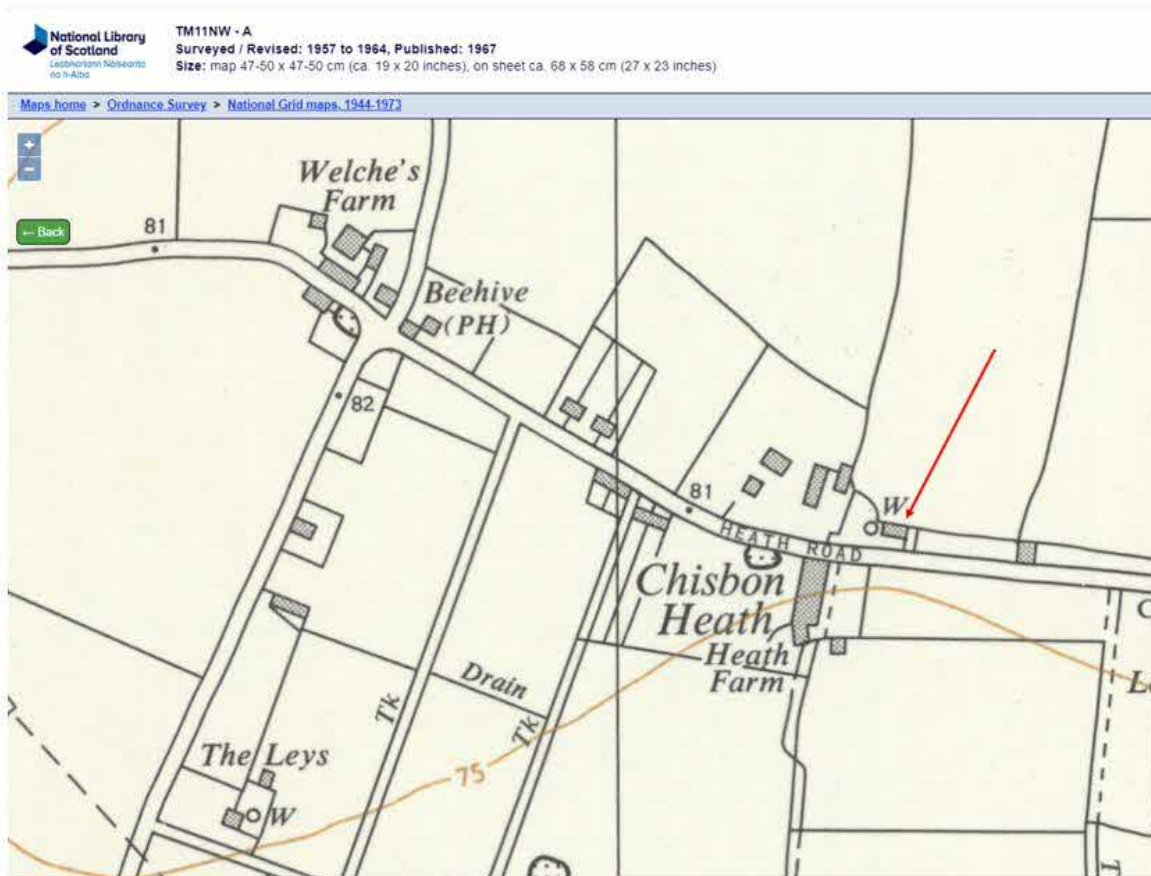
JAN 1967

DISCOUNT

of *2/6* may be deducted
if payment is received by *14 FEB 1967*

A date of 1967 would also align with the historic mapping data that is available for the site, courtesy of the National Library of Scotland. There is a large plethora of mapping from pre-1960's which outlines development situated around the site, primarily in relation to Heath Farm located to the south of the site. However, throughout this there is no clear signs of development on the site in question. This changes with the last historical map available to view. Published in 1967 it is a revised map showing the site for the time frame between 1957-1964.

What can be concluded from this is that while we have definitive acknowledgment that there was development on site in the form of a dwelling in 1967, there was movement on the site from some time in the late 1950's. This map can be located on the next page.



The first formal site notice was issued in July 1975, again to Mr Wiltshire, on this date Tendring District Council confirmed that the site could be used to home a caravan as per the Caravan Sites and Control of Development Act 1971. That site notice has been attached on the page below.

Much of the consideration that will take place as part of this application is whether the proposal put forward is an example of a replacement of an existing dwelling. It is our belief that this is the case. There is evidence of a permanent structure-or replacement of structure but serving the same purpose-since the 1960's and a site license since 1975- 49 years. The current structure that is to be removed has been in place for 34 years. It is an acknowledged address for OS Mapping purposes, all permanent amenities such as electricity, water, heating and waste are already in place. It is about as permanent a residence as possible, and as such the proposal put forward should be viewed as a replacement dwelling and would therefore comply with relevant local policy, which will be outlined later in this statement.

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960
Section 3

SITE LICENCE

To (1) Mr. F. J. Wiltshire,
11, Cullen Square, South Ockendon, Romford, Essex.

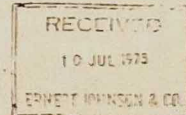
WHEREAS on the twentyninth day of June 1975, you made application for a site licence in respect of land situate at (2) adjacent to "Kimbolds", Chisben Heath, St. Osyth, Essex. (hereinafter called "the said land")

AND WHEREAS you are entitled to the benefit of permission (ref. No. TBM/463/75) for the use of the said land as a caravan site granted under Part III of the Town and Country Planning Act, 1962, otherwise than by a development order

NOW THEREFORE the (3) Tendring District Council,

HEREBY GRANT a site licence in respect of the said land pursuant to Section 3 of the Caravan Sites and Control of Development Act, 1960, subject to the following conditions, that is to say

1. Only one caravan may be stationed on the site.
2. No unauthorised structure or tent may be placed on the site.
3. A mains supply of water, adequately protected against frost, shall be provided on the site or inside the caravan.
4. A suitable sink shall be provided in the caravan and fitted with a waste pipe discharging over a suitable watertight container outside the caravan.
5. A chemical closet shall be provided which shall be housed in a suitable structure outside the caravan or in a suitable compartment inside the caravan.
6. Waste water and the contents of the chemical closet shall be disposed of in such a manner as not to cause nuisance or pollute any nearby ditches.
7. A dustbin with a close fitting lid shall be provided on site.
8. The caravan shall be maintained in a good state of repair and decoration.



THIS LICENCE shall expire at the end of _____ (months) [years]
from the _____ day of _____, 19____ (4)

DATED this 7th _____, 1975

Signed _____
[Signature] Clerk (of the Council).
Chief Environmental Health Officer.

- NOTES
- (1) Name and address of applicant, occupier of the land.
 - (2) Full description of the land to which the licence relates.
 - (3) Name of local authority.
 - (4) The same period should be stated as that specified in the planning permission: see s. 4 (1).

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES PRINTED ON THE BACK OF THIS FORM.

Copyright Form Cat. No. M 52. SHAW & SONS LTD., Fetter Lane, Fleet Street, E.C.4 W39S (P)
HADDEN, BEST & CO. LTD., Portman Road, Ipswich.

Housing review for Tendring

The following section will cover the aims for housing development as outlined in two of the Tendring District Council Local Plan, covering the time period between 2013 and 2033 which was adopted in January 2022.

The plans strategic objectives for Housing Delivery are “To provide new dwellings within Tendring District up to 2033 of sufficient variety in terms of sites, sizes, types, tenure and affordability to meet the needs of a growing and ageing population” and “ To deliver high quality sustainable new communities”

The council worked alongside; Colchester, Braintree and Chelmsford commission an ‘Objectively Assessed Housing Needs Study’. Commissioned in 2015, this study took its baseline from 2013/2014 effectively re-setting the housing needs for Tendring moving away from the East of England Plan to the new locally derived targets.

Policy SP3 in section 1 outlines the housing requirements per year, a figure of 550 homes a year was outlined and this was formally adopted by the council in 2021 after subsequent conclusions from the Planning Inspector that the figure had derived from sound evidence.

As already stated, the timescale for development outlined in the plan is from 2013-2033. Over this time frame a projected baseline of 11,000 dwellings is required. From 2013 to 2019 as a whole Tendring as an authority did not reach the overall requirements, reporting a shortfall of 212 dwellings.

Policy Review

National Planning Policy Framework

The NPPF is a crucial consideration that should be taken into account in all planning decisions. The NPPF sets out the Government's approach to sustainable development and principles of planning. The latest revised version of the NPPF was submitted in December 2023 under the Conservative Government.

Paragraph 7 of the NPPF outlines that the one key purpose of the planning system is to contribute to the achievement of sustainable development. In essence this can be summarised as meeting current needs without compromising the abilities of future generations.

The NPPF sets out three core objectives towards this in paragraph 8. These are;

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.

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 well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

Environmental Objective- To protect and enhance our natural, built and hi environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

As previously stated, the core objective of the NPPF is the ‘presumption in favour of sustainable development’. Paragraph 11 outlines how applications should be determined by authorities under this context. It states;

“11. Plans and decisions should apply a presumption in favour of sustainable development...”

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are the most important for determining the application are out-of-date, granting permission unless;

i. the application of policies in this framework that protect area or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Footnote 8 of the NPPF provides guidance on when policies may be considered ‘out-of-date’ as referenced above. It confirms that when an authority cannot demonstrate a five-year housing land supply (or a full year supply if applicable), the policies which are most important for determining an application involving the provision of housing should be considered out of date.

Paragraph 12 of the NPPF further states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point decision making.

Relationship between the NPPF and Development Plans

While the framework is a material consideration, this does not change the core fact that the statutory status of a development plan is the starting point for decision making. This is outlined in paragraphs 2 and 12 of the Framework which state;

2) “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.”

12) “The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if the material considerations in a particular case indicate the plan should not be followed.”

Paragraph 225 of the NPFF also states that; *“existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this framework. Due weight should give to them, accordingly to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight that may be given).”*

It is therefore stated that the application should be reviewed under this context.

Tendring District Council Local Plan 2013-2033

The following sub-section will outline the relevant policies from the current Local Plan which may be used to review the proposal. Note; due to the length of some policies they have been edited to include only relevant sections. Only a short selection of the relevant design and housing policies have been referenced. It is argued that the principal policy that should be the foundation of any decision is that of Policy LP7.

Policy SPL 3

SUSTAINABLE DESIGN

Part A: Design.

All new development (including changes of use) should make a positive contribution to the quality of the local environment and protect or enhance local character. The following criteria must be met:

- a. new buildings, alterations and structures are well designed and maintain or enhance local character and distinctiveness;
- b. the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials;
- c. the development respects or enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features;
- d. the design and layout of the development maintains or enhances important existing site features of landscape, ecological, heritage or amenity value; and
- e. boundary treatments and hard and soft landscaping are designed as an integral part of the development reflecting the function and character of the development and its surroundings. The Council will encourage the use of locally distinctive materials and/or locally occurring and characteristic hedge species.

Part B: Practical Requirements.

New development (including changes of use) must meet practical requirements. The following criteria must be met:

- a. access to the site is practicable and the highway network will, following any required mitigation, be able to safely accommodate the additional traffic the proposal will generate and not lead to severe traffic impact;
- d. the applicant/developer can demonstrate how the proposal will minimise the production of greenhouse gases and impact on climate change as per the Building Regulations prevailing at the time and policies and requirements in this plan;
- e. buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents;

f. provision is made for adequate private amenity space, waste storage and recycling facilities, vehicle and cycle parking;

g. the development reduces flood risk and integrates sustainable drainage within the development, creating amenity and enhancing biodiversity.

Part C: Impacts and Compatibility.

New development (including changes of use) should be compatible with surrounding uses and minimise any adverse environmental impacts. The following criteria must be met:

a. the development will not have a materially damaging impact on the privacy, day-light or other amenities of occupiers of nearby properties;

b. the development, including any additional road traffic arising, will not have unacceptable levels of pollution on: air, land, water (including ground water), amenity, health or safety through noise, smell, dust, light, heat, vibration, fumes or other forms of pollution or nuisance;

c. the health, safety or amenity of any occupants or users of the proposed development will not be materially harmed by any pollution from an existing or committed use; and

d. all new development should have regard to the most up to date adopted Essex Mineral Local Plan; and

e. during the construction phase, developers must comply with a 'considerate constructors' scheme' which employs reasonable measures and techniques to minimise and mitigate impacts and disturbance to neighbours and the existing wider community and any damage to public and private property.

All new development (including changes of use), should incorporate climate change adaptation measures and technology from the outset including reduction of emissions, renewable and low carbon energy production, passive design, and through green infrastructure techniques, where appropriate.

When considering new development, applicants and developers should avoid adverse impacts upon the environment. Where this is not possible, mitigation measures should be put forward. As a last resort, compensate for adverse environmental impacts. Any measures necessary to meet the above requirements are to be established by the applicant/developer.

Policy HP 4

SAFEGUARDED OPEN SPACE

Development that would result in the loss of the whole or part of areas designated as Safeguarded Open Space, as defined on the Policies Map and Local Maps will not be permitted unless the following criteria are met:

a. the site is replaced by the provision of new site at least equal in quality and size and accessible to the community, which the existing site serves;

b. it is demonstrated that there is no longer a demand for the existing site;

c. the site is not appropriate for other open space functions; and

d. the development of the site would not result in the loss of an area important to visual amenity.

Policy LP 1
HOUSING SUPPLY

The Council will work with the development industry and other partners to ensure a minimum new homes increase of 11,000 (net) between 1 April 2013 and 31 March 2033 to support economic growth and meet objectively assessed requirements for future housing in the district. This supply of new homes will be delivered from the following sources:

Supply Source to March 2033	Totals
<i>Net Dwelling Completions 2013 - 2020</i>	3,638
<i>Non-allocated Large Sites with Planning Consents</i>	4,680
<i>Small Sites with Planning Consents (with Trend Based Completions)</i>	1,260
<i>Strategic Allocations - Mixed Use (SAMU Policies)</i>	1,465
<i>Strategic Allocations – Housing (SAH Policies)</i>	300
<i>Medium Sized Allocations (MSA Policies)</i>	202
<i>Tendering Colchester Borders Garden Community</i>	1,000
Totals	12,545

This Policy contributes towards achieving Objectives 1 and 6 of this Local Plan.

Policy LP 3
HOUSING DENSITY AND STANDARDS

New residential and mixed-use development (including conversions and changes of use) must achieve an appropriate housing density that has regard to the following factors:

- a. accessibility to local services;
- b. the need for residential development to comply with the government’s latest ‘Technical housing standards- nationally described space standard’;
- c. the required mix of housing;
- d. the context and character of development (and the opportunity to enhance that character) in the immediate area;
- f. on-site infrastructure requirements that will need to be incorporated into the layout of the development (including green infrastructure, highways and footpaths built to adoptable standards, public rights of way and any community facilities).

Policy LP 4 HOUSING LAYOUT

To ensure a positive contribution towards the district's 'sense of place', layout of new residential and mixed-use developments in the Tendring District will be expected to:

- c. considers surface water management from the outset of site layout and master planning. All surface water should be managed by means of Sustainable Urban Drainage System (Suds) unless there is an exceptional case not to do so;
- e. ensure that the overall highway network is legible, permeable, with all roads connected wherever possible and fit for purpose by all road users;
- f. ensure internal road layouts can safely and comfortably accommodate emergency services, waste collection services, buses (where necessary) and other large vehicles;
- g. accommodates residential parking provision for residents on-plot, either at the front or side of dwellings with sufficient provision of on-street parking for use by visitors and delivery vehicles;
- h. delivers new dwellings that are designed to high standards of architecture, which respect local character and which together with a well-considered site layout, create a unique sense of place;
- i. be of a density that reflects the factors set out in Policy LP3
- j. provides for private amenity space of a size and configuration that meets the needs and expectations of residents and which is commensurate to the size of dwelling and the character of the area; and
- k. meets all other requirements of the Local Plan.

In determining planning applications, the Council will also refer to the guidance provided in the Essex Design Guide for Residential & Mixed-Use Developments, 'Building for Life' and the 'Manual for Streets' and as superseded; as well as adopted Master Plans, Place Plans, Neighbourhood Plans or Village Design Statements. For new residential development in Jaywick Sands, the Council will also have regard to the Supplementary Planning Document (SPD) being prepared to guide new development in that area.

Policy LP 7 SELF-BUILD AND CUSTOM-BUILT HOMES

The Council will encourage the provision of opportunities for constructing Self-Build and Custom-Built Homes as part of the mix of housing on large residential developments and the one-for-one replacement of an existing dwelling, of any size, in the countryside outside of settlement development boundaries with a single unit of Self-Build Housing, unless the impacts of development would conflict with other policy requirements in this Local Plan.

The Council will also consider, on their merits, proposals for small developments of new Self-Build and Custom-Built Homes on land outside of, but within a reasonable proximity to, settlement development boundaries, where they will still support a sustainable pattern of growth in the district and are brought forward by individuals or associates of

individuals who will occupy those homes. All new dwellings on such developments must either:

- a. be safely accessible on foot within 600 metres of the edge of the settlement development boundary of one of the district’s ‘strategic urban settlements’, or ‘smaller urban settlements’.
- b. be safely accessible on foot within 400 metres of the edge of the settlement development boundary of one of the district’s ‘rural service centres’; or
- c. involves the redevelopment of vacant or redundant previously developed land that can be shown, with evidence, to be unviable for employment use.

The proposal shall have no significant material adverse impact on the landscape, residential amenity, highway safety, or the form and character of nearby settlements and shall be otherwise appropriate in scale and design for their location, having regard to other policies in this Local Plan.

Arguments for development

Policy LP7 of the Local Plan states that the council will encourage opportunities for one-for-one replacements of existing dwellings. It is acknowledged that much of the deliberation in the context of this policy will be whether the existing mobile home should be viewed as a permanent dwelling. As has already been outlined, the argument put forward is that it very much should be. A substantial amount of historic material outlining the residential history of the site has been provided as part of this statement.

The proposal that is being put forward is within the threshold of size difference that would mean it should be viewed as a comparative replacement.

Development	Width (m)	Length (m)	Height (m)	Floorspace (m ²)
Existing	13.7	6.1	4.2	83.57
Proposed	14.1	6	4	84.6

Taking this into account, the proposal is compliant with policy LP7.

The NPPF states that proposals should not be refused on highways grounds unless impact is severe. It is argued therefore that not only is the current infrastructure capable of absorbing movements generated, but if concerns did arise a solution should be sought.

In any case, based on the fact there are to be no changes to access or use from the existing development it is reasonable to suggest that from a highways perspective the proposal should be viewed as acceptable.

Furthermore, there is sufficient room within the site for parking and vehicular turning in accordance with highway and parking standards. None of these conclusions will be compromised based on the proposal that is being put forward.

In light of above, it is also argued that the proposal is acceptable in the context of Policy LP4 which states that all housing development should ensure that the overall highway network is legible and fit for purpose by all road users. As stated, there are to be no changes to access for the site and as such, no change to an already existing road layout in the local area.

Policy LP3 states that development must; *“incorporate into the layout of the development (including green infrastructure, highways and footpaths built to adoptable standards, public rights of way and any community facilities).”* Much like with Policy LP4, infrastructure is already in place and therefore the proposal is acceptable in relation to this policy.

The following section of the statement will focus on the practicalities of the proposal in more detail.

Use

The use for the proposal is wholly domestic. It is to allow the creation of a quality dwelling as a replacement for an existing mobile home on site. As already outlined, the proposal is compliant with policy LP7 and as such the use is entirely appropriate for the site.

Amount

At 14.1 metres in width and with a depth of 6m, the proposed dwelling would be a moderately sized building, with an increase in floor space of just over 1sqm. As can be seen from the table on page 14, the existing mobile home is of a comparative size to the proposal being put forward. It is also worth noting, that the recorded height of the existing does not fully take into account the raised platform it is located upon. In reality, it is likely that the height of the existing will be substantially larger than the proposal put forward.

The design of the roof will ensure that the new dwelling would remain subservient to the overall setting and would remain well screened. As a result, there will be no materially larger impact on the neighbouring properties/buildings as a result of the new development.

The new dwelling has therefore been designed to appear as a wholly subservient addition to the existing built form of Heath Road. Its partly glazed appearance would also visually reduce the perceived prominence of the proposal as opposed to if it was designed with solid brick and stone.

Layout

The dwelling will be positioned to the centre of the site, 8 metres from the boundary and 16.5 metres north of the southern boundary. Please see the proposed Block Plan for a precise location and to observe the relationship between the proposal and other outbuildings/storage areas on the site.

As already stated, from this position the proposal would be well screened, benefitting from a collection of trees and hedges screening it. In any partial views available the proposal would still be a clearly subservient and lightweight addition to the built form of the local area, comparable to the existing mobile home on site.

The dwelling would be constructed over an area of existing grassland. Large areas of private garden and amenity space would remain surrounding the property.

In terms of layout, therefore, the proposal would have a minimal impact on the appearance, character or setting and would therefore be an entirely appropriate development.

Access

There would be no noteworthy alterations to the existing access or park arrangements that are already in place on site. There is no desire as part of this application to have significant changes made in terms of amenities and day-to-day functionality. As such, existing access points and functions are to be retained.

Scale

As described previously, the proposed dwelling would be a relatively modest replacement for the site, which will be materially comparable to the existing mobile home in terms of height, depth, width and floor space.

Furthermore, the perceived bulk and scale of the new dwelling would be reduced by its oak framed and partly glazed construction. This will give the new structure a more visually lightweight appearance than a dwelling finished in solid masonry.

As such, the scale of the proposal would be wholly appropriate to its setting and the new dwelling would not dominate the appearance or character of Heath Road or alter its contribution to the rural settlement pattern.

Appearance

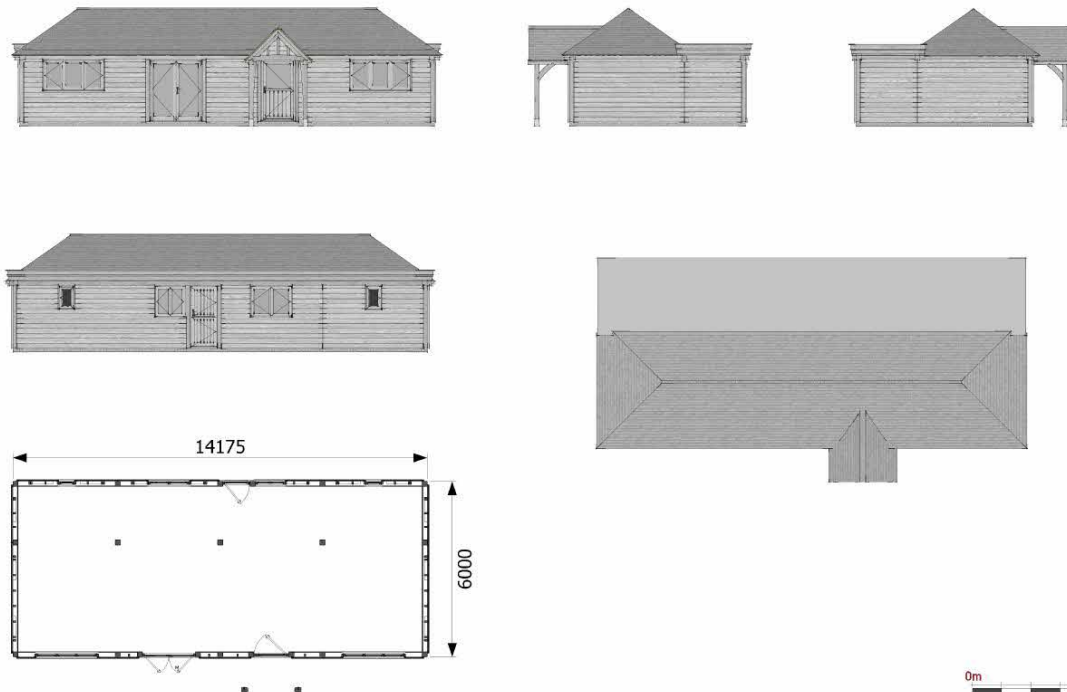
The proposed dwelling would provide a high quality traditional oak frame which would prove a sustainable solution with materials that offer a long lifespan. The oak frame would 'silver-off' over time, helping it to appear weathered-in to its surroundings.

At the same time, the oak framed and partly glazed nature of the new structure would also mean that it would clearly appear as a subservient, visually lightweight and contemporary addition to the existing built form.

Its form of construction and the nature of its design/materials would allow it to be visually differentiated from the original form of Heath Road, enabling successive phases of historic evolution to remain easily read.

The use of timber would however ensure that there is a clear visual link to the setting and is not completely removed from historic/environmental precedent.

While a to-scale copy of the planning drawings will be provided as part of this application, please see the proposed plans below.



	Proposed	Drawing No. <input type="text"/>	Mrs K. Musk - 1:100 Date 26/02/24
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The proposal will incorporate the following;

- Oak framed weatherboard, with a brick base.
- Oak framed windows
- Oak framed doors featuring glazing.
- Oak framed Porch with tiled roof
- Tiled Roof

The appearance and design of the proposal is therefore entirely appropriate to this setting and would not unduly harm the character or appearance of the existing built form of Heath Lane.

Landsc ape

The following section of the statement will focus on the impact on the general landscape as a result of the proposal, primarily in regards to Flood risk impact and Arboricultural impact.

To summarise firstly however, no new significant landscaping is proposed on site in comparison to the existing site dynamic.

Flood Risk Assessment

As can be seen from the map provided below, the application site is located within Flood Zone 1. As per Government guidance, due to the site being less than 1 hectare in

size a full flood risk assessment may not be necessary. With that said, an overview of the site and the basis provisions that are being put in place can still be identified below.

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.

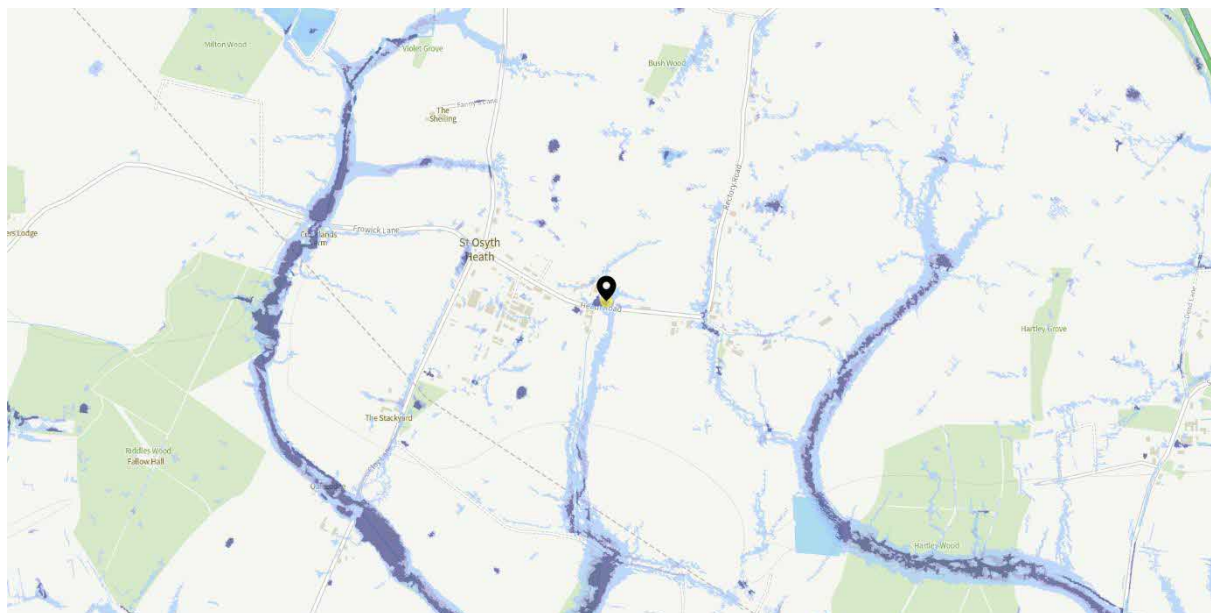


► [What the flood map shows](#)

Download the flood map for this location

The flood map is suitable for a local planning authority to use when checking a planning application to see if a development is:

However, as can be seen from the map located below, there is a high chance that the site can suffer from surface water flooding.



Having regard to the above, and the guidance contained within the DCLG document; 'Improving the Flood Performance of New Buildings' (May 2007) the following mitigation measures are recommended;

The finished floor level of the proposed building will be set at the same level as the existing terrain. The proposal will not be set any lower than existing levels.

The proposal will incorporate a concrete ground supported floor, materials which will have good flood damage resistance and drying performance.

All electrical sockets will be installed above flood level.

Surface water drainage will include water butts to collect surplus rainwater to be recycled and to ease flows prior to discharge into existing surface water systems.

Arboricultural Impact Information

To date, no specific AIA work has been undertaken for the proposal. The reason for this is that it is not believed that there is any significant impact as a result of the proposal. With that said, if when reviewing the application, a request for further information is made, we will be happy to co-operate with the local authority to provide any necessary information.

Sustainable Development

The proposed dwelling would be constructed from oak sourced from PEFC certified well managed and sustainable and renewable forests. Traditional carpentry methods are to be adopted which rely less on the use of modern power tools and would provide a structure that could be more easily dismantled and reused elsewhere if required. The proposed construction method and materials to be used are therefore highly sustainable.

Surface water drainage would employ sustainable methods, such as the installation of water butts for capturing and recycling rainwater.

The dwelling would also include substantial amounts of glazing to take maximum advantage of solar gain for natural space heating.

As referenced previously in this statement, the NPPF places heavy weight on the presumption of favour towards sustainable development. The proposal being put forward comprehensively would fall into this category when factoring in the design and materials that are to be used and also the minimal impact on the existing environment of the site.

Conclusion

This statement has been produced to accompany a full planning application which seeks permission to remove an existing mobile home and replace it with an oak framed single storey dwelling in its place.

Our client, Mrs Musk has lived on the site in the existing mobile home since 2001. The structure itself has been in place since 1990, with a precedent for occupation on the

site stretching as far back as the 1960's. Relevant documentation to show this has been provided within the statement.

It is acknowledged that much of the argument put forward is centred around policy LP7 and the encouragement of replacement dwellings on a one-to-one basis. It is our belief that the precedent for residential development has been well established on the site and the proposal put forward is therefore fully compliant with policy LP7.

Below is a summary of the key points that help form this application, for a clear concise collection of information. Whether this application is determined through delegated powers, or if it goes to a Planning Committee, we will welcome the opportunity to work alongside officers and members to reach a suitable resolution for all parties.

Our client has lived on the site in the existing mobile home since 2001.

The Mobile home itself has been on the site since 1990

The first site license was granted by Tendring District Council in 1975

There is evidence of residential development on the site as far back as the late 1950's, with a belief that occupation may have taken place in the 1940's.

It is acknowledged that much weight for the argument for development is that it is a replacement dwelling. It is our argument that the precedent for development has long been established and thus the proposal complies with policy LP7.

The proposal put forward would only result in an increase of 1sqm in comparison to the existing mobile home.

The existing mobile home has a greater depth by 0.1m while the proposal has a greater width by 0.4 metres.

Arboricultural information has not been provided for this application. The reason for this is that it is our belief that there will be no significant works to be undertaken that would alter the existing landscape of the site. That said, if the LPA request any information, we will be happy to co-operate where necessary.