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Dear Sirs

**Re: Land south of Whatfield Road, Elmsett
DC/19/03445**

Having considered the officer committee report there are a number of key important points that the applicant considers it essential to address and to ensure that Members are updated in respect of these points.

1. The applicant has a very strong social conscience and is committed to and financially able to deliver affordable housing hence the greater number proposed with this application. The applicant will themselves fund and deliver the housing in the short term and where they would be prepared to accept a condition for a shorter time commencement. Finances are available to commence immediately should planning permission be forthcoming.
2. The important view is quite simply a view across an agricultural arable field within a rural location. Members are invited to carry out a site visit to assess this for themselves.
3. The application proposal would, if approved, deliver a high level of affordable housing, a significant degree of smaller one and two bedroom homes, significant open space and would also deliver CIL contributions in the region of approximately £345,690.00. The applicant has considered viability and is confident that the application as now amended can deliver a viable site.
4. The report considers that the housing mix is inadequate and 47% of the development should be one or two bedroomed. Recognising this the applicant confirms that this application is now proposed to deliver 48.6% one and two bedroom dwellings, an amended plan is attached. It is understood that the Council will need to re-consult in respect of this amendment.
5. Paragraph 78 of the NPPF recognises the enhancement/maintenance of rural communities especially where it will support local services and where development in one village may support services in a village nearby.

6. The application site is not isolated, nor do the proposed dwellings, it is considered, form an unsatisfactory relationship with the existing settlement.
7. The emerging Joint Local Plan initially identified Elmsett as a core village – it has a good range of facilities as acknowledged in 3.14 of the committee report and where employment opportunities are available in nearby centres.
8. The NPPF is quite clear in paragraph 68 about the importance small and medium sized sites where they can often be built out quickly.
9. The report acknowledges a number of key positive benefits delivered by the application proposal.
10. In carrying out the planning balance the report considers the proposal, without the additional one and two bedroom dwellings provides a high standard of design and layout, delivers above the policy requirement for affordable housing, and where it now delivers a greater housing mix at 48.6% in accordance with the latest available housing information and provides generous new public open space.
11. The application proposal would indeed support the existing services, including the rural bus service thereby potentially increasing and sustaining the use of the bus service and other facilities to the overall benefit of the village.
12. The application proposal has carefully considered and responded to the Neighbourhood Plan in developing the proposal recognising it advancing weight pre its adoption.
13. The Examiner's final report recognises that additional housing development is not considered in the Neighbourhood Plan.
14. The application, as identified in the report, has a number of positive beneficial factors through delivery of this site and where there is public benefit through the proposed additional housing delivery.
15. The housing delivery figures are minimum figures where over supply is supported to meet the delivery of additional housing to meet recognised need.
16. The applicant has considered the response from Strutt and Parker in respect of application reference DC/19/01633 also for Elmsett. This document carefully considers the reasons why the policies contained with the Elmsett Neighbourhood Plan may not carry the full strength and weight that is attributed to them. This is stated as being because Local Plan housing policies were not up to date when the Neighbourhood plan was prepared, nor do emerging policies, also considered, at this time currently carry any weight. The revised National Planning Policy Framework (the Neighbourhood Plan was considered against the earlier version) is now much stronger in its thrust to deliver additional housing. This analysis by Strutt and Parker is well considered and logical in the approach taken and the manner that it considers the planning position for additional housing in Elmsett. The Neighbourhood Plan is respected, but where in the planning balance this must be looked at objectively in light of the national direction of travel for housing delivery.

17. Whilst a need assessment has not been provided the Neighbourhood Plan does not identify new sites and in order to fulfil the requirement to deliver additional housing Elmsett will undoubtedly need to embrace some new additional development.

Yours faithfully

Fisher Jones Greenwood LLP

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