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**TOWN AND COUNTRY PLANNING ACT 1990**  
**ERECTION OF SELF-BUILD DWELLING AND GARAGE (EXISTING GARAGE TO BE**  
**DEMOLISHED)**  
**LAND AT 30 EDIES LANE, LEAVENHEATH, C06 4PA.**

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PLANNING STATEMENT

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Ref: 3420  
January 2026

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## **INTRODUCTION**

1. This Planning Statement has been produced in support of a planning application for the erection of a detached self-build dwelling with garage at 30 Edies Lane, Leavenheath.
2. The following statement is in two parts. The first part deals with the Council's Local Validation Requirements for applications. The second part is a Planning Statement which considers the relevant nation and local planning policies and other material considerations.

## **LOCAL VALIDATION REQUIREMENTS**

### Access

3. Access to the new dwelling will be provided via the existing access that serves the host property. The existing access has good visibility in either direction. Edies Lane is a cul-de-sac and is not heavily trafficked. The proposal will have no material impact on highway safety.

### Biodiversity and ecology

4. The application is accompanied by a Preliminary Ecology Assessment (PEA). The proposed dwelling is a self-build and so is exempt from Biodiversity Net Gain (BNG).

### Car Parking

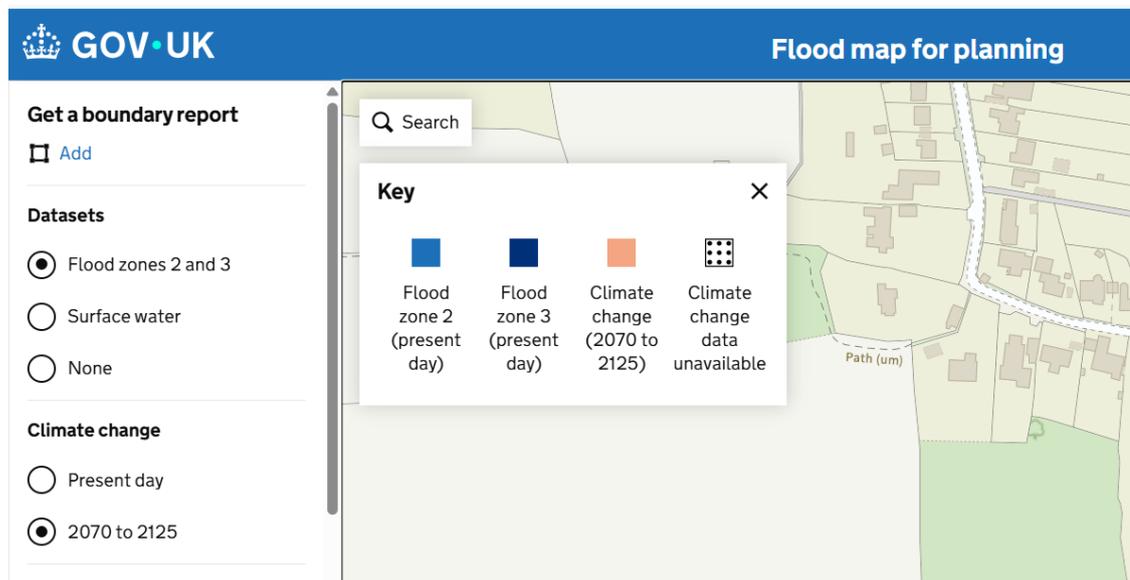
5. The garage which serves the existing dwelling is to be demolished and two parking spaces for the existing dwelling will be provided as illustrated on drawing 2909.04.
6. The proposed dwelling will be provided with a double garage and sufficient space to allow vehicles to turn and to enter and leave the site in a forward gear. The proposed parking and turning arrangements are in accordance with the Suffolk Parking Guidelines.

## Drainage

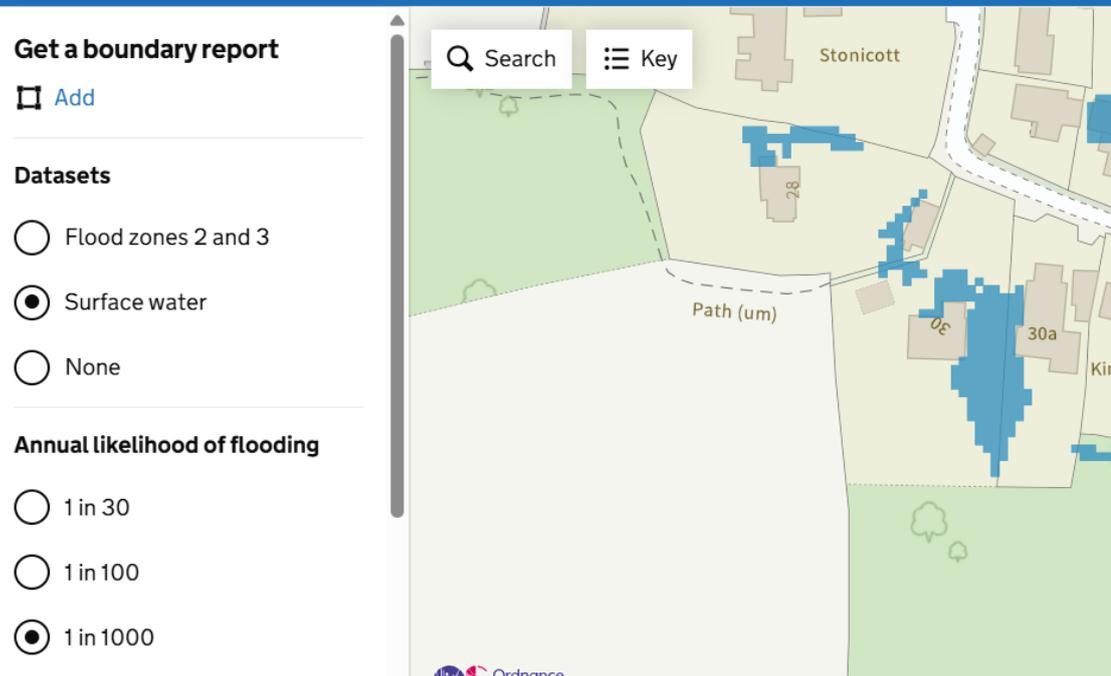
7. The proposed dwelling will be connected to the mains sewer. Surface water will discharge to soakaways.

## Flood Risk Assessment

10. The GOV.UK Flood Map for planning (extract below) confirms that the site is located within Flood Zone 1 (FZ1) where all types of development are acceptable. The site remains in FZ1 when taking into account predicted climate change.



11. The GOV.UK Flood Map for planning also indicates that a small part of the application site has a 1 in 1000-year annual probability of surface water flooding (see extract produced overleaf).
12. However, the part of the site where the dwelling is to be erected is not at risk. Nevertheless, as a precautionary measure, the dwelling will comply with Part P of the Building Regulations 2020, especially with regards to the height switches and sockets above finished floor level.



13. Furthermore, in the event that a 1 in 1000-year surface water flood event did take place as predicted, future occupants of the dwelling would not be prevented from safely entering or egressing the site via the existing driveway along the route where it would not be flooded.

14. In conclusion,

- the site is less than 1 hectare;
- the site is not at critical risk of flooding;
- the site is located within FZ1;
- The site is not shown as being at risk in the Council's Strategic FRA; and,
- the proposed dwelling will be positioned on land that is not at risk of flooding even when taking into account climate change.

Heritage

15. The application site is not within a conservation area. The only designated heritage asset in the locality of the site the property known as Stonicott which is a grade II listed building located approximately 60m to the North. The listed building is separated from

the application Site by another dwelling (Sanjika). The listing description for Stonicott states:

*"House. Circa early C17 or possibly earlier with circa C18 and C19 extensions.*

*Large weatherboarded C20/C21 two storey extension to the south.*

*MATERIAL: Timber framed, plastered incised lines replicating ashlar masonry.*

*Painted brick outshut and small UPVC conservatory at rear. Thatched roof, gabled at left end and hipped at right end where it is carried down over outshut.*

*Brick axial stack to left of centre.*

*PLAN The original house had a 3-room plan, possibly with the hall at the centre and parlour on left, both heated from back-to-back fireplaces in the axial stacks in front of which is an entrance lobby. The single storey outshut on the right hand end is probably C18 and the outshut behind the hall and parlour is C19 or C20.*

*EXTERIOR 2 storey. Facade has C20 door to left of centre, with flanking C20 3 and 4-light metal casements with glazing bars on the ground floor and 3 small late C19 or C20 casements under the eaves on the first floor.*

*At the rear 4 C20 metal frame casements under the eaves and a single storey outshut with a slate lean-to roof with C20 UPVC conservatory to the left.*

*INTERIOR The left hand room has a chamfered cross beam, rough exposed joists and a large brick C17/C18 fireplace with a chamfered timber lintel, partially rebuilt. The centre room has a chamfered axial beam, large unchamfered joists and a large rebuilt brick fireplace, its lintel replaced. Partition between hall and unheated right hand room removed. The partition (original end wall) between former unheated room and outshut has exposed studding without infill. The first floor has surviving tie beams, wall plate, midrails, stud partitions and wall frames and there are some exposed principal and common rafters, suggesting that the roof structure may survive substantially unaltered. The first floor front wall frame remains largely intact and includes a jowled storey post and close-studding."*

16. In this particular case, the Historic England website gives a reason for designating the

building grade II, it states:

*“Stonicott is a good example of a timber framed building, which although extended in the C20/C21, retains a significant proportion of its original fabric. Changes of the C17/C18 add to the special interest of the building.”*

17. It is therefore very clear that the significance of the building arises from its age and method of construction. This proposal will have no effect on the significance of the listed building and the intervening dwelling and landscape features will ensure that the proposal has no material impact on the setting of the listed building.

#### Land Contamination

18. The application is accompanied by an environmental report which confirms that the land is not contaminated.

### **PLANNING STATEMENT**

#### The Site and its surroundings

19. The site consists of part of the side garden of 30 Edies Lane which is a bungalow dating from the 1970's. The site contains an existing garage which is to be demolished. There is a public footpath running along the western boundary of the site.
20. Edies Lane is a cul-de-sac containing a diverse range of dwelling types and sizes of varying age, including period properties and modern bungalows. There is no predominant characteristic in terms of scale or architectural style.
21. There is a bus stop at the junction of Edies Lane with High Road. The bus stop is served by routes 43A and 43B which provide regular and frequent services to Colchester and Bury St Edmunds.

#### The Development Plan

22. 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.

23. In this case, the development plan for the area consists of the Babergh and Mid Suffolk Joint Local Plan (adopted 2023) and the Leavenheath Neighbourhood Plan (2023).
24. The application site is located within the settlement boundary for Leavenheath where the principle of development is acceptable under Local Plan (LP) policy SP03 and Neighbourhood Plan (NP) policy LEAV5.
25. Being a 3-bedroom family home, the proposal also accords with NP policy LEAV6.
26. The proposed dwelling is of a high standard of design. It is a bespoke scheme designed with the applicant's input to meet their specific needs. The proposed dwelling responds to local context; its 1 & ½ storey cottage style design reflects vernacular architecture and incorporates the use of traditional materials. The dwelling will complement the locality in accordance with NP policy LEAV9 and LP policies LP23 and LP24.
27. As previously stated, the site adjoins a public footpath and so will encourage walking and cycling as envisaged by NP policy LEAV10.
28. The NP does not include any policies relating to self-builds. The proposal is supported by LP policy LP08 which states: *"The Councils will support proposals for self-build/custom-build housing or proposals that make a proportion of serviced dwelling plots available for sale to self-builders or custom builders, where in accordance with all other relevant policies in the Plan. "*

#### National Planning Policy Framework

29. 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. Paragraph 8 of the NPPF describes the objectives of sustainable development as providing economic, social and

environmental benefits.

30. The development of this site would meet each of those three objectives of sustainable development. Firstly, it would meet the economic objective of sustainable development as the new residents would help to sustain and improve vitality and viability of local services in the village, these include The Hare and Hounds public house and Leavenheath Village Hall.
31. Secondly, the development would meet the social objective of sustainable development by providing a self-build family home. This is an important consideration as the Council has not currently met its statutory duty to provide sufficient self-build and custom build plots to meet demand in the area.
32. The development of the site would also accord with the environmental objective of sustainable development. The site is within walking distance (200m) of bus stops in High Road which provide regular and frequent services to Bury St Edmunds, Sudbury and Colchester. Consequently, occupants of the dwelling would not be reliant on the use of the private car for access to shops, services, employment or leisure opportunities and therefore the development would help to reduce emissions and mitigate climate change.

#### Self-build

33. The provision of Self-Build and Custom Housebuilding is increasingly forming a key part of the planning system and is an important part of the government's strategy for addressing the national housing crisis.
34. The demand for this tenure of housing was first detailed in the 2011 Housing Strategy for England and has since become enshrined in national policy within the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
35. The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and

Planning Act 2016) placed a legal duty on local authorities to keep a Register of individuals and associations of individuals (i.e., groups) who want to acquire serviced plots of land and to have regard to that Register when carrying out its planning functions.

36. The 2016 Housing and Planning Act at Section 10 placed a duty (which came into force on 31 October 2016) on local authorities to grant sufficient development permissions to meet the demand for Self-Build and Custom Housebuilding in their area arising in each Base Period within the three years after the end of the Base Period.
37. The Self-Build and Custom Housebuilding section of the Planning Practise Guidance (PPG) was first introduced on 1 April 2016. The PPG clarifies that under the Self-build and Custom Housebuilding Act 2015 (as amended) local authorities must grant suitable development permissions for enough suitable serviced plots of land to meet the demand for Self-Build and Custom Housebuilding in their area.
38. Paragraph 016a12 was introduced on 8 February 2021 and in setting out what the benefits of self-build and custom housebuilding are, it states:  
*“Self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home, and can be innovative in both its design and construction”.*
39. A recent Appeal decision last year (APP/D3505/W/24/3354585) confirmed that there is a significant shortfall of self-build/custom build plots in Babergh, which at that time stood at 249. This means that the Council has not met its Statutory Duty. This is a material consideration which weighs heavily in favour of the proposal.

### **Conclusions**

40. The application site is located within the settlement boundary for Leavenheath and is therefore in an area where the principle of development is acceptable.

41. The proposed dwelling is of a high standard of design which will respect the existing pattern of development and reflect traditional vernacular architecture.
42. The proposal will help the Council to meet its statutory duty to provide sufficient self-build dwellings to meet demand in the district.
43. The proposed development fulfils the three objectives of sustainable development and would not cause any material harm to any interests of acknowledged importance.

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