



## THE JOHNSON DENNEHY PLANNING PARTNERSHIP

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Melanie Corbishley – Planning Officer  
Braintree District Council  
Development Services  
Causeway House  
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Essex, CM7 9HB

PRJ/SM/4100  
17th July 2020

### WRITTEN STATEMENT

**Demolition of Existing Garages and Erection of Two Dwelling Houses, Garages, Access, Landscaping and Restoration of Existing Water Pumping Station Land Adjacent to Ashbourne Cottage, Smeetham Hall Lane, Bulmer, Essex For A. Hyde Parker**  
**APPLICATION NO: 20/00479/FUL**

**STATEMENT OF PETER R. JOHNSON - Chartered Architect & Town Planner**  
**Principal The Johnson Dennehy Planning Partnership**  
**INCORPORATING COMMENTS OF B. M. B. DENNEHY – Ecologist**  
**Lead Consultant J.D.P. Environmental**

This statement and comments are submitted in support of a detailed planning application registered with the Planning Authority on 20<sup>th</sup> March 2020 and delayed by the ongoing issue of COVID-19.

The application seeks full planning permission for the erection of two detached four bedroom houses, garages, access and landscaping and also includes the restoration of existing water pumping station and Bulmer Parish Council support the application and made the following observations: -

- ***Bulmer Parish Council has no objection to this application, providing a change of finish is made.***
- ***Although this development is outside the village envelope, it will provide significant improvement to this location and restore the pump house to a sounder structure. The house designs are sympathetic to the nearby Ashbourne House.***
- ***The plans show a white render and this would be out of place between the existing properties, which are all red brick. The Parish Council requests a change of finish is made. (the applicants have no issue with this request by the Parish Council and have amended the plans for Plot One to reflect their wishes – the Planning Officer acknowledges this matter can be adequately controlled by condition on any grant of permission)***



Similar comments regarding external finishes are also put forward by Dedham Vale and Stour Valley Project and the applicants believe they have addressed their concerns shown on attached revised drawing for Plot One (4100/123/A).

Essex County Council Highways have raised no objection to the application subject to conditions and the provision of residential travel information packs which the applications find acceptable. The layout indicates the development will create 2 nos. car parking spaces for each dwelling along with turning areas which complies with the adopted car parking standards. The proposed development would not give rise to any unacceptable impact on the amenity of either neighbouring property, due to its layout and acceptable distances from these neighbouring properties and thus the proposal complies with the spirit of the NPPF and Policy RLP90 of the Adopted Local Plan and Policy LPP55 of the Draft Local Plan.

The presumption in favour of sustainable development sits at the heart of the NPPF. The Framework is very clear in its instruction at Paragraph 11d, that for decision-taking this means where there are no relevant development plan policies, or policies which are most important for determining the application are out-of-date and more particularly where the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

A material consideration in this case, is the Council's current housing land supply position. For decision making purposes Braintree District Council does not have an up to date Local Plan and is currently required to calculate the housing target using the Government's Standard Methodology, until such time as the new Local Plan is adopted, therefore the lack of a 5 year housing land supply is therefore a material consideration which weighs heavily in favour of this application being approved.

**Comments of B. M. B. Dennehy:**

The application was accompanied by a Planning Statement which included an Ecological Appraisal prepared by myself as Lead Consultant of J. D. P. Environmental and covered Relevant Legislation and Planning Policy and Ecological Assessment of the application site.

Due To COVID-19 I have this week only been made aware of the observations of BDC Ecologist and am concerned that the holding objection has been carried forward as a reason for refusal. As the Council is fully aware site visits and survey work has been seriously curtailed by the intervention of COVID-19 restrictions and the applicants would request an extension of time to enable further information to be provided or appropriate pre-commencement conditions to be included within the decision notice.



## Continuation

It is felt that adequate information has been provided within the Ecological Assessment provided to give the Local Planning Authority sufficient confidence that the habitats within the application range in ecological value from low to moderate. The improved grassland was considered to be of low ecological value. The habitat was found to have a species poor diversity.

In addition the surveys undertaken showed no evidence of Badger, Reptiles, Bats and Birds and furthermore the application site itself does not represent any habitat of significant value to nature conservation and building works are not proposed to impact upon the adjoining countryside.

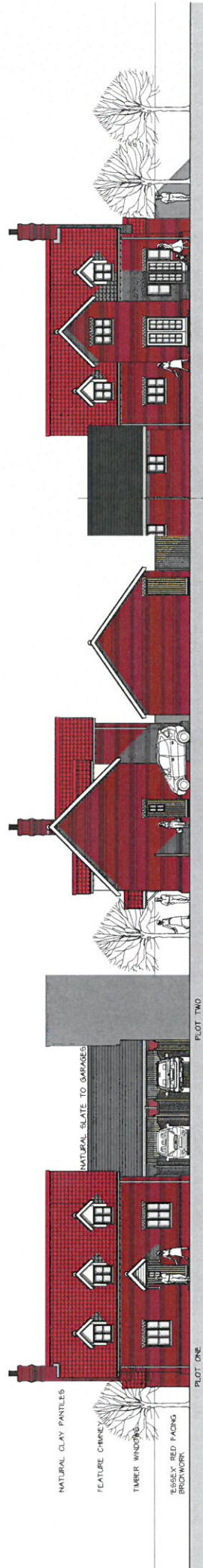
Prior to any construction works commencing a pre-works check of the footprint of the development should be undertaken for evidence of badgers activity as a precaution, likewise a destructive search for reptiles should be undertaken at the same time.

Furthermore, in order to enhance the site for bats, and to mitigate for any negative impact on bats that could make use of the site and surrounds for commuting/foraging, it is recommended that a sensitive lighting scheme be designed. Many bat species are sensitive to artificial light and may be disturbed whilst foraging or roosting. Any lighting on the site associated with the development should be directed downwards to where it is needed with shields used to direct the light to the intended area. Bat boxes should be incorporated into the design along with boxes for starlings which can make use of the buildings for nesting and are red-listed and of high conservation concern.

### **Conclusion:**

The development of two dwelling house in this location will make a positive contribution towards the Council's 5 year housing supply and is supported by the Bulmer Parish Council, in addition, the development would bring about other economic benefits including the creation of construction jobs and increased demand for local services. It is acknowledged by the Council that existing structures on the site have not blended in to the landscape and the Parish Council accept the proposal would result in a 'significant improvement' to this location.

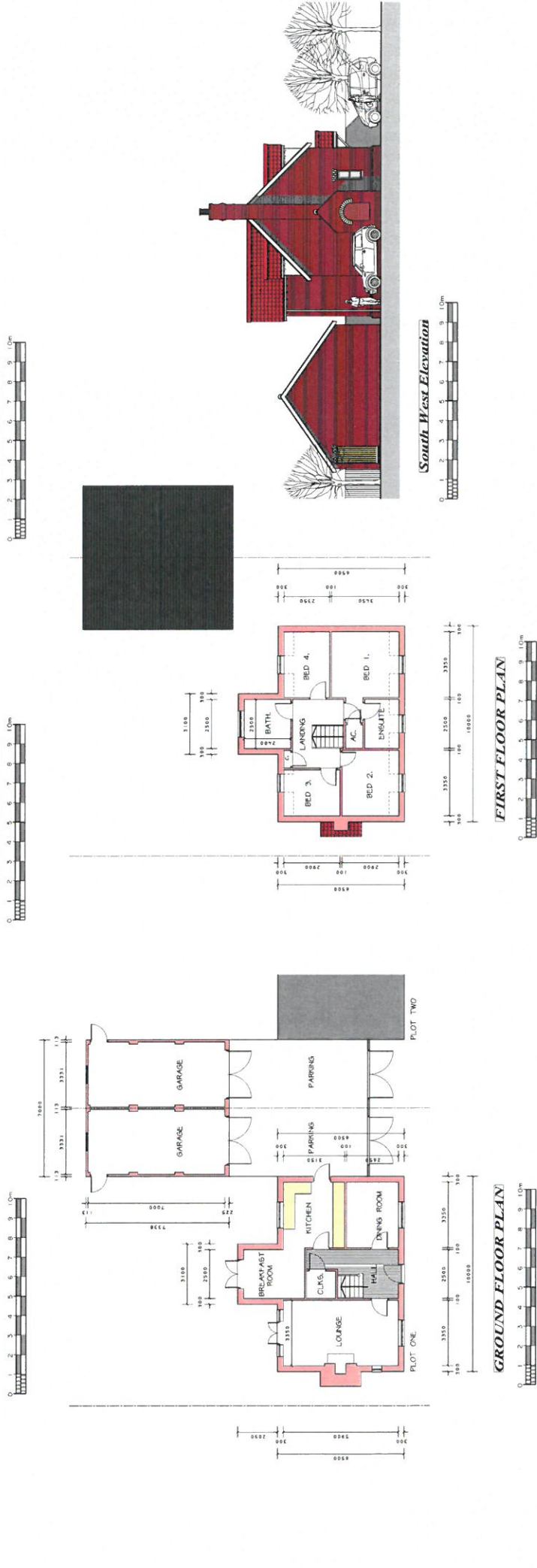
Residential Development  
Smeetham Hall Lane - Bulmer - Essex



South East Elevation

North East Elevation

North West Elevation



GROUND FLOOR PLAN

FIRST FLOOR PLAN

	<b>THE JOHNSON DENNEHY PLANNING PARTNERSHIP LTD.</b> The Coach House, Beacon End House, London Road, Sawmoy, Colchester, Essex CO3 0NY Telephone: 00 44 1206 763334 Fax: 00 44 1206 763335 E-Mail: jdp2@bconnect.com Trinity House, Knightstown, Valentia Island, Co Kerry, Ireland Telephone: 00 353 66 9476278 E-Mail: jdp2@bconnect.com		<b>PROJECT</b>  <i>Residential Development Smeetham Hall Lane Bulmer - Essex.</i>	<b>TITLE</b>  <div>HOUSE TYPE 'A' Plot One</div>	<b>CLIENT</b>  <div>A. Hyde Parker Esq</div>	<b>Revisions</b> <table><tr><th>DATE</th><th>No.</th><th>REVISION</th></tr><tr><td>10.7.2019</td><td>1</td><td>ISSUED FOR TENDER TO J.P. DENNEHY</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	DATE	No.	REVISION	10.7.2019	1	ISSUED FOR TENDER TO J.P. DENNEHY																									<b>SCALE</b> 1:100,  <b>DATE</b> NOV. 2019,  <b>FILE No.</b> 4100,  <b>DRG No.</b> 123/A, P.J.	
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