Design, Access, & Planning Statement.

Erection of agricultural building and hardstanding associated with Upper Pullins Farm, Stoke Lane, Higham on the Hill, CV13 6FG (Retrospective).

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Introduction

This statement is submitted in support of the erection of agricultural building and hardstanding associated with Upper Pullins Farm, Stoke Lane, Higham on the Hill, CV13 6FG (Retrospective).

This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2015.

In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application. References were made to the relevant planning policies. These are predominantly the adopted and saved Local Plan policies as they take primacy in the determination of such an application where they are NPPF (Aug 2026) & NPPG compliant.

Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Core Strategy (2009):

Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design

National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (Aug 2026)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

Principle and other material planning considerations.

The Written Ministerial Statement Planning for Growth and Laying the Foundations emphasized the Government's approach to house building and the need to provide action to build more houses and to boost economic growth.

The NPPF identifies three dimensions to sustainable development giving rise for the planning system to perform the roles below:

a. An 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;

b. A 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 community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c. An environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

Furthermore, LP policy should follow the approach of the presumption in favour of sustainable development where such development should be supported when weighing all of the provisions of the Framework (Aug 2026) as a complete document. The National Planning Policy Framework sets out the government's policies for plan-making and for making decisions on development proposals in England and is a material consideration of critical importance.

Local List Requirements & the NPPF (Aug 2026) DM2: Information requirements:

1. To ensure a clear and consistent approach to the information required to determine development proposals, local validation lists setting out the information required in support of an application for development should include the information specified in the relevant national decision-making policies (summarised in Annex C).

2.Local validation lists should only include additional information requirements if there is a policy in the development plan requiring a specific further assessment. Any such additional information requirements should not be applied equally to all applications but should be proportionate to the scale of development and its potential impact. Where appropriate, the requirements should clearly distinguish between what is required for major, medium and other types of development proposal.

Due to the scale and nature of the proposal, the level of detail submitted with the application is considered proportionate. Schedule 4 of the DMPO details the statutory consultations required *before the grant of permission.* If during the determination period the statutory consultees request additional information and this is not provided by the applicant, the LPA could refuse the application for this reason. On this basis this section forms a notice under Article 12(1) (DMPO Amended July 2015) as the applicant considers the submitted information meets the requirements set out in article 34(6)(c) and any other information contained in the adopted Local List should be waived allowing the immediate validation of the application.

Planning History

25/00913/FUL: Demolition of existing building and erection of a single C3 self-build dwelling Upper Pullins Farm Stoke Lane Higham On The Hill, CV13 6FG. Approved 27 July 2026

25/00639/AGDO: Notification to determine if Prior Approval is required for the erection of a steel framed agricultural building. Refused 3rd October 2025.

Following the release of the NPPF (Aug 2026), the land falls under **S5: Principle of development outside settlements:**

1. Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be

substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

a. Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement;

Amount, Layout & Design

As can be seen from the recent planning history, the applicant has relocated their entire family to the site that will include the building of a family home and expanding upon the agricultural activities outlined in the submission of application 25/00639/AGDO.

This confirmed that the 6ha of land will be developed to increase the breeding flock of Suffolk ewes and lambs producing around 80 lambs per year and to produce hay and straw, however in recent years there has been a necessity to purchase straw and feed supplies from external sources.

In relation to the size of the building, approximately 200 tons of straw were purchased last year which accounts for around 70% of the overall capacity of the building. The remaining 30%, houses the associated farm machinery, general secure storge areas and welfare facilities, meaning the building is commensurate with the overall landholding and farming activities currently developing on a year on year basis.

BNG & Biodiversity

As a retrospective submission, the proposal is subject to the BNG exemption regulations.

Access & parking

The agricultural building will utilise the existing and longstanding access and the modest amount of development and the percentage impacts of this traffic are considered minimal meaning the impact of the development will have effectively ‘nil detriment’ and will not therefore adversely affect the current road network capacity or existing access.

Conclusion

The erection of a working and functional agricultural building is considered to be acceptable in principle and would not result in any detrimental impacts on the character and appearance of the existing landscape in relation to Policy DM4. There would be no harm to residential amenity or highway safety and by representing sustainable development, the application is recommended for officer support and subsequent approval in accordance with the provisions of the Framework as the proposal compliments the semi-rural character of the area and is appropriate in terms of design, construction and use.

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