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	DEVELOPMENT CONTROL COMMITTEE B
DATE:	WEDNESDAY, 18 MAY 2022 9.30 AM
VENUE:	BLACKBOURNE COMMUNITY CENTRE, ELMSWELL, BURY ST EDMUNDS, IP30 9GY

For consideration at the meeting on Wednesday, 18 MAY 2022, the following additional or updated papers that were unavailable when the Agenda was printed.

T A B L E D P A P E R S

Page(s)

- a **DC/21/05669 LAND TO THE SOUTH OF, FITZGERALD ROAD, 3 - 10
BRAMFORD, SUFFOLK**

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Committee Services on: 01473 296384 or Email: Committees@babberghmidsuffolk.gov.uk

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Agenda Item 7a



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04/05/22

For the attention of: Elizabeth Flood

Ref: DC/21/05669; Land To The South Of, Fitzgerald Road, Bramford, Suffolk

Thank you for re-consulting us on the Application for approval of the outstanding Reserved Matters following grant of Outline Permission DC/19/01401- Residential development of up to 115 dwellings and access, including open space and landscaping - Details for Appearance, Landscaping, Layout and Scale required under Conditions 1 and 2 and concurrently required details of Surface Water Drainage (Condition 12); Landscape and Ecological Management Plan (Condition 15); Biodiversity Enhancement Strategy (Condition 16); Landscaping (Condition 18) and Housing Mix (Condition 22).

This response relates to revised plans and documents submitted between 31st March and 25th April 2022.

Condition 15 Landscape Ecology Management plan

No revision to to the LEMP was submitted to address our previous recommendations.

Landscape details in relation to the outstanding Reserved Matters and Condition 18

Prior to grant of Reserved Matters we recommend that rear garden boundaries which meet the public realm should be made from 1.8m high brick walls (or other locally appropriate hard material). Where substantial planting is proposed such as plot 107, this requirement may be relaxed. We recommend that the following plot boundaries are reviewed and amended: 14, 34, 93 & 110.

Prior to discharge of Condition 18 the following are still outstanding:

- Details of finished levels.
- Identification of areas of advance planting.
- Details of inlets and outlet for the SuDS basins; location and appearance.

Furthermore, our recommendation regarding tree species, appearance of the SuDS basins and enhancing the existing boundary vegetation have not been addressed.

If you have any queries regarding the matter raised above, please let me know.

Kind regards,

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.





BRAMFORD

PARISH COUNCIL



Bramford Parish Council, The Parish Room, Ship Lane, Bramford, Suffolk, IP8 4AN
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APPLICATION FOR RESERVED MATTERS - DC/21/05669 Proposal: Application for approval of the outstanding Reserved Matters following grant of Outline Permission DC/19/01401- Residential development of up to 115 dwellings and access, including open space and landscaping - Details for Appearance, Landscaping, Layout and Scale required under Conditions 1 and 2 and concurrently required details of Surface Water Drainage (Condition 12); Landscape and Ecological Management Plan (Condition 15); Biodiversity Enhancement Strategy (Condition 16); Landscaping (Condition 18) and Housing Mix (Condition 22). Location: Land To The South Of, Fitzgerald Road, Bramford, Suffolk

Bramford Parish Council wishes to add further comments to the outstanding Reserved Matters and express our disappointment that there has been NO engagement from the developer with the Parish Council or the community regardless of the encouragement from the Planning Committee B at the last meeting on 23rd March 2022 to ensure this development fits in with the wider community and not an isolated development.

The development was strongly opposed by the community in 2018/19, however the Parish has come to accept the decision to grant permission to develop this green field but wish to have some involvement in its detail to ensure it is completed sympathetically with the beautiful surroundings of the Gipping Valley. **We have been very disappointed that there has been little engagement with the community by Hopkins Homes since the public exhibition in July 2018** with only one Zoom call on 23rd November 2021 taking place after the Parish Council approached Hopkins requesting communication and no significant changes to plans since discussions. **Planning Committee B placed a deferment on key issues and requested further engagement with Bramford Parish Council from the developer in March 2022** to ensure some of the concerns were discussed at a local level with a council that understands the area and its needs. However, **this has not taken place and again we find ourselves with an amended plan that does not correct some of the issues that are important to the residents, and in fact some matters ie. footpaths parallel with Fitzgerald Road, have been amended in new plan to something we strongly dislike and are not as we discussed, the path on the original plan was a far superior plan.**

Communication is key to ensure a development such as this is successful in a small village, **we hoped to work closely with the applicant to reduce the impact of development in our rural village for the new and existing residents of Bramford, the environment and ecology.** However, Hopkins quickly amended the plans without any contact or discussion, lodging new plans within 2 weeks of the deferment being made. **Bramford Parish Council feel strongly that the decision at the previous committee meeting of deferment on key**

issues must be upheld and Hopkins must engage with the Parish Council to discuss these matters. We urge the Committee to uphold the deferment until the developer has considered the requests of the Parish Council and made changes in the plans as much as possible to accommodate these requests. The Committee must stand fast with the decisions previously made regarding these matters to ensure developers are not creating sites that do not compliment and blend into our environment and ensure they have connectivity to the village.

We must however praise the developer for addressing the Sustainability aspect of the build and are **extremely pleased to see they have agreed to provide Air Source Heat Pumps to all plots removing any gas supply to the site.** This needs to be taken further however, with **provision of electric charging car ports on every property.** This must be essential to any new development and must be enforced upon the developer.

Cycle provision

Outline Planning Permission DC/19/01401 reads ‘The applicant is advised that the local planning authority will have particular regard to the importance of prioritising cycling infrastructure and its delivery in considering the layout of the development in order to ensure that appropriate cycling infrastructure may be secured for future residents to connect with services and facilities within the locality and within the Ipswich cycle route network.’ Also, it is stated on the Planning Committee Action Sheet a cycling infrastructure should be provided. The amended plan has provided a short cycle path from B1113 to the access road to the development but provides no cycle infrastructure for commuting into Ipswich. **We request this cycle path is continued the length of the development along Fitzgerald Road.** Could path running parallel to Fitzgerald Road on development be a shared path and cycle provision? NPPF Para 112 states *‘Within this context, applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas’*

Footpaths

Whilst we are pleased Hopkins have listened to our concerns re footpaths, the solution is not one we agree with. The initial outline plan shows a footpath that meanders beautifully alongside Fitzgerald Road within the development behind a fence and tree line. This was a good design, and one we wish to reinstate, the matter that concerned us was there was no provision for pedestrians to cross over Fitzgerald Rd to access schools, shops etc. **The developer has taken an easy option of providing a roadside path, which does not compliment the rural setting of this location. We please ask the path is reinstated to within the development for pedestrian safety and provides a more sympathetic approach to the environment and its users.**

Footpaths following access roads can provide crossing points on Fitzgerald Rd, avoiding the blind corner, again for pedestrian safety ensuring access to bus stops and village facilities. PROW that passes through development has a road crossing over it. There are no details of how the developer intends to make this safe for pedestrians other than a drop kerb. This path has high usage currently due to access to Sproughton and circular river walks, and must be clarified.

No details provided on how pedestrians using PROW will be kept safe during construction phase are included in plan, this must be addressed.

Access roads and levels

Concerns are raised that residents of street facing properties of Fitzgerald Rd may choose the park in the street which has happened on other developments in the village and caused hazards and numerous problems. Bramford Parish Council requires reassurance this will not be possible due to design, but information is not currently available. **The boundary of the development and Fitzgerald Road must be a solid one that residents cannot pass through to ensure street parking does not happen on this busy road.** It must be considered that double yellow lines are completed on development side of Fitzgerald Road.

Inappropriate road surface and colour

Some of the road surfaces to homes have been designed with a **non-permeable ‘tar spray and shingle finish in buff colour’** Bramford Parish Council raise concerns that this surface is not in keeping with the sensitive rural location and **requests an alternative dark colour permeable surface is used in all areas where this tar spray is located.** The colour is of great concern.

Place Services comment ‘The SuDS systems proposed is heavily engineered, in order to reduce the need for engineered surface water management solutions and improve the green infrastructure and ecological offering we recommend: - that the proposed impervious ‘tar spray & shingle’ should be changed to a permeable surface such as block paving or a specification permeable bonded aggregate.’

Play Area

Whilst Bramford Parish Council are pleased with the provision of a large green space, we feel **the play area does not provide enough equipment for the potential footfall being so close to the busy PROW.** We would encourage developer to enhance the play area further providing more equipment for all ages and seating for the local community.

Dog waste bin

We are unable to locate a dog waste bin in the development which will be required, preferably near to PROW for majority of walkers.

Basins

There are no details of the inlet/outlet pipes for the SuDS basin, we request that due to prominent location they are not precast concrete with galvanised handrail as in other Hopkins development in the village. These are unsightly and constantly a target of vandalism. There is no detail of depth of these ponds or fencing. We require more details on this matter as they are very close to PROW and children’s play area and have potential to cause harm. Developer states they are creating a ‘natural wetland area’ but there are no specifics regarding this.

Tree species and numbers.

In our previous comments in March we stated we wish to have some discussions about the tree species listed in the application. Whilst they are native, many are not local, **we wish to see more trees and wildlife hedgerows planted with an edible landscape approach including local apple and pear.** Once again as no engagement has taken place with Bramford Parish Council we still request this discussion to take place to influence species planted.

NPPF Para 131 requests tree lined streets, this matter has not been addressed and are still not part of this application. Climate control requires us to plant more trees, and this is an opportunity to do so.

Greater number of trees would be preferred on the far boundary that runs parallel with the River Gipping. Comments from DC/19/01401 state the development should not have a visible impact of walkers on the River Gipping public footpath. With current design the new development will be visible, any trees planted will take many years to soften this view, therefore it is important they are planted as soon as possible and as large as possible.

Ecology/Wildlife Friendly Construction

Bramford Parish Council requested a wildlife-friendly construction in our comments, this matter has not been addressed and remains unanswered. The developers must understand the delicate environment they will be building in near our beautiful river and meadows, and the nature and wildlife that has called it home all these years. We support growth and development but not at the destruction of species, we request some simple amendments to the construction to support the ecology of this site, the developer could be trailblazers in this field, and we would be very happy to support them in achieving this.

1. Swift bird-friendly bricks: the style of modern construction has put swift populations under pressure. The swift brick developed with the RSPB helps the birds during summer months when they stay in the UK to raise their young. Cracks and crevices of our old buildings have been homes for these birds for thousands of years. A recent scheme in neighbouring Claydon installed swift boxes and bricks in homes to support our local summer population. Would you consider the same please? A small cost involved that would provide a safe area to allow Swifts to nest.
2. Hedgehog Highways: Developers in new developments now have to include 'hedgehog highways' following a petition organised by the British Hedgehog Preservation Society in 2019. Small holes must be cut in bases of fences, allowing hedgehogs to move freely between properties. Numbers have declined in recent years but we have a large population in our village and we would like to continue to support these precious creatures as they search for food at night, space to roam is crucial.
3. Bee Bricks: Cast tubes in bricks provide nesting sites for solitary bees. They are slowly appearing on more biodiversity planning guidance documents across the country, and we would very much welcome them in your development.
4. Amphibian-friendly kerbing: With the location near flood plain, streams, ditches and River Gipping, amphibians are present on this site. In developments these creatures make their way along our roads naturally following the line of the kerb as they travel. The wildlife kerbs prevent frogs etc falling through into the gully to die of starvation. This kerbing avoids gully's and provides a 'bypass pocket' that amphibians can follow.
5. Bat boxes.

Bramford has had, and continues to have huge development agreed, but taking a few moments to think about our environment rather than housing and profit would be very much appreciated by the residents, both humans and creatures of the village. This plan would complement the wildflower meadows, natural wetland and green spaces created by the developer.

We also request the Committee address the concerns from Place Services regarding Condition 15 & 18 that require action before being signed off.

Bramford Parish Council have concerns that the **Biodiversity enhancement strategy and Landscape and ecological management plan were only made available and uploaded to the portal on May 3rd 2022, the date given as deadline for comments. As a result, these**

documents have not been viewed by Consultees and therefore the content has not been considered. This needs to be addressed.

Bramford Parish Council hope the Committee will uphold the deferment on key issues to ensure engagement has taken place as previously requested and to see amended detailed plans shortly of a future proof development, that is safe for it occupants and visitors, sustainable, environmentally friendly and supports the wildlife and habitat.

As previously stated, we are keen to work closely with the developer to make this project successful for all. From comments made in 'Agent cover email' listed on portal on 31st March, it is clear Hopkins do not wish to wait any longer for a decision, hence pushing for a place on May 2022 Agenda, however it must be of greater importance to create a development that is sustainable and compliments the rural environment and is safe for all users.

From: Kim Howell - Landscape Consultant <Kim.Howell@essex.gov.uk>
Sent: 10 May 2022 11:44
To: Elizabeth Flood <Elizabeth.Flood@babberghmidsuffolk.gov.uk>
Cc: Landscape <Landscape@essex.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/21/05669 - RES

Hi Elizabeth,

Our letter dated 03/05/22 took account of all submitted documents up to 25th April (stated in letter), including 002 J external works layout, LA5019-005H Softworks and LA5019-LEMP-01B.

Condition 18 reads:

18. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - LANDSCAPING SCHEME TO BE AGREED Concurrent with submission of the reserved matter for landscaping, a scheme of hard, soft and boundary treatment landscaping works for the site shall be submitted, in writing, for approval by the Local Planning Authority. The scheme shall include management details of all landscaped areas, proposed changes in ground levels, advance planting, landscaping details for SuDs and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, .

Reason - In the interests of visual amenity and the character and appearance of the area.

I have reviewed again the documents you sent and still find the following to be missing (additional comments in brackets):

Details of finished levels. (sections through the SuDS Basins have been provided - though I have been unable to find details for the surrounding POS. Are they intending that all spoil be removed from site? If not there will be changes to the existing site levels where it is deposited)

Identification of areas of advance planting (while this is not a separate condition it would still be expected that the structural and screen planting, especially to the site boundaries would be conducted in advance, therefore requiring it to be identified on the plans along with method of establishment and protection). Details of inlets and outlet for the SuDS basins; location and appearance (location is marked, but the construction/appearance is missing from the landscape plans this is of particular importance for the smaller of the basins where no planting is proposed to soften them) .

I trust that helps clarify our position, but please do drop me a message or happy to chat with you if you require anything further.

Kind regards,

Kim Howell BA(Hons) DipLA CMLI
Landscape Consultant at Place Services

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