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MSDC PLANNING	
DATE:	WEDNESDAY, 19 JULY 2023 9.30 AM
VENUE:	KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

For consideration at the meeting on Wednesday, 19 JULY 2023, the following additional or updated papers that were unavailable when the Agenda was printed.

TABLED PAPERS

		<u>Page(s)</u>
a	DC/20/01716 LAND ON THE NORTH SIDE OF, NORTON ROAD, THURSTON, SUFFOLK	3 - 6
b	DC/22/06379 TRUCKEAST LIMITED, VIOLET HILL ROAD, STOWMARKET, SUFFOLK, IP14 1NN	7 - 12

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TABLED PAPER
MID SUFFOLK PLANNING COMMITTEE
19 July 2023

Agenda Item 7a
DC/20/01716
Land north of Norton Road

PROPOSED AMENDED RECOMMENDATION (*blue text added since report produced*)

That the Committee delegates 'Authority' to the Chief Planning Officer to GRANT conditional HYBRID PERMISSION

SUBJECT TO

a. The prior completion of a Section 106 Agreement to the CPOs satisfaction to secure the obligations described below (or as may otherwise be referred to in the report):

- 112 plots (all) will be provided on construction with air source heat pumps
- 43 affordable plots will be provided on construction with pv
- Open market units will be offered with a pv addition option if selected by purchaser early enough to be accommodated in the building of that unit.
- Highway Improvements (MOVA Technology) - £50,000
- Education Land contribution - £19,410
- Education Build Cost (Primary) contribution- £252,435
- Education Build Cost (Early Years) contribution- £113,358
- Community Facilities contribution - £58,000
- Provision of new 'tiger' crossing to either Station Hill or Barton Road including beacons. (a tiger is controlled but is not button-operated – A tiger crossing provides two separate crossing points, one for pedestrians and the other for cyclists).
- *Open space and woodland to be retained in perpetuity and the public to have access also in perpetuity*
- *Self-build units to be 'self-build' only and not normal build .*
- *The developer to agree with the Council a Self-Build Site Design and Sustainability Principles Statement prior to the submission of any reserved matters relating to the self-build units*
- *Provision of cycleway extension on east side of Pond Field Road*

- Provision of a public ev charging terminal
- Provision of Residents' Travel Information Packs to 121 plots
- Provision of an on-site Parish Council Noticeboard incl. installation
- Provision of a public ev charging terminal
- Provision of 2 dog bins including waste collection
- The requirements of the existing S106 will remain binding and the above contributions/obligations will be secured in addition to those.

AND

b. That the Section 106 agreement include express provisions and obligations

[i] to safeguard those obligations attached to the original planning permission reference 5070/16 and any subsequent variations insofar as they remain necessary to that other land and that development

[ii] to ensure that notice is given of the commencement of this permission and that no reliance is placed upon the planning permission for this severed phase thereafter

PROPOSED ADDITIONAL CONDITIONS

- Units described as Part M4(2) and M4(3) compliant by applicant to be delivered
- Landscaping adjustments suggested by Place Services as appropriate
- Revision to elevations in respect of corner turning units if and where necessary
- Boundary treatment details
- Landscape/layout adjustments to expand green frontages where possible and reasonable and provide enhanced screening to parking areas visible from the street
- Further bin store detail plot 261
- Amended drawing showing easement correction
- Such conditions as were applied to the Phase 2 Reserved Matters permission and the original outline permission that remain relevant
- Wildlife sensitive lighting details

ERRATA

1. Correction to committee report. Figure 6 on page 63 of the electronic version should have appeared as shown below.

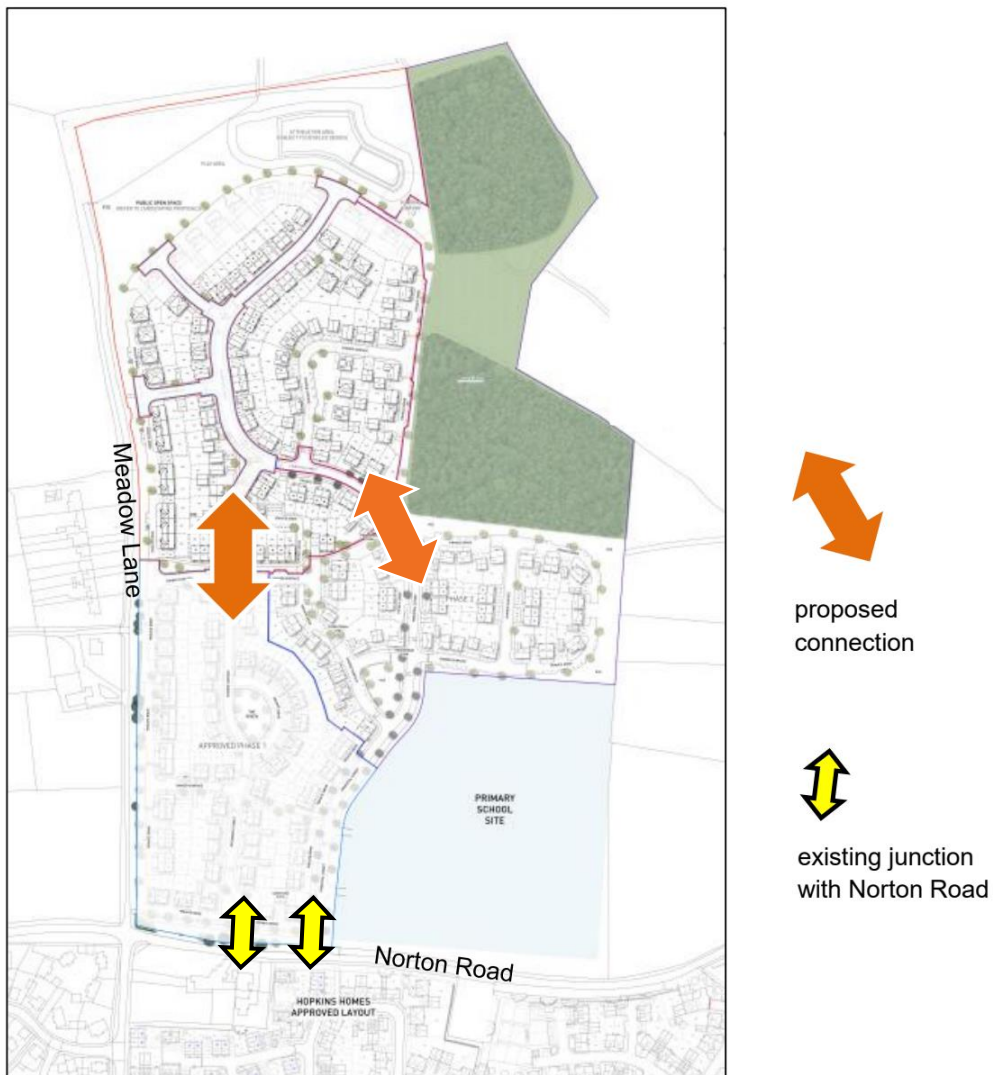


figure 5: **Proposed spine road connections with earlier phase**

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Agenda Item 7b



DC/22/06379

Application for Outline Planning Permission (Access points to be considered, appearance, layout, landscaping and scale to be Reserved) Town and Country Planning Act 1990 (as amended).

Erection of up to 65 no. dwellings, including up to 22 no. affordable units, and construction of new vehicular access (following demolition of existing buildings).

Truckeast Limited, Violet Hill Road, Stowmarket, Suffolk IP14 1NN.

Representations to the Planning Authority

The Town Council has **no objection to the principle of residential development** given that firstly, it is a brownfield site (NPPF para 120(c) refers); and secondly, its previous use by TruckEast is incongruous within this largely residential area.

However, the Town Council believes that the nature of development needs to be considered carefully, before both outline and full planning consent is granted. Appropriate conditions and mitigation measures are required to avoid development which is detrimental to the amenity of the area.

Specifically, the Town Council wishes to raise the following concerns:

1. There are major access and congestion issues on Violet Hill Road already. It is used by a large number of residents, and those visiting Chilton Primary School, Stowhealth etc. The ability of Violet Hill Road to cope with further traffic is questioned, given the number of homes that are proposed, and also given that the T-junction at the busy intersection with the A1308 is already a cause of frustration for motorists. It is also noted that the roads and pathways in the locality are viewed as being sub-standard. Their condition is not conducive to further development in the area and use by a new community, of in the region of 200 new residents, without the implementation of effective remedial measures.
2. Following on from the above, the developer will need to submit a comprehensive Construction Traffic Management Plan for the period of construction to explain how deliveries to site will be managed given the access issues identified and the construction will be undertaken responsibly to manage the inconvenience caused to local residents.
3. The adequacy of parking provision within the development is seen as being critical. There must be sufficient parking spaces for the occupiers within the site so that vehicles do not have to rely upon on street parking in the roads close to the development.

4. There is a history of water gathering in the area following rainfall. The provision of adequate flood management measures will be essential through the provision of an acceptable Suds (sustainable drainage systems) by the developer if the current problems are not to be exacerbated.
5. It is felt that there should be more green space allocated to the front of the proposed apartments. This would mirror the green space at the front of Wade House to improve the street scene and reduce run off directly from the estate into Violet Hill Road. A reduction in the number of detached homes on the development site would also create the opportunity for more green space and lead to a higher quality design solution that creates a better environment for new residents in which to live. It is noted that members of the Mid Suffolk Disability Forum have commented upon the inclusion of bungalows or alternatively, ground floor apartments with wide doors and level access up to the properties. This would enable new homes to be occupied by those with accessibility issues.
6. The green credentials of the proposed dwellings should be increased and the developer should look at the incorporation of the following in their proposals:
 - The provision of solar panels and EV chargers and potentially some form of heat pump energy solution plus communal batteries to be installed within apartment blocks.
 - Avoidance of gas and oil dependency for new homes.
 - Promotion of carbon neutral developments and bio-diversity – for example, the inclusion of bat and swift boxes and bee bricks to be added on apartment blocks and other suitable buildings.
7. The apartment blocks should have amenity space close to them for practical use - such as for washing lines and open air seating.
8. This appears to be yet another site, where a developer has made proposals below the policy threshold for affordable homes. Whilst the deficit is relatively small, this ongoing trend if permitted by the Planning Authority, will have implications for the availability of affordable homes and will lead to significant unmet demand for affordable homes within the town. It is also noted that the affordable properties could be dispersed more effectively across the development as a whole.
9. There is a lack of information within the application about how local healthcare services and schools will meet the additional demand created by so many new residents. There is a significant mismatch already between local demand and the capacity of local services and amenities. This development will create further pressures on stretched local services.
10. The Ecological Report contains very little data about the site and impact upon/preservation of local habitats. This should be reviewed before a full application is submitted.

11. The landscaping of the site and the perimeter trees and hedgerows require further consideration (noting the comments made by a local resident to the outline application). The Town Council would hope to see this along with further design and access information as part of an application for full planning consent (noting that they are reserved matters at present).
12. Insofar as it is consistent with the comments made in point 11 above, a condition should be applied to retain the existing green boundary to the development in keeping as many of the existing trees and hedgerows as possible.
13. The developer is encouraged to liaise with nearby properties, particularly Trudy's Sandwich Bar, to ensure that the business and residential needs of neighbouring properties are properly planned within the development proposal.
14. Many of the issues raised in the above representations are underpinned by the requirements of the National Planning Policy Framework in respect of achieving well-designed places, promoting sustainable transport and protecting the natural environment. In particular, paragraphs 130 and 131, set out expectations for new developments, their quality and their contribution to the character and visual appeal of the area. This new development should meet these criteria.
15. The Town Council would welcome proper communications with the developer over the proposals before the developer submits a full application.

David Blackburn
Town Clerk for and on behalf of Stowmarket Town Council
17th July, 2023

Consultation Response Pro forma

1	Application Number Location Proposal	DC/22/06379 Truckeast Limited Violet Hill Road Stowmarket Suffolk IP14 1NN Application for Outline Planning Permission (Access points to be considered, Appearance, Layout, Landscaping and Scale to be Reserved) Town and Country Planning Act 1990 (as amended) - Erection of up to 65No. dwellings, including up to 22No affordable units, and construction of new vehicular access (following demolition of existing buildings).						
2	Date of Response	07/07/2023						
3	Responding Officer	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Name:</td> <td>Matthew King</td> </tr> <tr> <td>Job Title:</td> <td>Ecologist</td> </tr> <tr> <td>Responding on behalf of...</td> <td>Ecology</td> </tr> </table>	Name:	Matthew King	Job Title:	Ecologist	Responding on behalf of...	Ecology
Name:	Matthew King							
Job Title:	Ecologist							
Responding on behalf of...	Ecology							
4	Condition Text if relevant	N/A						
5	Summary and Recommendation	<p>I have reviewed the Bat Presence and Absence Surveys (Brindle & Green, May 2023) and the Preliminary Ecological Appraisal (PEA) (Brindle & Green, 2023) supplied by the applicant, relating to the likely impacts of development on designated sites, protected and Priority species and habitats, and identification of proportionate mitigation.</p> <p>I am satisfied that there is sufficient ecological information available for determination of this application, subject to securing biodiversity mitigation and enhancement measures.</p>						
.6	Discussion	<p>The mitigation measures identified in the Bat Presence and Absence Surveys and the Preliminary Ecological Appraisal should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species including bats, amphibians, and nesting birds. Therefore, the measures should be secured via Construction Environmental Management Plan to be secured as pre-commencement condition of any consent.</p> <p>I support the proposed compensatory features and reasonable biodiversity enhancements recommended</p>						

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

	<p>throughout the Bat Presence and Absence Surveys and the Preliminary Ecological Appraisal, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 174[d] of the National Planning Policy. I recommend a condition for a Biodiversity Enhancement Strategy, which should contain, and not be limited to, the installation of integrated bat boxes within the fabric of 20% of the buildings during construction.</p> <p>Section 7.1 of the PEA discusses habitats and biodiversity net gain. I support comments which suggest a design stage Biodiversity Net Gain assessment should be undertaken to influence the design of the development plan, and that it should be used to inform the native planting and landscaping to be incorporated into the overall design of the scheme, and a goal of achieving 10% net gain should be in place.</p> <p>I support comments made in the PEA in section 7.4 Foraging and Commuting Bats which state “If lighting is required, a scheme should be devised and positioned to have minimal disturbance following the guidance of an ecologist. Any lighting used during the development should be directed away from the trees and hedges with overspill less than 1lux (ideally 0) onto suitable habitats”. I recommend a condition for a Wildlife Sensitive Lighting Design Scheme, with consideration given to lighting, LED bulbs with warm white (<3000K, ideally <2700K) are used, motion sensors (if required) are used to avoid the amount of ‘lit-time’, and the appropriate direction of lighting to avoid illuminating ecological features. Lighting schemes should follow guidance from the Bat Conservation Trust and CIE 150:2017.</p> <p>It should be noted that the Bat Presence and Absence Surveys report states “If the development of the site does not begin within twelve months of this initial survey it will be necessary to conduct an additional survey to determine if bats are roosting within the buildings on site”. Additionally, “If bats are found on site after works have commenced all works must cease and the advice of a suitably qualified ecologist be sought”.</p> <p>I note that there are seven waterbodies within 500m of the site, and that the site is situated within a Great crested newt Amber risk zone. All seven waterbodies</p>
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		were located beyond barriers to terrestrial distribution, in roads and urban development. Whilst I do not consider it likely that impacts from the construction phase of a development on this site will affect the favourable status of GCN, I do support comments made in the PEA which state a site-specific method statement should be drawn up and include avoidance measures to minimise risk to reptiles and amphibians.
7	Amendments, Clarification or Additional Information Required	N/A
8	Recommended conditions <u>concurrent with reserved matters</u>	<p>Recommendations of the Bat Presence and Absence Surveys (Brindle & Green, May 2023) and the Preliminary Ecological Appraisal (Brindle & Green, 2023), including the precautionary methods recommended for Reptiles, Badgers, and Bats.</p> <p>Wildlife Sensitive Lighting Design Scheme</p> <p>GCN Precautionary Method Statement</p> <p>Construction Environmental Management Plan</p> <p>Design stage Biodiversity Net Gain report</p> <p>Biodiversity Enhancement Scheme</p>

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