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COMMITTEE:	DEVELOPMENT CONTROL COMMITTEE B
DATE:	WEDNESDAY, 30 OCTOBER 2019 9.30 AM
VENUE:	KING EDMUND CHAMBER - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

Councillors		
<u>Conservative and Independent Group</u> Peter Gould Kathie Guthrie (Chair) Barry Humphreys (Vice-Chair) Harry Richardson	<u>Green Group</u> Terence Carter John Matthissen Rowland Warboys	<u>Liberal Democrat Group</u> Mike Norris

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The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded.

AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 1 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**
- 2 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**
- 3 **DECLARATIONS OF LOBBYING**
- 4 **DECLARATIONS OF PERSONAL SITE VISITS**
- 5 **SA/19/11 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 2 OCTOBER 2019** 7 - 16
- 6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

7 **SA/19/12 SCHEDULE OF PLANNING APPLICATIONS** 17 - 20

Note: *The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.*

a **DC/19/03841 LAND EYE AIRFIELD, CASTLETON WAY, EYE, IN THE PARISH OF YAXLEY, SUFFOLK** 21 - 58

b **DC/19/03907 LAND EYE AIRFIELD, CASTLETON WAY, EYE, IN THE PARISH OF YAXLEY, SUFFOLK** 59 - 86

c **DC/19/02363 LAND HILL HOUSE LANE NEEDHAM MARKET** 87 - 164

8 **SITE INSPECTION**

Note: *Should a site inspection be required for any of the applications this will be decided at the meeting.*

Would Members please retain the relevant papers for use at that meeting.

Notes:

1. The Council has adopted a Charter on Public Speaking at Planning Committee. A link to the Charter is provided below:

[Charter on Public Speaking at Planning Committee](#)

Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- Parish Clerk or Parish Councillor representing the Council in which the application site is located
- Objectors
- Supporters
- The applicant or professional agent / representative

Public speakers in each capacity will normally be allowed 3 minutes to speak.

2. Ward Members attending meetings of Development Control Committees and Planning Referrals Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 27 November 2019 at 9.30 am.

Webcasting/ Live Streaming

The Webcast of the meeting will be available to view on the Councils Youtube page: https://www.youtube.com/channel/UCSWf_0D13zmegAf5Qv_aZSg

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Robert Carmichael, Committee Services on: 01449 724930 or Email: Committees@baberghmidsuffolk.gov.uk

Introduction to Public Meetings

Babergh/Mid Suffolk District Councils are committed to Open Government. The proceedings of this meeting are open to the public, apart from any confidential or exempt items which may have to be considered in the absence of the press and public.

Domestic Arrangements:

- Toilets are situated opposite the meeting room.
- Cold water is also available outside opposite the room.
- Please switch off all mobile phones or turn them to silent.

Evacuating the building in an emergency: Information for Visitors:

If you hear the alarm:

1. Leave the building immediately via a Fire Exit and make your way to the Assembly Point (Ipswich Town Football Ground).
2. Follow the signs directing you to the Fire Exits at each end of the floor.
3. Do not enter the Atrium (Ground Floor area and walkways). If you are in the Atrium at the time of the Alarm, follow the signs to the nearest Fire Exit.
4. Use the stairs, not the lifts.
5. Do not re-enter the building until told it is safe to do so.

Mid Suffolk District Council

Vision

“We will work to ensure that the economy, environment and communities of Mid Suffolk continue to thrive and achieve their full potential.”

Strategic Priorities 2016 – 2020

1. Economy and Environment

Lead and shape the local economy by promoting and helping to deliver sustainable economic growth which is balanced with respect for wildlife, heritage and the natural and built environment

2. Housing

Ensure that there are enough good quality, environmentally efficient and cost effective homes with the appropriate tenures and in the right locations

3. Strong and Healthy Communities

Encourage and support individuals and communities to be self-sufficient, strong, healthy and safe

Strategic Outcomes

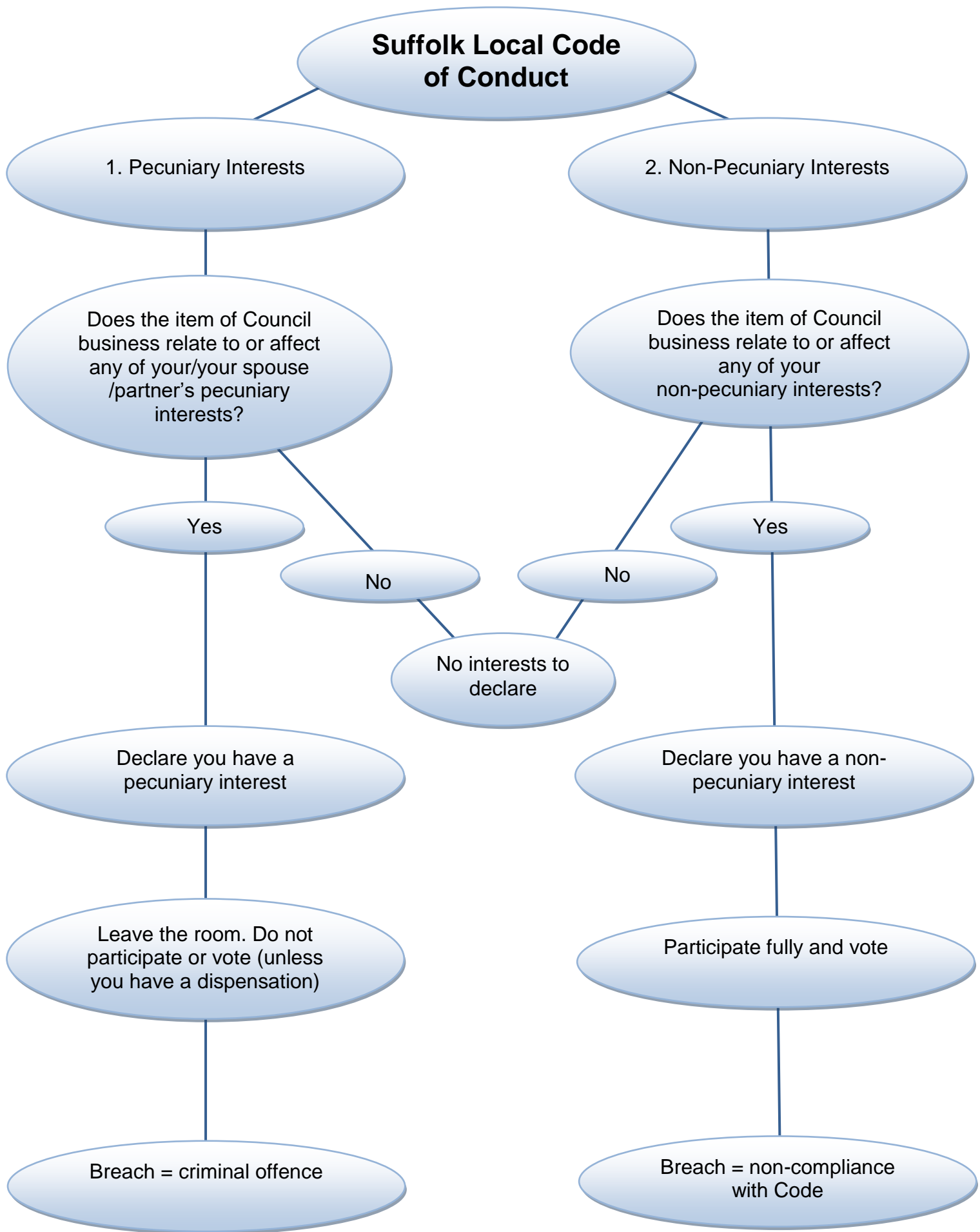
Housing Delivery – More of the right type of homes, of the right tenure in the right place

Business growth and increased productivity – Encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity

Community capacity building and engagement – All communities are thriving, growing, healthy, active and self-sufficient

An enabled and efficient organisation – The right people, doing the right things, in the right way, at the right time, for the right reasons

Assets and investment – Improved achievement of strategic priorities and greater income generation through use of new and existing assets ('Profit for Purpose')



Agenda Item 5

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the King Edmund Chamber - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 2 October 2019 09:30

PRESENT:

Councillor: Kathie Guthrie (Chair)
Barry Humphreys MBE (Vice-Chair)

Councillors: Terence Carter Peter Gould
John Matthissen Mike Norris
Harry Richardson Rowland Warboys

Ward Member(s):

Councillors: Daniel Pratt
Suzie Morley
John Field

In attendance:

Officers: Area Planning Manager (JPG)
Acting Area Planning Manager (MR)
Principal Planning Officer (JW)
Senior Planning Officer (DC)
Planning Lawyer (IDP)
Governance Officer (RC)

51 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

None received.

52 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS

None declared.

53 DECLARATIONS OF LOBBYING

All Members declared that they had been lobbied on applications DC/18/03114 and DC/18/05313.

54 DECLARATIONS OF PERSONAL SITE VISITS

Councillor John Matthissen declared that he had undertaken a site visit with an Officer for application DC/18/03114 and had also undertaken an unaccompanied personal site visit for application DC/18/05313.

55 SA/19/9 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 4 SEPTEMBER 2019

It was resolved that the Minutes of the meeting held on the 4 September 2019 were confirmed and signed as a true record.

56 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME

The Governance Officer advised Members that there was a petition associated with application DC/18/03114 and that this had been previously reported to the Committee.

57 SA/19/10 SCHEDULE OF PLANNING APPLICATIONS

In accordance with the Council's procedure for public speaking on planning applications a representation was made as detailed below:

Application Number	Representations From
DC/18/03114	James Caston (Somersham Parish Council) Andrew Laughlin (Objector) Chris Smith (Agent) Cllr John Field (Ward Member)
DC/18/05313	Colin Pinson-Roxburgh (Offton and Willisham Parish Council) Kelvin Moody (Objector) Cllr Daniel Pratt (Ward Member)
DC/18/03787	Jordan Marsh (Agent) Cllr Daniel Pratt (Ward Member)
DC/18/03788	Cllr Daniel Pratt (Ward Member)
DC/19/02486	Barry Lee (Objector) Rob Marsh-Filey (Agent) Cllr Suzie Morley (Ward Member)

58 DC/18/03114 LAND SOUTH WEST OF, MAIN ROAD, SOMERSHAM, SUFFOLK

58.1 Item A

Application Proposal	DC/18/03114 Planning Application- Residential development of 42 dwellings, together with associated public open space, access roads, garaging and car parking.
Site Location	SOMERSHAM- Land South West of, Main Road, Somersham, Suffolk
Applicant	Hopkins and Moore (Developments) Limited

- 58.2 The Case Officer presented the application to the Committee outlining the application before Members, the layout of the site, the updates since the previous Committee, the contents of the tabled papers, and the officer recommendation of approval.
- 58.3 The Area Planning Manager advised Members of additional conditions to be included in the Officer Recommendation of:
- Condition on footway works to be secured.
 - Detail of overhanging building to be secured.
- 58.4 The Case Officer and Highways Officer responded to Members' questions on issues including: the response from the Sustainability Officer, the proposed informal priority system as recommended by Highways, the wheelchair access to the proposed pavement, the traffic survey data, the response from the safety auditor regarding the Highways proposal, the current footpaths in the area, and what would happen in the scenario of two large vehicles meeting.
- 58.5 Members considered the representation from James Caston of Somersham Parish Council who spoke against the application. It was noted that James Caston was a Mid Suffolk District Councillor but was speaking on the application as a Parish Councillor.
- 58.6 Members considered the representation from Andrew Laughlin who spoke as an Objector.
- 58.7 The Objector responded to Members' questions on issues including: that Kings Cottage had been hit twice by vehicles.
- 58.8 Members considered the representation from Chris Smith who spoke as the Applicant.
- 58.9 Members considered the representation from Councillor John Field, Ward Member, who spoke against the application.
- 58.10 The Ward Member responded to Members' questions on issues including: the population of the village, and the efforts of the previous Ward Member to resolve the Highways issue.
- 58.11 Members debated the application on the issues including: the pre-existing issue of the junction and the measures that were being proposed by the Highway Authority, the safety of the Highways proposal, and the impact that the development would have on the village and the proposed footpath.
- 58.12 After considering the concerns raised by Members, the report from the officer, the representations from Public Speakers and the debate from Members the Chair decided to send the application to the Planning Referrals Committee for determination as significant concerns had been raised regarding the application.

58.13 **RESOLVED**

That the Chair used their power as defined in the Mid Suffolk District Council Constitution to send the application to the Planning Referrals Committee.

59 DC/18/05313 LAND ON THE SOUTH SIDE OF, BILDESTON ROAD, OFFTON, IPSWICH, SUFFOLK, IP8 4RR

59.1 A short comfort break was taken after the completion of application DC/18/03114 but before the commencement of DC/18/05313.

59.2 Item B

Application Proposal	DC/18/05313 Outline Planning Application (Access and Layout to be considered) Erection of 32No. dwellings comprising 9 Local Need Homes, 2 Affordable Homes, 21 Open Market Homes and public reading room. Creation of new accesses to Bildeston Road and Castle Road, 9 Parish allotments and a community car park.
Site Location	OFFTON- Land on the South Side of, Bildeston Road, Offton, Ipswich, Suffolk, IP8 4RR
Applicant	Mr and Mrs Stephen Philips

59.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, that the application was now currently at Appeal for non-determination and that the officers recommendation was to confirm the reasons for refusal that Members would have supported and would be presented to the Planning Inspector.

59.4 Members considered the representation from Colin Pinson-Roxburgh of Offton and Willisham Parish Council who spoke against the application.

59.5 Members considered the representation from Kelvin Moody who spoke as an Objector.

59.6 Members considered the representation from Councillor Daniel Pratt, Ward Member, who spoke against the application.

59.7 Councillor Harry Richardson proposed that the Committee endorse the reasons for refusal as detailed in the officer recommendation. Councillor Mike Norris seconded the motion.

59.8 By a unanimous vote.

59.9 RESOLVED

That reasons for the planning authorities “minded to” resolution of refusal should be restricted to those quoted above at paragraph 2.1 and all other reasons not be pursued.

Your Officer had tabled the following reasons for refusal: At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. This has three strands – environmental, social and economic; all of which must be considered together. Policy FC1 of the Core Strategy Focused Review (2012) states that Mid Suffolk will take a positive approach to development, and will take into account whether any “adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework taken as a whole...” Policy CS1 of the Mid Suffolk Core Strategy (2008) states that: “ countryside and countryside villages and development will be restricted to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy.” The emerging Joint Local Plan is in the process of designating Offton as a Hamlet settlement classification, which is an unsustainable classification for major growth. In this context, the proposal represents a disproportionate level of major growth within a remote rural location that would continue to create a detached, rural clustered approach. This does not sustainably align with the above policies, nor with the NPPF, nor with the direction of the emerging Joint Local Plan. Nor does it address cumulative social or environmental impacts that would be a consequence of the major proposal in this remote rural location poorly connected to services, facilities or any main settlement.

Core Strategy policy H4 states that Mid Suffolk shall “seek to negotiate an element of affordable housing of up to 35% of the total provision of housing”. It is clear that the applicant will not be providing this amount of affordable housing. Policy H5 seeks to provide affordable housing as a “Rural Exception” for local people in small rural settlements, backed up by proof of local needs. This has not been achieved to the satisfaction of The Council’s Strategic Housing Officers and, therefore, the provision does not contribute to the social strand of sustainability. Given the unsustainable location, and also the inadequate quantum and inappropriate mix of proposed affordable housing, the proposal is held to be contrary to Policy FC1 of the Core Strategy Focused Review (2012), Policy CS1 of the Mid Suffolk Core Strategy (2008) and Policy H4 of the Mid Suffolk Local Plan (1998) and the NPPF.

60 DC/18/03787 BATTISFORD HALL BARNS, BATTISFORD HALL, CHURCH ROAD, BATTISFORD

60.1 Item C

Application	DC/18/03787
Proposal	Planning Application – Change of use and conversion of

Site Location barns to five dwellings
BATTISFORD – Battsiford Hall Barns, Battsiford Hall,
Church Road, Battsiford
Applicant Mr M Prentice

60.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, and the officer recommendation of approval.

60.3 Members considered the representation from Jordan Marsh who spoke as the Agent.

60.4 Members considered the representation from Councillor Daniel Pratt, who spoke as the Ward Member.

60.5 Members debated the application on the issues including: the design of the proposal being in-keeping with the local area, the positive use of a heritage asset, that the site would be dependent on cars and whether any sustainability measures could be conditioned.

60.6 The Area Planning Manager advised Members that the Councils Heritage Team had not proposed any sustainability measures and that he would advise against these in this case as it could make a fundamental difference to the application.

60.7 Councillor Peter Gould proposed that the application be approved as detailed in the officer recommendation. Councillor Mike Norris seconded the motion.

60.8 By 7 votes to 0 with 1 abstention.

60.9 **RESOLVED**

That authority be delegated to the Chief Planning Officer to grant full planning permission:

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer to secure:

- **Affordable housing**

(2) That the Chief Planning Officer be authorised to grant Planning Permission upon completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Standard time limit**
- **Approved plans**
- **Phasing**
- **Demolition details**
- **HGV Construction Method Statement**
- **Heritage officer design modifications**

- Grain Barn archaeological recording
- Open Barn historic building assessment
- Open Barn pod structure sections
- Full structural surveys
- Insulation schedule
- External cladding manufacturers details
- Fenestration sections and elevations
- Landscaping scheme and implementation
- Contaminated land remediation
- Parking provision
- Construction Management Plan including construction working hours
- Ecological mitigation measures implementation
- Submission of EPS License for Bats and GCN
- Biodiversity compensation and enhancement strategy
- Wildlife sensitive lighting design scheme
- Removal of permitted development rights for residential extensions

(3) And the following informative notes as summarised and those as may be deemed necessary:

- Proactive working statement
- SCC Highways notes
- Support for sustainable development principles

(4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured and/or not secured within 6 months that the Chief Planning Officer be authorised to refuse the application on appropriate ground

61 DC/18/03788 BATTISFORD HALL BARNS, BATTISFORD HALL, CHURCH ROAD, BATTISFORD

61.1 Item D

Application	DC/18/03788
Proposal	Application for Listed Building Consent- Works to curtilage listed barns to facilitate change of use and conversion to five dwellings
Site Location	BATTISFORD – Battisford Hall Barns, Battisford Hall, Church Road, Battisford
Applicant	Mr M Prentice

61.2 The Case Officer presented the Listed Building Application to the Committee outlining the proposal before Members, the layout of the site and that the officer recommendation was for approval.

61.3 Members considered the representation from Councillor Daniel Pratt, Ward Member.

61.4 Councillor Peter Gould proposed that the application be approved as detailed in the officer recommendation. Councillor Barry Humphreys MBE seconded the motion.

61.5 By a unanimous vote.

61.6 **RESOLVED**

That authority be delegated to the Chief Planning Officer to grant Listed Building Consent:

(1) That the Chief Planning Officer be authorised to grant Listed Building Consent subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Standard time limit**
- **Approved plans**
- **Demolition details**
- **Heritage officer design modifications**
- **Grain Barn archaeological recording**
- **Open Barn historic building assessment**
- **Open Barn pod structure sections**
- **Full structural surveys**
- **Insulation schedule**
- **External cladding manufacturers details**
- **Fenestration sections and elevations**

62 DC/19/02486 GREENWOOD FARM, WETHERINGSETT ROAD, MICKFIELD, STOWMARKET, SUFFOLK, IP14 5LL

62.1 A short comfort break was taken between 12:20-12:30 after the completion of DC/18/03788 but before the commencement of DC/19/02486.

62.2 Item E

Application	DC/19/02486
Proposal	Planning Application – Conversion of 4no. agricultural barns to form 4no. dwellings.
Site Location	MICKFIELD – Planning Application – Conversion of 4 no. agricultural barns to form 4no. dwellings.
Applicant	Mr P Leonard

62.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the contents of the tabled papers, and the officer recommendation of approval with conditions.

62.4 The Case Officer responded to Members' questions on issues including: the removal of the link to convert the former grain silos, the details of access to the site, the response from the Fire Department, and that there would be a limited impact on the SSSI.

62.5 Members considered the representation from Barry Lee who spoke as an Objector.

62.6 The Objector responded to Members' questions on issues including: the current farmhouse adjoining the site, the ownership of the access route, and the access for farm vehicles.

62.7 Members considered the representation from Rob Marsh-Filey who spoke as the Agent.

62.8 The Area Planning Manager advised Members of the provision of class Q applications which could be allowed under Permitted Development Rights and that this provision did apply to some of the barns on the site.

62.9 The Area Planning Manager responded to further Members' questions on issues including: the red line plan on the site.

62.10 Councillor Barry Humphreys MBE left the meeting at 13:16, before the completion of application DC/19/02486.

62.11 Members considered the representation from Councillor Suzie Morley, Ward Member, who spoke against the application.

62.12 Members debated the application on the issues including: the response from the Fire Service regarding the application, the ownership of the highway, and the fields in the surrounding area, the sustainability of the location, that there would be no Affordable Housing benefit from the site, the preservation of the listed barns, and the access to the site and the isolated nature of the barns.

62.13 Councillor Kathie Guthrie proposed from the Chair that the application be deferred to return to MSDC Development Control Committee B for the following reasons:

- Members considered in order to ensure safe and suitable access to the site is achievable for all users (Para18b NPPF) that more details and consideration of the following is required:
 - Details of all turning and parking areas
 - Access and turning arrangements for disabled persons
 - Details of design and locations of all passing bays along the access route
 - Consideration of any possible alternative access available.

62.14 Councillor Mike Norris seconded the motion.

62.15 By a unanimous vote.

62.16 **RESOLVED**

That the application is deferred to return to MSDC Development Control Committee B for the following reasons:

- **Members considered in order to ensure safe and suitable access to the site is achievable for all users (Para18b NPPF) that more details and consideration of the following is required:**
 - **Details of all turning and parking areas**
 - **Access and turning arrangements for disabled persons**
 - **Details of design and locations of all passing bays along the access route**
 - **Consideration of any possible alternative access available.**

63 SITE INSPECTION

63.1 None requested.

The business of the meeting was concluded at 1.37 pm.

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Chair

Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE B

30nd October 2019

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>SITE LOCATION</u>	<u>MEMBER/WARD</u>	<u>PRESENTING OFFICER</u>	<u>PAGE NO</u>
7A	DC/19/03841	Land Eye Airfield, Castleton Way, Eye, In the Parish of Yaxley, Suffolk	Cllr David Burn/ Palgrave	Gemma Walker	21-58
7B	DC/19/03907	Land Eye Airfield, Castleton Way, Eye, In the Parish of Yaxley, Suffolk	Cllr David Burn/ Palgrave	Gemma Walker	59-86
7C	DC/19/02363	Land Hill House Lane, Needham Market	Cllr Stephen Philips & Cllr Mike Norris / Needham Market	Mahsa Kavyani	87-164

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Important information that forms consideration for all applications being considered by this committee.

To avoid duplicate information being repeated in each report this information is centralised here.

Plans and Documents

The application, plans and documents submitted by the Applicant for all applications presented to committee can be viewed online at www.midsuffolk.gov.uk or www.babergh.gov.uk leading to the joint web site for the Councils.

Policies and Planning Consideration

All applications have been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Detailed assessment of policies in relation to the recommendation and issues highlighted in each case will be carried out within the assessments attached. From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to each case are set out. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded in the minutes for the meeting.

Note on National Planning Policy Framework 2019 (NPPF)

The National Planning Policy Framework (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

The National Planning Policy Framework (NPPF) *"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."*

The NPPF also provides (para 38) that *"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."*

Note on Community Infrastructure Levy Regulations (CIL)

The Community Infrastructure Levy (CIL) is a fixed rate payment that councils can charge on new buildings in their area to off-set the impacts of additional homes and businesses on facilities such as roads, schools, open space and health centres (infrastructure) and to enable sustainable growth. Self Build and affordable housing are exempt from CIL. Section 106 legal agreements will be used alongside CIL to secure on-site infrastructure and obligations that are not infrastructure, such as affordable housing, when identified and recommended to fulfil the tests under the CIL Regulations.

Note on Obligations and Conditions

NPPF Paragraph 54 states *“Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”*

For each recommendation, in accordance with the Community Infrastructure Levy Regulations, 2010, the obligations recommended to be secured shall only be recommended for consideration when considered necessary to make the Development acceptable in planning terms, directly related to the Development and fairly and reasonably relate in scale and kind to the Development.

For each recommendation, in accordance with the NPPF Paragraph 55 the conditions recommended to be secured shall only be recommended when considered necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The NPPF also provides planning conditions should be kept to a minimum.

Details of Financial Benefits / Implications (S155 Housing and Planning Act 2016)

Under Section 155 of the Housing and Planning Act 2016 it states, *“A local planning authority in England must make arrangements to ensure that the required financial benefits information is included in each report which is made by an officer or agent of the authority for the purposes of a non-delegated determination of an application for planning permission”*.

Financial benefits for new housing, businesses or extensions are generally as follows and are not considered to be material to the applications being determined: -

- Council Tax
- New Home Bonus
- Business Rates

Any further material or non-material benefits in addition to those listed above shall be specifically reported to members, including any interests on land owned by the Council. Community Infrastructure Levy and Section 106 obligations that may include financial benefit or adoption of land to the Council may also be sought and are considered to be material.

Statement Required By Article 35 Of The Town And Country Planning (Development Management Procedure) Order 2015.

When determining planning applications, The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain whether, and if so how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. This shall be detailed within the officer report and/or shall be detailed on any decision issued as necessary.

Note on Photos/Video Footage and other media

All sites are visited by the planning officer as part of their assessment. Officers will take photographs/video of the site for the purpose of explaining features of the site and providing context for members consideration of the proposal. These images are taken at random times and during normal working hours in accordance with the Council's lone working requirements. Photographs/Video are helpful, but it is accepted that they have limitations that may include showing appropriate scale, understanding levels and are on a snapshot in time of the local circumstances.

Agenda Item 7a

Committee Report

Item 7A

Reference: DC/19/03841

Case Officer: Gemma Walker

Ward: Palgrave

Ward Member/s: Cllr David Burn

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application. Retention of construction of extensions and elevational alterations to production facility

Location

Land Eye Airfield, Castleton Way, Eye in the Parish of Yaxley Suffolk

Expiry Date: 18/11/2019

Application Type: FUL - Full Planning Application

Development Type: Major Small Scale - Manu/Ind/Storg/Wareh

Applicant: Crown Chicken Ltd

Agent: Trundley Design Services

Parish: Yaxley

Site Area: 19,447sqm

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The application is for the retention of external works and alterations to a building (granted under DC/17/05666 for 17,453 sqm), which in total results in ground floor area of 18,905 sqm, in excess of the 3,750 sqm detailed under the scheme of delegation.

The floorspace actually applied for under this application extends to 1452sq m, but having regards to the cumulative impact, relatively recent grant of planning permission and retrospective nature of the proposal this application is referred to committee, as it would have been if this had formed the original proposal.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

Core Strategy Focused Review 2012:

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk approach to delivering sustainable development

FC3 - Employment

Core Strategy 2008:

CS02 - Development in the Countryside & Countryside Villages

CS03 - Reduce Contributions to Climate Change

CS05 - Mid Suffolk's Environment

Mid Suffolk Local Plan 1998:

GP01 - Design and layout of development

E8 – Extensions to industrial and commercial premises

E12 - General principles for location, design and layout

T9 - Parking standards

T10 - Highway considerations in development

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Eye Neighbourhood Plan is currently at the latter end of the Stage 5: Independent Examination (Summer 2019) process.

Accordingly, the Neighbourhood Plan has increasing statutory weight. Full-weight can be applied following Adoption which first requires a positive referendum outcome.

The application site is also situated within the Eye Airfield Development Framework 2013 and Eye Airfield Planning Position Statement 2013, both of which have been adopted by the Council.

Consultations and Representations

During the course of the application consultation and representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Yaxley Parish Council

The Parish Council objects to this application because the appropriate size of the building should have been planned at an earlier stage and have been in the original plan.

Eye Town Council

No comments

County Council Responses (Appendix 5)

SCC Flood and Water

We note that there is sufficient capacity within the existing surface water drainage system, any future development on this site will have to be evaluated and it may require its own surface water drainage system.

We would like to make the applicant aware of the following informatives.

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act 1991
- Any works to a main river may require an environmental permit

Fire and Rescue

If the Planning Authority is minded to grant approval, the Fire Authority require adequate provision is made for fire hydrants, by the imposition of a suitable planning condition.

SCC Highways

In a letter dated 17 October 2019 the local highway authority confirms that it has 'no observations to make'

Internal Consultee Responses (Appendix 6)

BMSDC Public Realm

No comments.

BMSDC Enforcement

Current enforcement case relates to the site.

B: Representations

At the time of writing this report one objection has been received

A verbal update will be provided as necessary.

Views are summarised below:-

- Hours of operation now proposed 24/7/365
- No conditions controlling truck routes

Planning History

DC/17/05666 – Planning Application - Erection of a new processing facility, waste water treatment plant and gatehouse with associated car park and service yards, two vehicle access points, drainage swale and landscaping – granted April 2018 by Development Control Committee (in accordance with the officer's recommendation).

Application DC/17/05666 included various conditions, some which required agreement prior to commencement and some of which required agreement prior to commencement of the use. Conditions 5, 6, 7, 9, 10, 14, 18 and 20 have been discharged as required.

Prior to commencement condition 16 is outstanding, requiring fire hydrants scheme to be agreed, this is waiting on an agreed water plan. (DC/19/03107)

Prior to commencement above slab level condition 23 is outstanding, requiring a scheme of renewable energy technology. Details of a CHP scheme have recently been re-submitted (DC/19/04495).

Conditions 15 and 22 require agreement prior to first use/occupation, and no details have been submitted in this respect, however the site is currently under construction. Other conditions require works to be undertaken in accordance with the previously agreed details, and do not require further discharge from the Council.

DC/19/03907 - Application under Section 73 of the Town and Country Planning Act - Variation of Condition 2 (Approved Plans and Documents) on planning permission DC/17/05666 Erection of a new processing facility, waste water treatment plant and gatehouse with associated car park and service yards, two vehicle access points, drainage swale and landscaping – pending consideration.

DC/19/03812 - Planning Application - Retention of construction of security gatehouse, realignment of road and new car park to serve production facility – pending consideration.

DC/19/03771 - Planning Application - Construction of an LV Compound to include LV Switch room, LV Transformer and hot water vessel and transformer compound to serve production facility (Retention of) – pending consideration.

DC/19/03747 - Planning Application - Construction of a fresh water tank, permeate tank, fuel tanks, water pumps and a water softener plant (Retention of) – pending consideration.

DC/19/03908 - Planning Application - Erection of electrical substation and gas meter housing – pending consideration.

DC/19/03837 - Planning Application. Erection of a CHP compound and oxygen and CO2 tank compound to serve production facility – pending consideration.

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1 The application site forms land at the south of the former Eye airfield and is situated between Castleton Way to the south, the A140 to the west and Potash Lane (old runway) to the east. To the north and east of the site is the wider Eye Airfield with existing commercial and industrial development and gas compressor station.
- 1.2 Construction of a poultry production plant is nearing completion at the site.
- 1.3 The nearest dwellings to the site are located within Yaxley, which lies west and south west of the application site, and Eye which lies east and south east of the site.
- 1.4 The site is not in a Conservation Area. Listed buildings are located west of the A140. The site is not in or near the Eye Special Landscape Area. The site is in Flood Zone 1.

2. The Proposal

- 2.1 The application seeks retrospective approval for additions and alterations to the factory building approved pursuant to planning permission DC/17/05666. During construction of the consented proposal various additional elements were erected over and above the approved development. This application is retrospective, seeking planning permission for the retention of these elements.
- 2.2 The additional floor area sought for approval measures 1452sqm and comprises seven separate extensions, the bulk of which are located to the southern side of the approved building.
- 2.3 Extensions 1, 2, 3 and 4 are situated to the southern elevation of the approved building and result in the following additional floorspace:

Extension 1: 132.5 sqm Additional production area
Extension 2: 39.8 sqm Additional stairwell area
Extension 3: 493.1 sqm Workshop area
Extension 4: 428.0 sqm Production and Office area
- 2.4 Extension 5 is to the frontage of the building, facing west towards the A140, this extends to 172.8 sqm and is a new reception area. This also includes a canopy to the front of the building.
- 2.5 Extensions 6 and 7 are situated to the northern elevation of the approved building:

Extension 6: 50.4 sqm production area

Extension 7: 135.4 production area

- 2.6 Cosmetic alterations relate to changes to window and door positions and material changes in certain areas. The style, type and colour of doors and windows remain as approved, with only a reduction of glazing panels within the personnel doors undertaken. The 'Saffron Yellow' to the industrial doors and entrance canopy has been amended to 'Dahlia Yellow' consistent with the operator's branding.
- 2.7 The proposal states that the addition of floorspace was "essential to ensure that the required processing needs of the factory could operate without any compromise". Furthermore "internal alterations to the layout of the processing area and office/amenity area during the technical drawing stage have resulted in the position of doors and window to be altered."
- 2.8 Further details sought on this from the applicant set out the reasons for this:

“Extension 1:

This extension is required for the loading of clean trays onto the washed lairage vehicles. Floor plan had to be increased from approved plan due to the vehicle size from the client being larger than original assumed length. This all ensures the vehicles are contained within the building thus avoiding any potential issues with odour/ noise break out from the area.

Extension 2:

Extension to stairwells – through design development the staircase design needed to be changed to a straight access/ egress staircase from the first floor hygiene area including a hygiene point to comply with food processing regulations. The ground floor space also includes a wash room located under the staircase.

Extension 3:

Originally the site engineering requirements were under-estimated after conformation of the maintenance requirements by the equipment supplier. The original intention was to utilise the existing farm building for engineering and associated storage but through design development these were found to be in the incorrect location and buildings not fit for purpose. Therefore to house the engineering maintenance function including storage of critical spares associated to the processing equipment the connected facility was developed. The unit provides dedicated maintenance bays/ welding bays/ engineers office/ stores office/ staff amenity/ staff hygiene and fully compliant factory entrance points to the process facility access corridors. The building is two storey in form and designed to match the approved facility. The building ensures all the activities are under one roof and there is minimal need to use external areas, access to the area will be via the security gatehouse to ensure a fully secure controlled access is maintained to the area.

Extension 4:

Since the original approval the applicant has secured a major retailer to utilise the site for supply of chicken based products. As part of the product mix required to supply there is a

need for marinated products such as barbecue/ cooked in a bag type. In order to be able to process these products an additional area of building was required to install the processing equipment. The products range and quantity require the extension along with the provision of a dedicated hygiene facility connected to the main staff amenity/ office area to ensure full compliance with food processing regulations in respect of allergens etc. The first floor areas are utilised for a dedicated site development kitchen and taste panel room as required by the applicants client.

Extension 5:

Due to the client securing the major retailer the site office area required additional meeting rooms/ offices to enable the requirements of the contract to be maintained. The utilisation of the projecting structure with infilling between appeared to be the most suitable area due to impact of the approved design and the main feature of the building. A slight location adjustment has also been incorporated within this design change.

Extension 6:

1no loading bay has been omitted due to the change in dry goods deliveries and an extension has been added internally to provide a lift to enable the dry goods to be taken to the first floor processing area.

Area also incorporates a drivers rest room/ wc to provide facilities for third party drivers accessing the site. The design of the extension is in keeping fully with the main building.

Extension 7:

The Cat 2 and Cat 3 waste areas have been extended due to the client confirming the final length of the waste trailers which required a small increase to the width of the building in this area. This ensured that the trailers were fully enclosed within the odour abated room and thus providing minimal risk of odour break out from the area.”

- 2.9 Members are advised that whilst condition 3 of the original full planning permission restricts the use of the building to ‘a food processing facility and for no other purpose except pursuant to planning permission in that regard’ there is no restriction on permitted development expansion, nor would it have been reasonable to have removed such rights at that time.

-
- 2.10 In the particular circumstances here officers consider that availability of permitted development rights is relevant and note that these would have allowed modest alterations of a building of this nature by 1000sq.m. once occupied and in use. The proposal can be reasonably balanced with this permitted development consideration

3. The Principle of Development

- 3.1 Local Plan Policies E8 and E12 focus on extensions to industrial buildings. The policies express a presumption in favour of industrial extensions provided they perform appropriately in respect of character, traffic, residential amenity, parking provision, loading, unloading, manoeuvring and landscaping.
- 3.2 The NPPF at paragraph 80 states that “ Significant weight should be placed on the need to support economic growth and productivity, taking into account both the local business needs and wider opportunities for development” Paragraph 83 also considers that “decisions should enable the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings”.
- 3.3 Local Plan Policies are considered to be largely consistent with the policies of the NPPF, and therefore should be given weight in the determination of this application accordingly.
- 3.4 In light of the above the proposal is considered acceptable in principle, subject to compliance with the detailed requirements of Local Plan Policies E8 and E12 and Core Strategy Focused Review Policy FC3.
- 3.5 It is noted that the site is also allocated within the emerging Babergh Mid Suffolk Joint Local Plan at LA099 for the provision of employment uses and associated infrastructure. However, the plan has only recently finished Regulation 18 consultation and as such does not have weight to be a determinative factor in considering this proposal.

4.0 Character and Appearance

- 4.1 The additions to the building are acceptable in character terms. The approved building is overtly utilitarian owing to its industrial function. The additional built form has been incorporated as part of the overall design evolution and therefore does not appear as additions so as to affect the overall character of the building or locality. The additions do not increase the previously approved building height. The additional floor area equates to approximately 8% of the approved building footprint, a modest increase having regards to the size of the site, building and surroundings. [and significantly less than this if equivalent permitted development allowances are taken into account in terms of visual impact that could be controlled]
- 4.2 Overall as a result of this design, layout and scale the proposal effects minimal changes to the character and appearance of the building, and does not have a significant impact on either the site or its surroundings. As such the proposal is not considered to have a significant impact on the character or appearance of the development or locality.
- 4.2 The most visible alteration forming part of this application is the front reception extension, facing west towards the A140. As originally approved this extended 5m from the façade of

the main building, and was only yellow in colour to the front (west) elevation, the sides being grey to match the remainder of the building. The projection was a canopy only.

- 4.3 The proposal for this extension increases the projection of this element to 8m, plus the canopy projection at just under 5m. The whole of this front extension building, and canopy, are coloured yellow to both the front and side elevations.
- 4.4 The increase in size in itself is not considered to be out of keeping with the character and appearance of the existing building, having regards to the size and scale of both the site and development. However, the scale of the area now proposed to be coloured yellow is more significant and will have more of an impact on the character and appearance of the building and locality. However, views of this are limited in the landscape and transient in nature, primarily being experienced from either the A140 or Castleton Way, with wider views being screened by landscaping. As such, taken in the round, and having regards to the character and appearance of the building, the development in the locality, and landscape screening previously secured, it is not considered that this would be unduly prominent or obtrusive as to result in unacceptable harm to consider refusal in this respect.
- 4.5 The Eye Airfield site is one where the Council has been keen to encourage new business to locate in order to stimulate jobs growth and business investment. More of the wider site awaits development. It is reasonable to expect industrial and warehouse businesses to require large modern industrial sheds but this should not preclude the use of contemporary design elements to accentuate certain features. The yellow coloured main entrance facade is just such a feature. It provides an easy reference to the main entrance, particularly for visitors who may be unfamiliar with the building. Such features are now common place within business/science parks, university campuses, hospitals and public buildings. It provides a flash of relief from the uniform visual monochrome character of the overall building.
- 4.6 As the Airfield site becomes more popular with new businesses there is likely to be growing pressure for contemporary designs and features because these tend to reflect a dynamism that helps to market and promote exciting new business spaces and locations.

5.0 Access, Parking and Highway Safety

- 5.1 The proposal relates solely to the small-scale changes to the building previously approved (DC/17/05666), no changes are proposed to the access, egress or parking area.
- 5.2 The proposal results in approximately an 8% increase to the existing floorspace, extending to 1,452 sqm. The application states that
“During the technical drawing stage, it became apparent that the building layout as approved under the current application would not be sufficient to carry out the operational needs of the new processing facility as required by Cranswick Convenience Foods PLC. Therefore, the addition of floor space was essential to ensure that the required processing needs of the facility could operate without any compromise.”
- 5.3 No proposed changes are made to the access or parking arrangements as part of this proposal, indeed they are outside of the red line of the application site. However, with an

increase in floorspace the impact of this should be considered with regards to any additional impacts this might have on the highway network and parking requirements.

- 5.4 Perhaps the most important aspect of the proposal to establish is that the new floorspace is not being provided to increase chicken processing capacity. Now that Cranswick has established a primary retail customer the requirements of that customer include demand not just for plain processed chicken but also for a marinated product. Members will be familiar with convenient fresh meat product packs that can be purchased in supermarkets where all the flavouring preparation has already been completed for the customer. [eg: flavoured barbeque lines and international cuisine packs] The ability to offer a wider product line and greater consumer choice from the single plant provides Cranswick with a business advantage that reinforces the benefits for the company that arise from its £75m investment in Mid Suffolk
- 5.5 The inclusion of on-site engineering/maintenance space makes operational sense and will mean that plant can be kept in good working order more easily and that repairs can be effected quickly which is clearly beneficial from a cost and production perspective.
- 5.6 That said Members will want to understand how the demand for parking spaces may be impacted by the extensions.
- 5.7 **The proposal as previously approved provided 450 parking spaces [including 6 disabled parking spaces]. The proposal currently before Members as detailed on drawing reference 17-L07-PL029B includes provision for 457 spaces including 6 disabled spaces.**
- 5.8 It is therefore confirmed that the proposal now before Members does not result in a significant reduction in parking numbers but actually results in a slight increase.
- 5.9 It is considered necessary and prudent to condition delivery of all of the parking spaces shown on that drawing in view of the concerns expressed in different quarters about a 'potential' reduction in parking spaces. Clearly Members will not wish to encourage any under-provision of such spaces compared with those previously approved.
- 5.10 Members are advised that the current application needs to be assessed within the context that:
- **The proposal will result in the creation of an additional 300 jobs, as well as the relocation of 450 jobs from the existing factory site.**
 - **The staffing/shift patterns will be as follows:**
Approx 52 employees will work from 3:30am till 3:30pm; then,
13 employees will take over working from 3:30pm-3:30am; then,
Approx 350 – 400 employees will work from 6:40am-6:40pm; then,

13 employees will take over working from 6:40pm-6:40am

Approx 65 office employees will start work from 7:30am-9:00am working normal office hours therefore finishing at 4:30pm-6:00pm

5.11 Using these figures it is clear that there are

- 4 staff sub-shifts across 2 main shifts
3.30am – 3.30am shift; [65 staff in shifts of 52 and 13] and,
6.40am – 6.40am shift [365 – 413 staff in shifts of 350-400 and 13]
- and one office worker shift during normal office hours [7.30am – 9.00am and 4.30pm – 6.00pm] comprising approximately 65 employees.

5.12 Within this shift pattern arrangement employees will be coming and going in various shifts throughout the day and less so during the evening and early morning. On this basis there will be a churn of available parking spaces. Leavers will make way for arrivers and at certain times spaces will wait available for arrivers. The greatest pressure for spaces will be in the morning where a shift of 52 factory employees [3.30am – 3.30pm, a shift of 350-400 factory employees [6.40am-6.40pm and a shift of 65 office employees will overlap [467 – 517 employees].

5.13 It is considered that the change over of shifts will manage optimum use of the car parking area without compromising business efficiency.

5.14 What the assessment does not take into account is the expected modal shift away from the private car and the impact of the travel plan whereby employees can be picked up by company transport.

5.15 On this basis it is considered that there would be no adverse traffic impact from the proposed arrangements.

6.0 Landscape Setting

6.1 Application DC/17/05666 landscape comments confirmed that “*The scenic quality is already influenced by large industrial units, signage, commercial vehicles and wind turbines, and so the proposed development would only be in keeping with the existing*

scenic quality. Nevertheless the proposed development has made substantial efforts to screen the site at all boundaries. This concludes that there has been an identified need in the area, which will be met within an appropriate like setting.

The development has recognised opportunities to screen the eastern, southern and western boundaries of the site through the strategic planting of a 15m belt of wooded area along with low level hedging, and so there is suitable mitigation in place to minimise the impact of the proposed development. This further enhances mature hedgerow or tree planting currently in place around the site.

- 6.2 The Eye Airfield Planning Position Statement (November 2013) states that “The southern part of the study area, in particular, formed an important element of distant views towards, from and across the town.” This area includes the site subject of this application.
- 6.3 As such whilst the site is within an area of distant views the original proposal provided a suitable level of mitigation by means of landscaping. The proposal is for extension to the originally approved building, and which sit against that building and within the originally approved industrial curtilage. The enlarged building does not compromise the approved landscaping scheme nor does it demand a change to the approved landscaping scheme. The extensive hedgerow and shelterbelt planting that has been approved will continue to enhance local landscape character. The approved swale at the southern boundary is unaffected by the enlarged building footprint. The open grassed area immediately south of the building is maintained.
- 6.4 As detailed above the proposals as extensions sit as part of the consented building, following its design and appearance, with the main impact resulting from extension 5 to the frontage (western elevation). Originally this was significantly smaller, with just a canopy projection, and only coloured yellow to the frontage, the side elevations being grey to match the remainder of the building, rather than the whole being yellow as proposed.
- 6.4 The proposal does not compromise the approved landscaping scheme, designed to mitigate the impact of the site development as a whole, and this will continue to provide the enhancement to the landscape. The visibility of the proposal will be somewhat greater, due to the increased use of yellow to the A140 frontage, and in particular to the side elevations of the front projection, which will be more visually prominent. However, given the views of these are somewhat screened, to the north by existing buildings, and to the south by the landscaping and views of the industrial site are predominantly from access roads with a transient view of the site, this is not considered to have a significant impact.

7.0 Residential Amenity

- 7.1 There is no change in the residential amenity implications arising from the works that are the subject of this application, owing to the considerable separation distance between the site and the nearest dwellings. As with the original permission it is considered that there

would be no unacceptable harm to residential amenity, subject to conditions originally proposed.

8.0 Heritage

- 8.1 The nearest designated heritage asset that is located some distance from the site and separated from the site by the intervening A140. Having regards to the distance between the site and the heritage assets, existing development on site and intervening landscaping the proposal is not considered to risk harm to heritage assets.

9.0 Flood Surface Water Drainage

- 9.1 SCC Flood and Water has confirmed in writing [received 11 October 2019] that it has no objection stating:

“The following submitted documents have been reviewed and we recommend approval at this time:

Flood Risk Assessment and Surface Water Drainage Strategy Ref A/FRAIRFIELD2.23
Issue 1

We note that there is sufficient capacity within the existing surface water drainage system, any future development on this site will have to be evaluated and it may require its own surface water drainage system.

We would like to make the applicant aware of the following informatives.

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act 1991
- Any works to a main river may require an environmental permit”

- 9.2 On this precautionary basis it must be concluded that the modifications undertaken and included within this application raise no new material and adverse drainage impacts. It is thereby inappropriate to raise any objection to the amended design on drainage grounds. The response provided by SCC SuDS in respect of drainage will be a comfort to members of the Committee and local residents.
- 9.3 The point in respect of capacity being made by SCC SuDS in their commentary relates to potential [and as yet unknown] future development and not that presently undertaken and included within this the current application.

10.0 Eye Neighbourhood Plan, Airfield Position Statement and Development Framework

- 10.1 The site is located within the designated Eye Business Area as defined in the Eye Neighbourhood Plan (ENP). Policy Eye 33 provides policy direction in the Eye Business Area however its direct relevance in respect to the subject proposal, being an extension of an already approved business use, is limited. The policy identifies the uses appropriate to the business area, including manufacturing. The retrospective application does not conflict with the ENP.
- 10.2 The Eye Airfield Development Framework (February 2013) masterplan shows the site in part within an area allocated for business use and in part for landscaping. The proposal to extend the previously permitted building is not considered to be contrary to any of the requirements set out.
- 10.3 The Eye Airfield Planning Position Statement (November 2013) includes the site within the same masterplan plan, but excludes it from the policy area detailed on Map 2. It continues to include the site in maps 6 and 7 for business and landscaping. Again, the proposal to extend the previously permitted building is not considered to be contrary to any of the requirements detailed.

11.0 Renewable Energy

- 11.1 Policy CS3 requires all non-residential development over 1,000 sqm to integrate renewable energy technology, such that details of this would be required for this proposal.
- 11.2 Application DC/17/05666 included a requirement to agree a scheme for the integration of renewable energy technology to provide 10% of the predicted energy requirement of the development, prior to development above slab level, in order to accord with the requirements of Core Strategy Policy CS3.
- 11.3 This aspect of the development remains outstanding, although a current application to discharge this condition DC/19/04495 is pending at the time of writing which proposes a combined heat and power (CHP) system, such as detailed at paragraph 3.6 of CS3. A planning application is also pending for DC/19/03837 for a CHP. A verbal update will be given.
- 11.3 In light of the requirements of CS3 a condition would again be appropriate to manage this aspect of the development.

12.0 Cumulative Impacts

- 12.1 The application site of DC/17/05666 has been the subject of several planning applications in respect of various amendments/alterations to the consented scheme, the extensions the subject of this application, alterations to the gatehouse, an LV compound, water tank, substation, CHP compound and alterations to the water treatment plant.

- 12.2 Each of these applications forms part of the wider site development, and each is for the retention of works having already been completed without forming part of the planning permission for the development of the site. Individually each application is relatively small, but consideration is given to the wider and cumulative impacts of these applications when taken together.
- 12.3 The applications submitted to address the differences between the consented and 'as built' scheme are as follows:

Ref No.	Description	Additional Floorspace	Note
DC/19/03841	Retention of construction of extensions and elevational alterations to production facility	1452 sqm	Amendments to main production building
DC/19/03907	S73 Application for amendments	52.5 sqm in respect of treatment plant building, not including pits, or basins	Proposal relates to alterations to the water treatment plant only.
DC/19/03812	Retention of construction of security gatehouse	46.9 sqm	Changes to gatehouse at site entrance
DC/19/03771	Construction of an LV Compound to include LV Switch room, LV Transformer and hot water vessel and transformer compound to serve production facility (retention of)	166.5 sqm	Not part of application DC/17/05666. Does not provide additional production facility floorspace.
DC/19/03747	Construction of a fresh water tank, permeate tank, fuel tanks, water pumps and a water softener plant (Retention of)	No floorspace created	Not part of application DC/17/05666. Does not provide additional production facility floorspace.
DC/19/03908	Erection of electrical substation and gas meter housing	No floorspace created	Not included in DC/17/05666, provides for technical requirements of the production building.
DC/19/03837	Erection of a CHP compound and oxygen and CO2 tank compound to serve production facility	554 sqm	Not included in DC/17/05666

- 12.4 The proposals other than that the subject of this application, primarily relate to technical production requirements of the site, rather than production floorspace in itself. Although the extent of development on site would be greater than as consented this is in the context of the main posing building and remain overall small additions to provide for the operation of the facility, rather than offering further capacity.

13.0 Other Matters

- 13.1 SCC Fire and Rescue require a plan for fire hydrant provision. It is noted that fire hydrant condition 16 (of permission DC/17/05666) has not been discharged, and is currently awaiting a water plan agreed with the water company. It is recommended that a fire hydrant condition is included in accordance with Fire and Rescue's referral response, or if the details have been agreed prior to the issue of this decision that the agreed scheme is implemented accordingly.
- 13.2 The objector's concerns regarding hours of operation and controlling truck routes are noted, however these are beyond the scope of this assessment. The hours of operation have been approved pursuant to permission DC/19/03103. HGV routes were a matter for the principal application for the use of the site for poultry production, which has also already been determined as acceptable by the planning authority.

PART FOUR – CONCLUSION

14. Planning Balance and Conclusion

- 14.1 The site and existing building are within an existing setting of commercial/industrial development, with the further development of the airfield consented in respect of the gas fired power station to the north, and further development planned for within the Position Statement and Development Framework. The factory building has been constructed larger than originally approved pursuant to planning permission DC/17/05666. The floor area is approximately 8% larger than that originally granted planning permission and is not considered to adversely affect the established industrial character of the locality. Residential amenity is not unacceptably impacted and there are no unacceptable traffic or parking implications. The enlarged footprint is readily accommodated within the site, set well in from the site perimeter. The approved landscaping is sufficient and does not require amending to take account of the larger operation.
- 14.2 Having regard to the economic considerations and significant weight brought to bear by the NPPF paragraph 80 it is concluded that the retention of the works as constructed are acceptable and the application is recommended for approval.

RECOMMENDATION

That the Chief Planning Officer be authorised to GRANT Planning Permission subject those conditions attached to the original permission that he considers relevant and reasonable

1. Implementation time limit
2. Approved plans
3. Restrictions on use and change of use
4. Surface water disposal strategy
5. SuDS
6. Surface Water Management Plan
7. Construction Management
8. Hours of construction
9. Operation times
10. Landscaping scheme
11. Timescale for planting
12. Materials
13. Ecology
14. Archaeology: works
15. Archaeology: post investigation
16. Fire Hydrants
17. Highway access
18. Highway surface water
19. Provision of parking and turning
20. Cycle parking
21. Travel Plan
22. Lighting
23. Renewable energy
24. Upon completion of the nearby strategic A140 roundabout works the vehicular access to the chicken processing plant shall be modified to a permanent left in left out arrangement as required by Suffolk County Council under a S278 Agreement.

Informatives: as required by SCC SuDS and as included on original permission

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Application No: DC/19/03841

Location: Land Eye Airfield, Castleton Way, Eye in the Parish of Yaxley Suffolk

Appendix 1: Call In Request	<i>N/a</i>
Appendix 2: Details of Previous Decision	<i>DC/17/05666</i>
Appendix 3: Town/Parish Council/s	<i>Yaxley and Eye</i>
Appendix 4: National Consultee Responses	<i>N/a</i>
Appendix 5: County Council Responses	<i>SCC Flood and Water SCC Fire and Rescue SCC Highways</i>
Appendix 6: Internal Consultee Responses	<i>BMSDC Public Realm BMSDC Enforcement</i>
Appendix 7: Any other consultee responses	<i>N/a</i>
Appendix 8: Application Site Location Plan	<i>Yes</i>
Appendix 9: Application Plans and Docs	<i>Yes</i>
Appendix 10: Further information	<i>N/a</i>

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Babergh and Mid Suffolk District Councils

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Response of Yaxley Parish Council to the following Planning Applications in red font:

Applications:

- i. Application for Consent to Carry Out Works to Tree(S) Protected by a Tree Preservation Order - DC/19/03830
Proposal: Notification of Works to Trees Protected by a Preservation Order - T1 (Pine) - Remove overhanging branches.
Location: Well Cottage, Old Ipswich Road, Yaxley, Eye Suffolk IP23 8BX
 - **No comment as it is an application on behalf of the Parish Council.**
- ii. Proposal: Planning Application - Erection of accommodation block which includes 4no. letting rooms, staff overnight accommodation and staff facilities
Location: Land at The Bull Auberge, Ipswich Road, Yaxley, Suffolk
 - **The Parish Council supports this application once the problem associated with the entrance is resolved.**
- iii. Application for Planning Permission - DC/19/03564
Proposal: Planning Application. Erection of 3no dwellings and garages
Location: Conifers, Mellis Road, Yaxley, Eye Suffolk IP23 8DB
 - **The Parish Council objects to this application because permission was recently granted for two houses on the site and request for a further house cannot be sustained because of the size of this plot.**
 - **The houses would be too close together for it to be a suitable development.**
 - **There would be insufficient car parking space for three houses and parking should not be permitted on the Yaxley/Mellis Road.**
- iv. Application for Planning Permission - Dc/19/03812
Proposal: Planning Application. Retention of construction of security gatehouse, realignment of road and new car park to serve production facility
Location: Land Eye Airfield, Castleton Way, Eye in the Parish of Yaxley, Suffolk
- v. Proposal: Planning Application - Construction of a freshwater tank, permeate tank, fuel tanks, water pumps and a water softener plant (Retention of).
Location: Land Eye Airfield, Castleton Way, Eye in The Parish of Yaxley, Suffolk
- vi. Application for Planning Permission - Dc/19/03771
Proposal: Planning Application - Construction of an LV Compound to include LV Switch room, LV Transformer and hot water vessel and transformer compound to serve production facility (Retention of).
Location: Land Eye Airfield, Castleton Way, Eye in The Parish of Yaxley, Suffolk
- vii. Application for Planning Permission - DC/19/03908
Proposal: Planning Application - Erection of electrical substation and gas meter housing
Location: Land to the South of Eye Airfield and East of the A140
- viii. Application for Planning Permission - DC/19/03841
Proposal: Planning Application. Retention of construction of extensions and elevational alterations to production facility
Location: Land Eye Airfield, Castleton Way, Eye in The Parish of Yaxley, Suffolk
 - **The Parish Council objects to this application because the appropriate size of the building should have been planned at an earlier stage and have been in the original plan.**
- ix. Application for Planning Permission - DC/19/03837
Proposal: Planning Application. Erection of a CHP compound and oxygen and CO2 tank compound to serve production facility
Location: Land Eye Airfield, Castleton Way, Eye in The Parish of Yaxley, Suffolk

Comment by Yaxley Parish Council: The Council is not happy that these applications (iv, v, vi, vii, viii and ix) are for retrospective permissions. The Council believes that they should have been included in the original design.

From: Eye Town Clerk <townclerk@eyesuffolk.org>
Sent: 10 September 2019 10:31
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: DC/19/03907 - Land To The South Of Eye Airfield And East Of The A140 and DC/19/03841 Land at Eye Airfield, Castleton Way, Yaxley

Dear Paul

I can confirm that Eye Town Council have no comments for this application.

Best Wishes

wendy

Wendy Alcock
Eye Town Council
Town Clerk
c/o Eye Volunteer Centre
20 Broad St, Eye IP23 7AF
Tel 07713 196251
Email - townclerk@eyesuffolk.org
Normal Office Hours 9:00 – 15:00 Wednesday, Thursday and Friday

Book Eye Town Hall for Wedding Ceremonies, Conferences and Community Events

Dear Gemma Walker,

Subject: Land Eye Airfield, Castleton Way, Eye, Parish Of Yaxley, Ref DC/19/03841

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/03841.

The following submitted documents have been reviewed and we recommend **approval** at this time:

- Flood Risk Assessment and Surface Water Drainage Strategy Ref A/FRAIRFIELD2.23 Issue 1

We note that there is sufficient capacity within the existing surface water drainage system, any future development on this site will have to be evaluated and it may require its own surface water drainage system.

We would like to make the applicant aware of the following informatives.

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act 1991
- Any works to a main river may require an environmental permit

Kind Regards

Jason Skilton
Flood & Water Engineer
Flood & Water Management
Growth, Highways & Infrastructure

Mid Suffolk District Council
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref:
Our Ref: FS/F191019
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 04/09/2019

Dear Sirs

Land to the south of Eye Afield and East of the A140, Yaxley IP23 8BW
Planning Application No: DC/19/03841
Hydrants are required for this development
(see our required conditions)

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Sprinklers Advised

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: chloe@trudley.com

Enc: Sprinkler information

Mid Suffolk District Council
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref:
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 4 /September 2019

Planning Ref: DC/19/03841

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING

ADDRESS: Land to the South of Eye Airfield and East of the A140, Yaxley IP23 8BW

**DESCRIPTION: Extensions and elevational alterations to production facility
HYDRANTS REQUIRED**

If the Planning Authority is minded to grant approval, the Fire Authority require adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, or consulted and the conditions not applied, the Fire Authority will require that fire hydrants be installed retrospectively by the developer if the Planning Authority has not submitted a reason for the non-implementation of the required condition in the first instance.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Continued/

OFFICIAL

Should you require any further information or assistance I will be pleased to help.

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Your Ref:DC/19/03841
Our Ref: SCC/CON/3490/19
Date: 17 October 2019
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

FAO Gemma Walker

Dear Gemma

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/19/03841

PROPOSAL: Planning Application. Retention of construction of extensions and elevational alterations to production facility

LOCATION: Land Eye Airfield, Castleton Way, Eye In The Parish Of Yaxley

Notice is hereby given that the County Council as Highways Authority does not wish to restrict the grant of permission.

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 28 August 2019 13:44
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/19/03841

Public Realm have no comments to make about this application.

Peter Garrett

Corporate Manager for Countryside and Public Realm Babergh and Mid Suffolk District Councils -
Working Together

t: 01449 724944

m: 07860595369

e: peter.garrett@baberghmidsuffolk.gov.uk

w: www.babergh.gov.uk or www.midsuffolk.gov.uk

Consultee Comments for Planning Application DC/19/03841

Application Summary

Application Number: DC/19/03841

Address: Land Eye Airfield Castleton Way Eye In The Parish Of Yaxley Suffolk

Proposal: Planning Application. Retention of construction of extensions and elevational alterations to production facility

Case Officer: Gemma Walker

Consultee Details

Name: Mrs Carmel Driscoll

Address: Mid Suffolk District Council, 131 High Street, Needham Market Ipswich, Suffolk IP6 8DL

Email: carmel.driscoll@baberghmidsuffolk.gov.uk

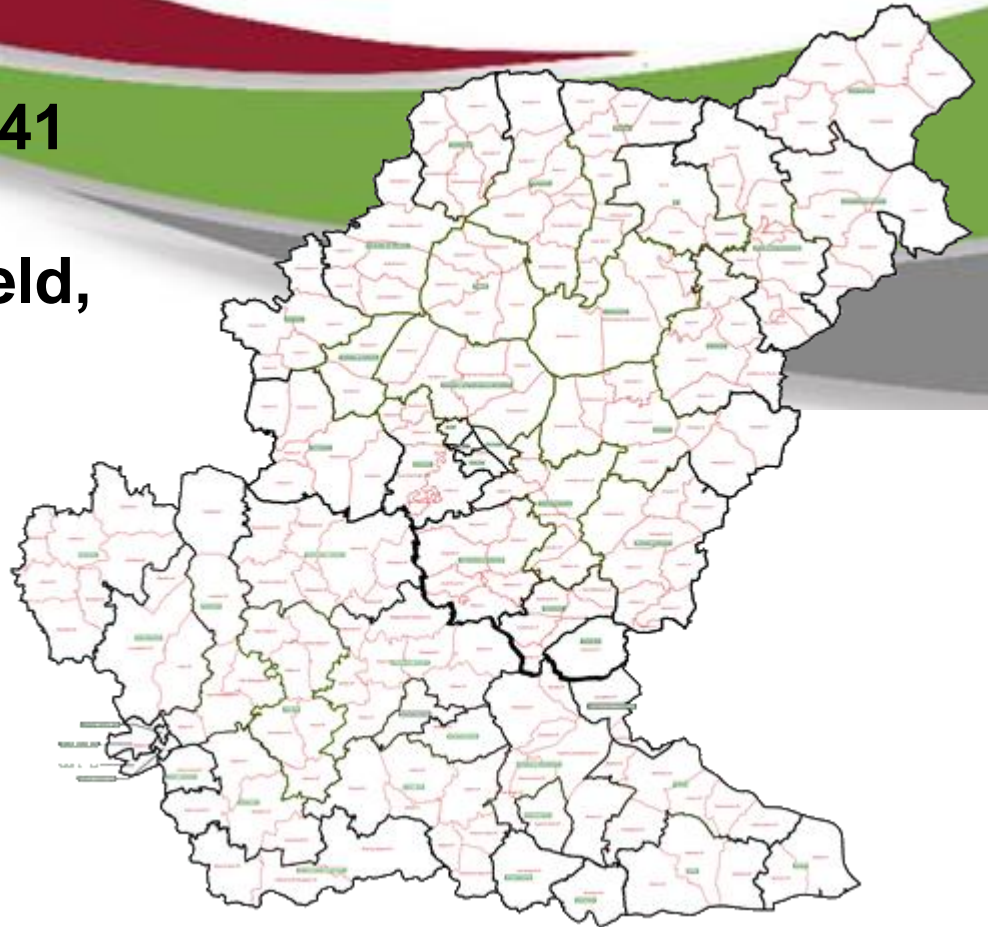
On Behalf Of: Enforcement

Comments

There is a current and ongoing enforcement investigation at this site concerning this proposal. No further comments.

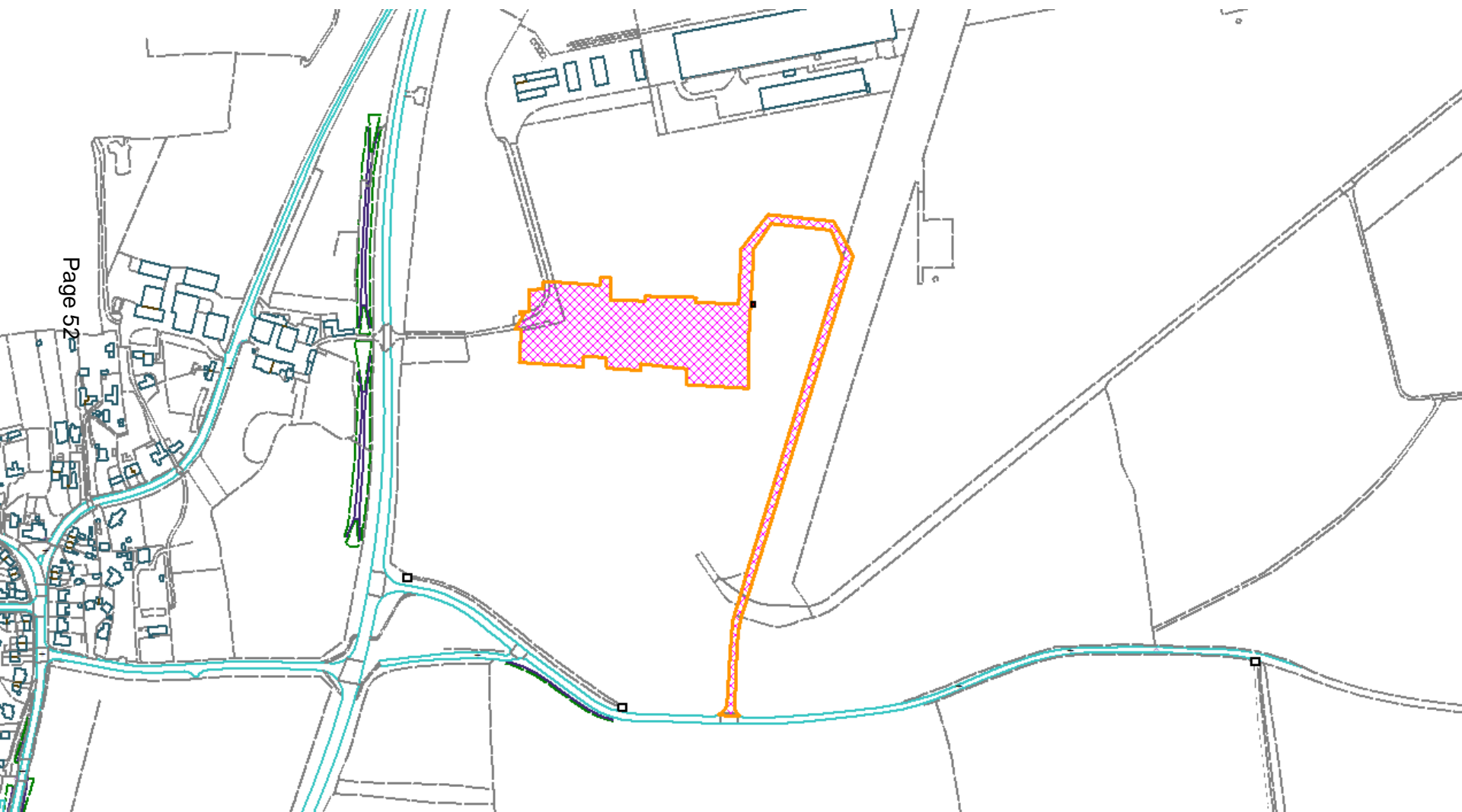
Application No: DC/19/03841

**Address: Land at Eye Airfield,
Castleton Way, Eye In The
Parish Of Yaxley**



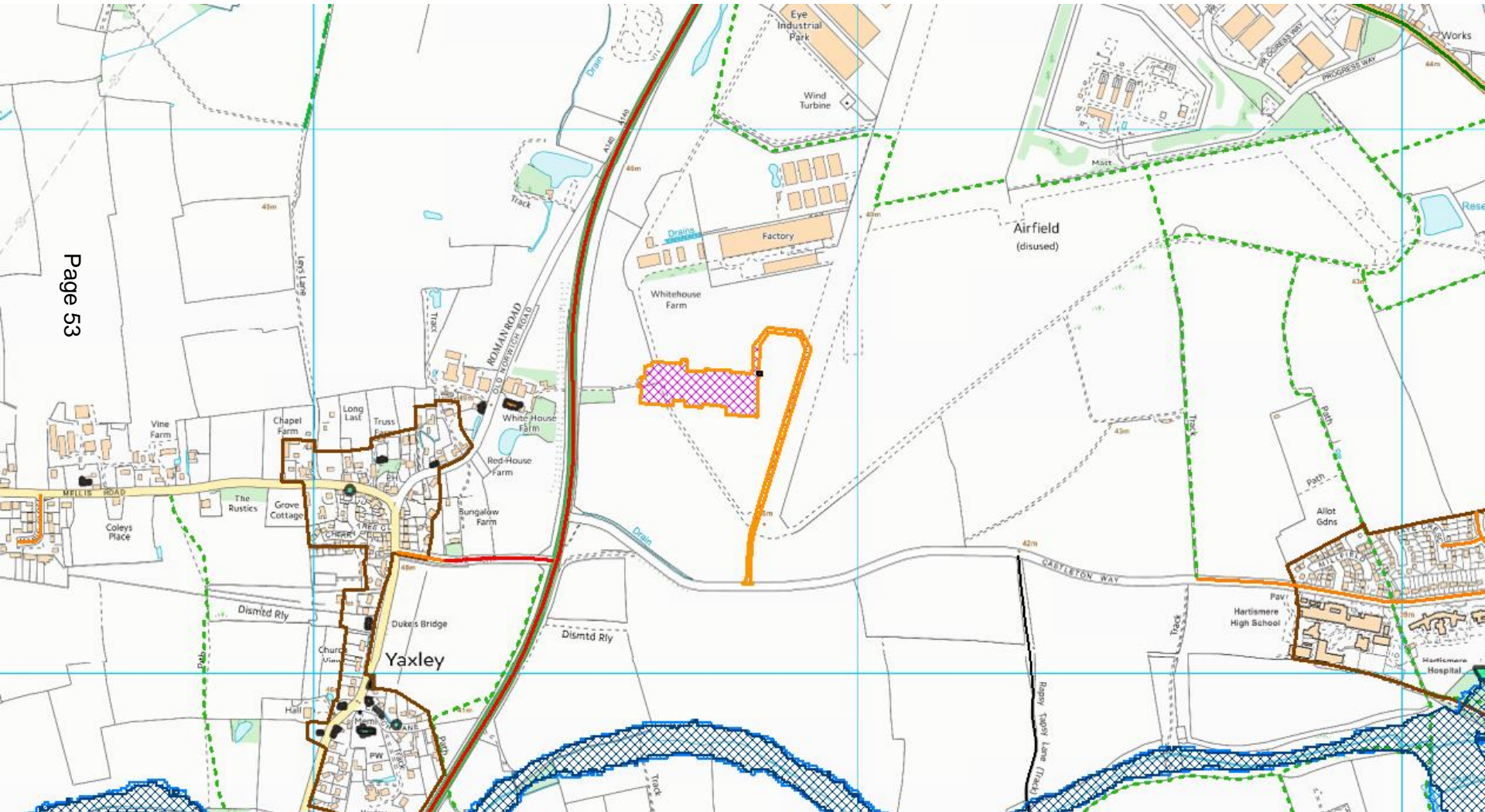
Site Location Plan

Slide 2



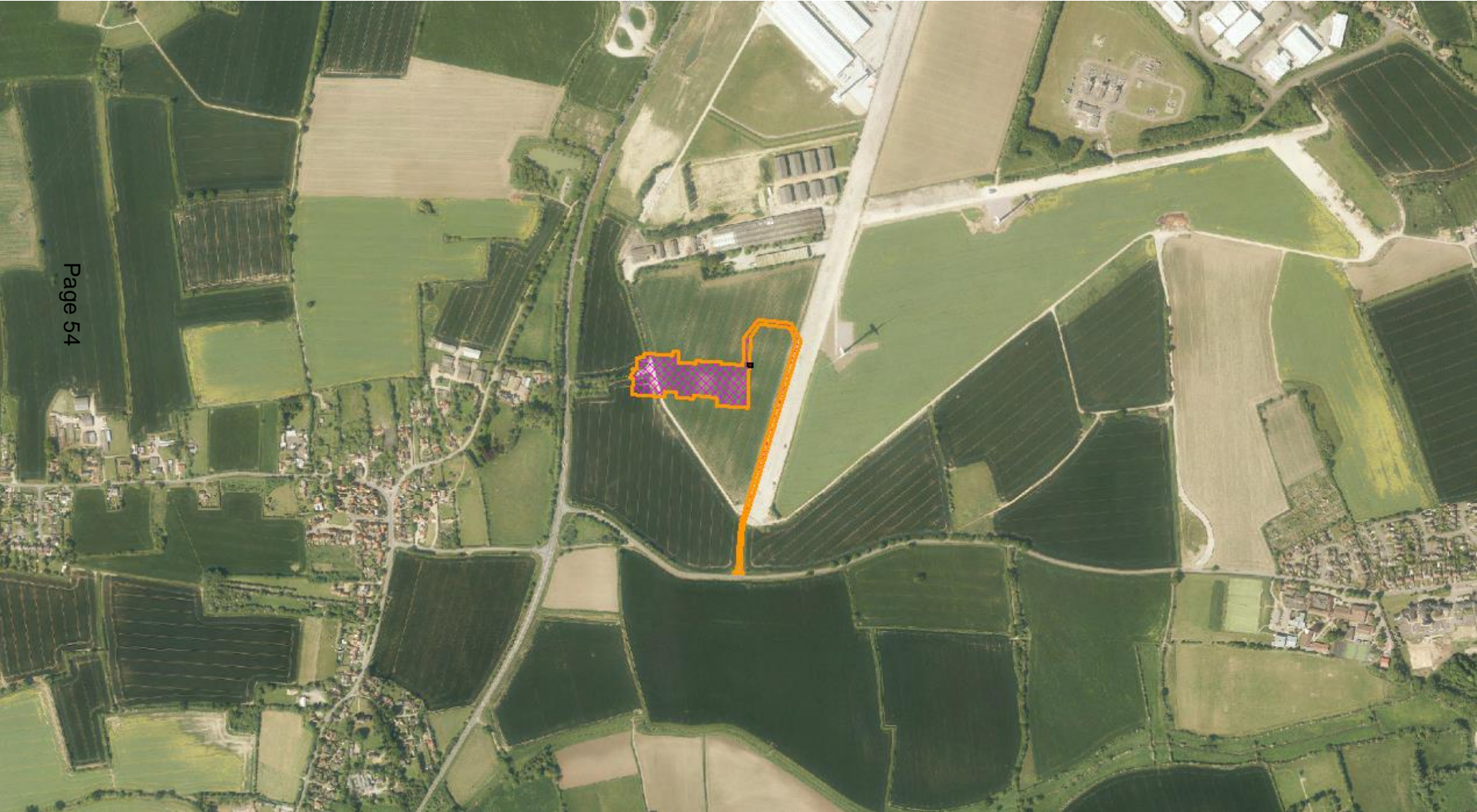
Constraints Map

- TPO - Individual TPO/Area of trees/trees
- Public Rights of Way
- Built Up Area Boundaries
- 30 Mph
- Grade II
- Flood Zone 2
- Flood Zone 3



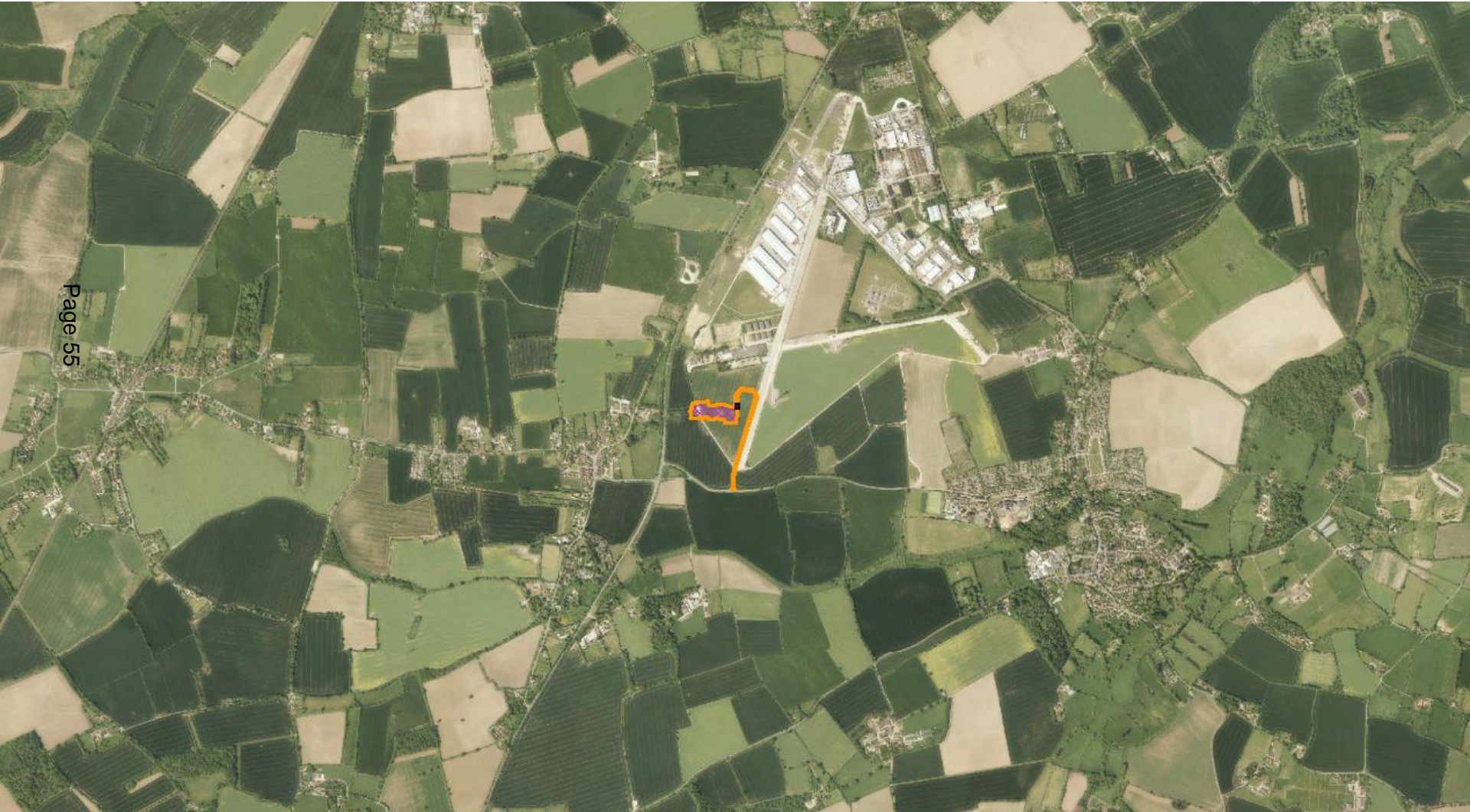
Aerial Map

Slide 4



Aerial Map – wider view

Slide 5

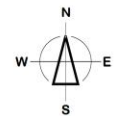


Site Layout

Page 56



SITE PLAN
SCALE: 1:500

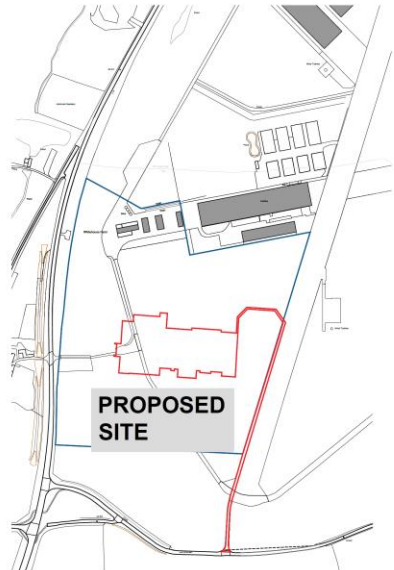


Notes

1. This drawing is a preliminary design and is subject to change without notice.
2. All dimensions are in millimeters unless otherwise stated.
3. All dimensions are rounded up to the nearest millimeter.
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9. All dimensions are rounded up to the nearest millimeter.
10. All dimensions are rounded up to the nearest millimeter.

LINE SCALE 1:500

LINE SCALE 1:2500



LOCATION PLAN
SCALE: 1:2500

PLANNING

www.trundley.com

CROWN CHICKEN / CRANWICH POULTRY

PROPOSED FOOD PROCESSING FACILITY

17-L07-PL029A

17-L07-PL029A

Elevations

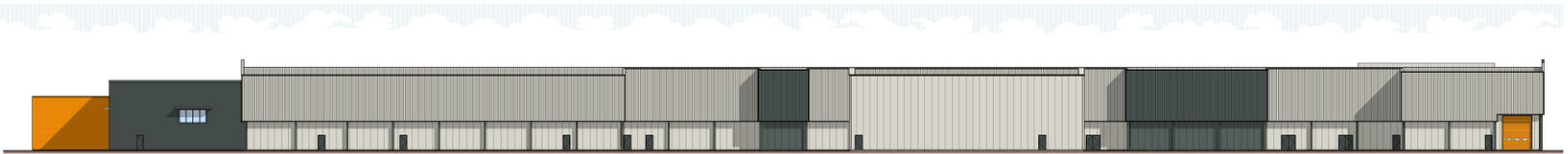


Notes:
 The accuracy of the quantities of base painting, prime and top coats is based on typical wall area. All quantities are in litres unless stated otherwise.
 It is recommended that a test panel be made up for each colour in a similar location to that of the proposed work, to confirm the appearance of the finished work under natural and artificial light.
 All quantities are in litres unless stated otherwise.
 The quantities are based on a standard wall area of 1000 sqm. All quantities are in litres unless stated otherwise.
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PROPOSED WEST ELEVATION
SCALE 1:200

EXTENSION 5

EXTENSION 4



PROPOSED SOUTH ELEVATION
SCALE 1:200

EXTENSION 4

EXTENSION 1

EXTENSION 2

EXTENSION 3

EXTENSION 5

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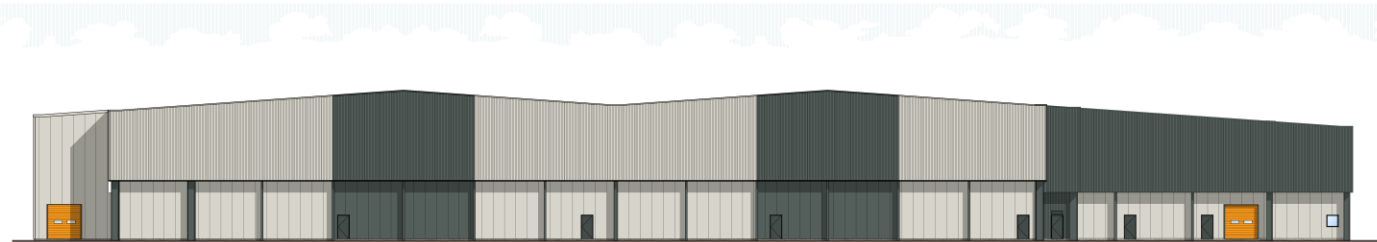


PROPOSED NORTH ELEVATION
SCALE 1:200

EXTENSION 7

EXTENSION 6

EXTENSION 3



PROPOSED EAST ELEVATION
SCALE 1:200

ELEVATION COLOUR KEY:

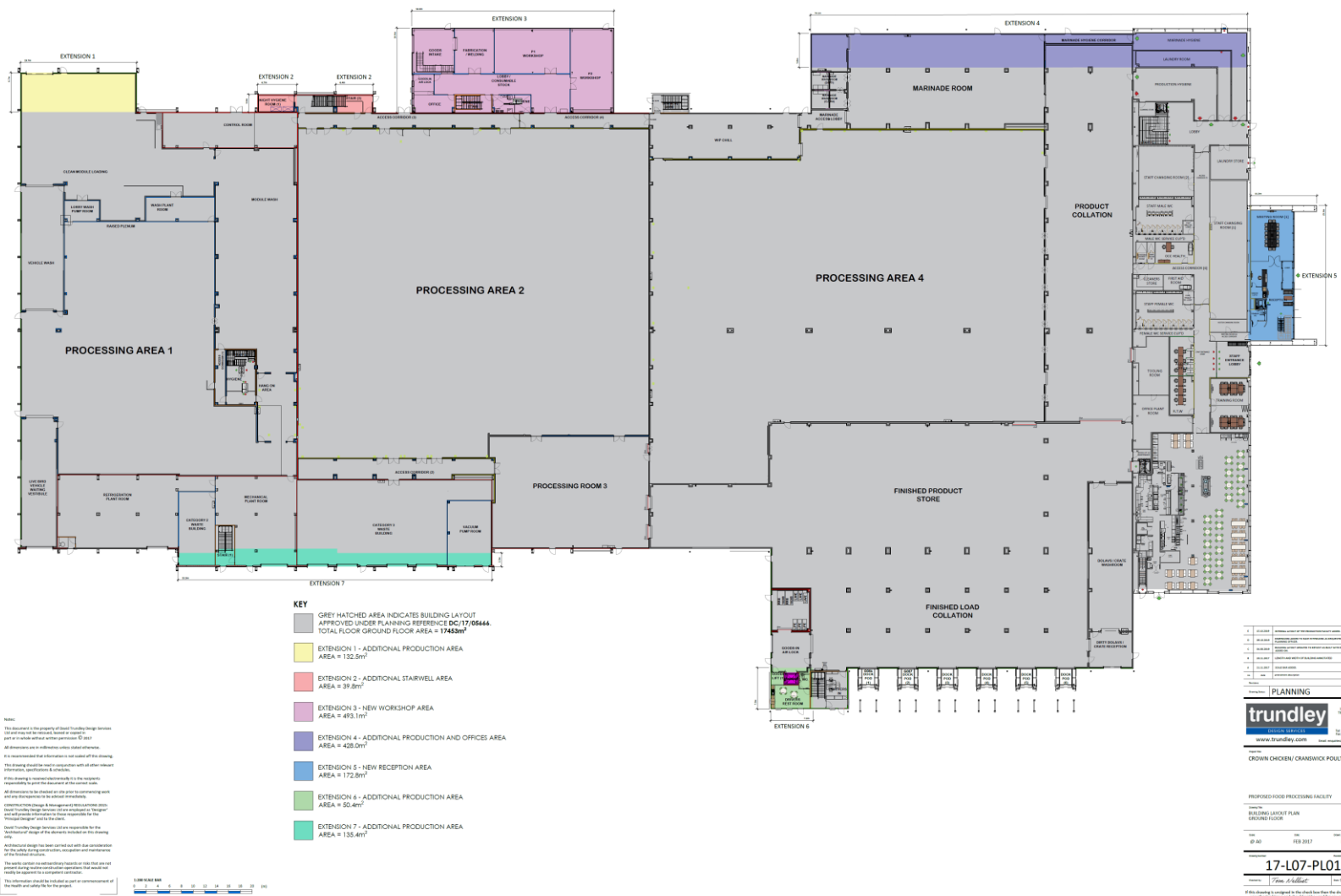
- ALUMINIUM COATED PROFILE IN SECTION PANEL COLOUR GREY TAPE 80 TO 100 COLOUR METAL GREY TAPE 80 TO 100
- VERTICAL CORRUGATED METAL PANEL COLOUR GREY TAPE 80 TO 100 COLOUR METAL GREY TAPE 80 TO 100
- TEMPERED SINGLE SKIN PROFILE COLOUR METAL GREY TAPE 80 TO 100 COLOUR METAL GREY TAPE 80 TO 100
- TEMPERED SINGLE SKIN PROFILE COLOUR METAL GREY TAPE 80 TO 100 COLOUR METAL GREY TAPE 80 TO 100
- HORIZONTAL PRECAST CONCRETE PANEL COLOUR PAVING CONCRETE FINISH BY SUPPLIER
- ALUMINIUM POWDER COATED WINDOW/ DOORS TO BE METAL GREY TAPE 80 TO 100
- FRONTAL SELF FINISHED DOORS COLOUR METAL GREY TAPE 80 TO 100
- ALUMINIUM POWDER COATED WINDOW/ DOORS TO BE METAL GREY TAPE 80 TO 100
- TEMPERED SINGLE SKIN PROFILE COLOUR METAL GREY TAPE 80 TO 100 COLOUR METAL GREY TAPE 80 TO 100
- ALUMINIUM POWDER COATED WINDOW/ DOORS TO BE METAL GREY TAPE 80 TO 100
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- FRONTAL SELF FINISHED DOORS COLOUR METAL GREY TAPE 80 TO 100

PLANNING	
trundley	
17 LITTLE BUNGOWAY LANE LITTLE BUNGOWAY, SUFFOLK IP19 2TJ 01206 621100 WWW.TRUNDLEY.CO.UK	
CROWN CHICKEN/ CRANSWICK POULTRY	

PROPOSED PRODUCTION FACILITY	
PROPOSED ELEVATIONAL TREATMENTS	
DATE: 13/11/2020 10:58 AM	JOB: 1701
17-L07-PL201C	
DATE: 13/11/2020 10:58 AM	

Building Layout Plan Ground Floor

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Agenda Item 7b

Committee Report

Item 7B

Reference: DC/19/03907

Case Officer: Gemma Walker

Ward: Palgrave

Ward Member/s: Cllr David Burn

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Application under Section 73 of the Town and Country Planning Act - Variation of condition 2 (Approved Plans and Documents) on planning permission DC/17/05666 - Erection of a new processing facility, waste water treatment plant and gatehouse with associated car park and service yards, two vehicle access points, drainage swale and landscaping.

Location

Land Eye Airfield, Castleton Way, Eye in the Parish of Yaxley Suffolk

Expiry Date: 16/11/2019

Application Type: FUW - Full App Without Compliance of Condition

Development Type: Major Large Scale - All Other

Applicant: Crown Chicken Limited

Agent: Trundley Design Services

Parish: Yaxley

Site Area: 19,447sqm

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

This application relates to an amendment to DC/17/05666 which was a “Major” application for: industrial floorspace in excess of 3,750 sq metres.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

Core Strategy Focused Review 2012:

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk approach to delivering sustainable development

FC3 - Employment

Core Strategy 2008:

CS02 - Development in the Countryside & Countryside Villages

CS03 - Reduce Contributions to Climate Change

CS05 - Mid Suffolk's Environment

Mid Suffolk Local Plan 1998:

GP01 - Design and layout of development

E8 – Extensions to industrial and commercial premises

E12 - General principles for location, design and layout

T9 - Parking standards

T10 - Highway considerations in development

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Eye Neighbourhood Plan is currently at the latter end of the Stage 5: Independent Examination (Summer 2019) process.

Accordingly, the Neighbourhood Plan has increasing statutory weight. Full-weight can be applied following Adoption which first requires a positive referendum outcome.

The application site is also situated within the Eye Airfield Development Framework 2013 and Eye Airfield Planning Position Statement 2013, both of which have been adopted by the Council.

Consultations and Representations

During the course of the application consultation and representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Eye Town Council

No comments.

Yaxley Parish Council

Yaxley Parish Council has nothing to add to its comments on this application to the comments that were made on similar applications and sent by email at the end of August 2019.

National Consultee (Appendix 4)

Natural England

No comment.

SCC Consultee (Appendix 5)**SCC Flood and Water**

No comment

SCC Highways

No comment received

Internal Consultee Responses (Appendix 6)**BMSDC Environmental Health – Light, Noise, Odour and Smoke**

No objection

BMSDC Environmental Health - Land Contamination

No objection.

BMSDC Economic Development

We support this development as it will provide new and safeguarded jobs in an appropriate location and will result in considerable investment in the local economy.

BMSDC Enforcement

Current enforcement case relates to the site.

B: Representations

None received. A verbal update will be provided as necessary.

Planning History

DC/17/05666 – Planning Application - Erection of a new processing facility, waste water treatment plant and gatehouse with associated car park and service yards, two vehicle access points, drainage swale and landscaping – granted April 2018 by the Planning Committee (in accordance with the officer's recommendation).

Application DC/17/05666 included various conditions, some which required agreement prior to commencement and some of which required agreement prior to commencement of the use. Conditions 5, 6, 7, 9, 10, 14, 18 and 20 have been discharged as required.

Prior to commencement condition 16 is outstanding, requiring fire hydrants scheme to be agreed, this is waiting on an agreed water plan. (DC/19/03107)

Prior to commencement above slab level condition 23 is outstanding, requiring a scheme of renewable energy technology. Details of a CHP scheme have recently been re-submitted (DC/19/04495).

Conditions 15 and 22 require agreement prior to first use/occupation, and no details have been submitted in this respect, however the site is currently under construction. Other conditions require works to be undertaken in accordance with the previously agreed details, and do not require further discharge from the Council.

DC/19/03841 - Planning Application. Retention of construction of extensions and elevational alterations to production facility – pending consideration.

DC/19/03812 - Planning Application - Retention of construction of security gatehouse, realignment of road and new car park to serve production facility – pending consideration

DC/19/03771 - Planning Application - Construction of an LV Compound to include LV Switch room, LV Transformer and hot water vessel and transformer compound to serve production facility (Retention of) – pending consideration

DC/19/03747 - Planning Application - Construction of a fresh water tank, permeate tank, fuel tanks, water pumps and a water softener plant (Retention of) – pending consideration

DC/19/03908 - Planning Application - Erection of electrical substation and gas meter housing pending consideration

DC/19/03837 - Planning Application. Erection of a CHP compound and oxygen and CO2 tank compound to serve production facility – pending consideration

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1 The application site forms land at the south of the former Eye airfield and is situated between Castleton Way to the south, the A140 to the west and Potash Lane (old runway) to the east. To the north and east of the site is the wider Eye Airfield with existing commercial and industrial development and gas compressor station.
- 1.2 Construction of a poultry production plant is nearing completion at the site.
- 1.3 The nearest dwellings to the site are located within Yaxley, which lies west and south west of the application site, and Eye which lies east and south east of the site.
- 1.4 The site is not in a Conservation Area. Listed buildings are located west of the A140. The site is not in or near the Eye Special Landscape Area. The site is in Flood Zone 1.

2. The Proposal

- 2.1 The application seeks to vary the plans approved pursuant to planning permission DC/17/05666. The variation of condition 2 relates to only the design and waste water plant, replacing plans 17-L07-PL013 and 17-L07-PL014 with PL013A and PL014A. All other aspects of DC/17/05666 remain the same within this application, although other applications are pending consideration as detailed above in the planning history.
- 2.2 In respect of the design of the wastewater treatment facility variations relate to the external appearance of the wastewater enclosure, with revised window and door positions, and reduced extent of the personnel walkway over the denitrification basin. An increase in floorspace, from 431.3 sqm (DC/17/05666) to 483.75 sqm is proposed in respect of the treatment area building.
- 2.2 The consented waste water treatment was to be situated to the north-eastern corner of the site, adjacent to the security gatehouse and airfield runway access. The siting is minimally altered in respect of this proposal.

3. The Principle of Development

- 3.1 Local Plan Policies E8 and E12 focus on extensions to industrial buildings. The policies express a presumption in favour of industrial extensions provided they perform appropriately in respect to character, traffic, residential amenity, parking provision, loading, unloading and manoeuvring and landscaping.
- 3.2 The NPPF at paragraph 80 states that “ Significant weight should be placed on the need to support economic growth and productivity, taking into account both the local business needs and wider opportunities for development” Paragraph 83 also considers that “decisions should enable the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings”.
- 3.3 Local Plan Policies are considered to accord with the requirements of the NPPF, and therefore should be given weight in determination of this application accordingly.
- 3.4 In light of the above the proposal is considered acceptable in principle, subject to compliance with the detailed requirements of Local Plan Policies E8 and E12.
- 3.5 It is noted that the site is also allocated within the emerging Babergh Mid Suffolk Joint Local Plan at LA099 for the provision of employment uses and associated infrastructure. However, the plan has only recently finished Regulation 18 consultation and as such does not have weight to be a determinative factor in considering this proposal.

4.0 Character and Appearance

- 4.1 The proposal is for minor changes following planning permission DC/17/05666, with a small increase in floorspace and a slight redesign of the wastewater treatment facility and are aesthetic only. The proposed alterations are very minor and will not adversely affect the industrial character of the area or amenity of the wider locale. The service infrastructure will continue to be appreciated against a backdrop of large industrial buildings. The utilitarian appearance of the facility is maintained, one that is wholly expected given its infrastructure-related purpose. This is considered to be properly related to the character and appearance of its surroundings in compliance with Local Plan Policy E8.

5.0 Access, Parking and Highway Safety

- 5.1 The proposal relates to an amendment to the waste water treatment plant. The location of the plant varies slightly from that approved, however this does not alter or impact on the internal access roads, parking or access/egress of the site.
- 5.2 The proposal does not result in additional capacity or production floorspace as to affect the requirements for parking or so as to result in additional traffic. The proposal is not considered to risk harm to highway safety to consider refusal in this respect.
- 5.3 The proposal as previously approved provided 450 parking spaces [including 6 disabled parking spaces]. The proposal currently before Members as detailed on drawing reference 17-L07-PL029B includes provision for 457 spaces including 6 disabled spaces.

6.0 Landscape

- 6.1 The alterations do not compromise the already approved landscaping scheme. The extent of the alterations is minor and forming part of the wider development on this site. Some changes to the

landscaping are however detailed on the proposed plans, and it is considered appropriate to seek to confirm these details by way of condition to ensure that the landscaping is agreed, implemented and retained. As such the proposal is not considered to risk harm to the landscape character as to be unacceptable in this regard.

7.0 Residential Amenity

- 7.1 There is no change in the residential amenity implications arising from the works that are the subject of this application, owing to the considerable separation distance between the site and the nearest dwellings. As with the original permission it is considered that there would be no unacceptable harm to residential amenity, subject to conditions originally proposed.

8.0 Heritage

- 8.1 The alterations to the waste water treatment facility are minimal from the consented scheme and do not impact the nearest designated heritage asset that is located some distance from the site and separated from the site by the intervening A140.

9.0 Flood Surface Water Drainage

- 9.1 Application DC/17/05666 included surface water drainage and Flood Risk assessment, following which the works were subject to conditions to require the implementation of these measures. The proposal would not significantly change the built footprint or drainage characteristics of the site, such that subject to the conditions as DC/17/05666 the proposal is not considered to have an unacceptable impact to warrant refusal in this respect.

10. Eye Neighbourhood Plan

- 10.1 The site is located within the designated Eye Business Area as defined in the Eye Neighbourhood Plan (ENP). Policy Eye 33 provides policy direction in the Eye Business Area however its direct relevance in respect to the subject proposal, being merely a cosmetic alteration to servicing plant, is very limited. The application does not conflict with the ENP.
- 10.2 The Eye Airfield Development Framework (February 2013) masterplan shows the site in part within an area allocated for business use and in part for landscaping. The Eye Airfield Planning Position Statement (November 2013) includes the site within the same masterplan plan, but excludes it from the policy area detailed on Map 2. It continues to include the site in maps 6 and 7 for business and landscaping. The proposal to amend a previously permitted building is not considered to be contrary to any of the requirements detailed.

11. Other Matters

- 11.1 The original application (DC/17/05666) was subject to a number of conditions controlling various aspects of the development, where still necessary these are proposed to be retained as this application falls under S73A, and is a new consent for the proposal as DC/17/05666, with the amendments as detailed. If previously discharged the condition for this decision will continue to require the implementation of the details as agreed. Some however are no longer relevant having regards to the pre-commencement nature of the condition, and the extent of construction complete on site.

PART FOUR – CONCLUSION

12. Planning Balance and Conclusion

- 12.1 The permission DC/17/05666 has been implemented, and includes the waste water treatment plant. This application seeks under S73A to amend the plans of that permission, only in relation to the waste water treatment plant. These equate to minor cosmetic alterations to the locations of windows and doors. An increase in floorspace of 52.45 sqm is proposed. No other changes to the wider site are proposed as part of this application.
- 12.2 The changes to the design of the wastewater facility, have no material impact on the character and appearance of the industrial site or the amenity of the wider area. The proposed variations to the approved plans are deemed acceptable and the application is recommended for approval.
- 12.3 Application DC/17/05666 was subject to a number of conditions, given that this application is made under S73A of the Town and Country Planning Act it is appropriate to include these conditions within a further grant of planning permission.

RECOMMENDATION

That the application is GRANTED planning permission:-

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

1. Approved Plans (Plans submitted that form this application)
2. Restriction on changes of use
3. Strategy for disposal of surface water and FRA
4. Provision of SUDs
5. Operation times
6. Landscaping scheme to be agreed and implementation
7. Archaeological reports
8. Fire hydrants
9. Access visibility splays
10. Highways surface water control
11. Provision of parking and turning
12. Cycle parking
13. Travel plan
14. Lighting scheme
15. Renewable energy technology

Informatives as required by consultees and as included on original permission.

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Application No: DC/19/03907

Location: Land Eye Airfield, Castleton Way, Eye in the Parish of Yaxley Suffolk

Appendix 1: Call In Request	<i>N/a</i>
Appendix 2: Details of Previous Decision	<i>DC/17/05666</i>
Appendix 3: Town/Parish Council/s	<i>Yaxley and Eye</i>
Appendix 4: National Consultee Responses	<i>Natural England</i>
Appendix 5: County Council Responses	<i>SCC Flood and Water</i>
Appendix 6: Internal Consultee Responses	<i>BMSDC Environmental Health – Light, BMSDC Environmental Health - Land Contamination BMSDC Economic Development BMSDC Enforcement</i>
Appendix 7: Any other consultee responses	<i>N/a</i>
Appendix 8: Application Site Location Plan	<i>Yes</i>
Appendix 9: Application Plans and Docs	<i>Yes</i>
Appendix 10: Further information	<i>N/a</i>

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Babergh and Mid Suffolk District Councils

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From: Eye Town Clerk <townclerk@eyesuffolk.org>
Sent: 10 September 2019 10:31
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: DC/19/03907 - Land To The South Of Eye Airfield And East Of The A140 and DC/19/03841 Land at Eye Airfield, Castleton Way, Yaxley

Dear Paul

I can confirm that Eye Town Council have no comments for this application.

Best Wishes

wendy

Wendy Alcock
Eye Town Council
Town Clerk
c/o Eye Volunteer Centre
20 Broad St, Eye IP23 7AF
Tel 07713 196251
Email - townclerk@eyesuffolk.org
Normal Office Hours 9:00 – 15:00 Wednesday, Thursday and Friday

Book Eye Town Hall for Wedding Ceremonies, Conferences and Community Events

From: philip.c.freeman
Sent: 10 September 2019 11:31
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/19/03907

Yaxley Parish Council has nothing to add to its comments on this application to the comments that were made on similar applications and sent by email at the end of August 2019.

Regards,
Philip Freeman

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 29 August 2019 14:20
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: Natural England Consultation Response DC/19/03907

Dear Sir/Madam

Our ref: 292951
Your ref: DC/19/03907

Planning consultation: Variation of Condition 2 (Approved Plans and Documents) on planning permission DC/17/05666 Erection of a new processing facility, waste water treatment plant and gatehouse with associated car park and service yards, two vehicle access points, drainage swale and landscaping.

Location: Land To The South Of Eye Airfield And East Of The A140,

Thank you for your consultation.

Natural England currently has no comment to make on the variation of condition 2.

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully,

Danielle Priestner
Consultations
Natural England
Hornbeam House, Electra Way
Crewe Business Park

Crewe, Cheshire CW1 6GJ

tel 0300 060 3900

email consultations@naturalengland.org.uk

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From: RM Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 09 October 2019 08:14
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>
Subject: 2019-10-09 JS Reply Land To The South Of Eye Airfield And East Of The A140 Ref DC/19/03907 VAR

Dear Gemma Walker,

Subject: Land To The South Of Eye Airfield And East Of The A140 Ref DC/19/03907 VAR

We have no comment to make.

Kind Regards

Jason Skilton
Flood & Water Engineer
Flood & Water Management
Growth, Highways & Infrastructure

Suffolk County Council | Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX
T: 01473 260411 | <https://www.suffolk.gov.uk/planning-waste-and-environment/flooding-and-drainage/>

Appendix A to the Suffolk Flood Risk Management Strategy has been updated! If you're involved in the planning, design and construction of new developments this may be of interest to you. You will be expected to comply with this new local guidance. More information can be found here; <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/>

From: David Harrold <David.Harrold@babberghmidsuffolk.gov.uk>
Sent: 27 August 2019 16:51
To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Cc: Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>
Subject: Plan ref DC/19/03907 Land To The South Of Eye Airfield. Environmental Health - Noise/Odour/Light/Smoke

Thank you for consulting me on the above application for the variation of conditions and in particular the appearance of the waste water treatment building.

With respect to noise and other environmental health issues I can confirm that I do not wish to make any comments and have no objection.

David Harrold MCIEH
Senior Environmental Health Officer

Babergh & Midsuffolk District Councils
t: 01449 724718
e: david.harrold@babberghmidsuffolk.gov.uk

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 28 August 2019 10:08
To: Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/19/03907. Land Contamination

Dear Gemma

EP Reference : 264867
DC/19/03907. Land Contamination
Land Eye Airfield, Castleton Way, Yaxley, EYE, Suffolk.
Application under Section 73 of the Town and Country Planning Act - Variation of Condition 2 (Approved Plans and Documents) on planning permission DC/17/05666 Erection of a new processing etc (see remarks).

Many thanks for your request for comments in relation to the above application. I can confirm that I have no objection to the proposed revisions to condition 2 on the 2017 planning permission.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@babberghmidsuffolk.gov.uk
Work: 07769 566988 / 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Delia Cook <Delia.Cook@babberghmidsuffolk.gov.uk>
Sent: 12 September 2019 09:53
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>
Subject: Economic Development Consultee Response - DC/19/03907 Eye Airfield
Importance: High

Application under Section 73 of the Town and Country Planning Act - Variation of Condition 2 (Approved Plans and Documents) on planning permission DC/17/05666 Erection of a new processing facility, waste water treatment plant and gatehouse with associated car park and service yards, two vehicle access points, drainage swale and landscaping. | Land To The South Of Eye Airfield And East Of The A140

Many thanks for invitation to respond regarding the above application, apologies for the delayed reply. Economic Development Team have no comments or objection to this variation of a planning Condition. We support this development as it will provide new and safeguarded jobs in an appropriate location and will result in considerable investment in the local economy.

Kind regards

Delia Cook
Economic Development Officer
Open for Business Team

Babergh and Mid Suffolk District Councils - Working Together
m: 07860 827011
delia.cook@babberghmidsuffolk.gov.uk
www.baberghmidsuffolk.gov.uk

Consultee Comments for Planning Application DC/19/03907

Application Summary

Application Number: DC/19/03907

Address: Land To The South Of Eye Airfield And East Of The A140

Proposal: Application under Section 73 of the Town and Country Planning Act - Variation of Condition 2 (Approved Plans and Documents) on planning permission DC/17/05666 Erection of a new processing facility, waste water treatment plant and gatehouse with associated car park and service yards, two vehicle access points, drainage swale and landscaping.

Case Officer: Gemma Walker

Consultee Details

Name: Mrs Carmel Driscoll

Address: Mid Suffolk District Council, 131 High Street, Needham Market Ipswich, Suffolk IP6 8DL

Email: carmel.driscoll@baberghmidsuffolk.gov.uk

On Behalf Of: Enforcement

Comments

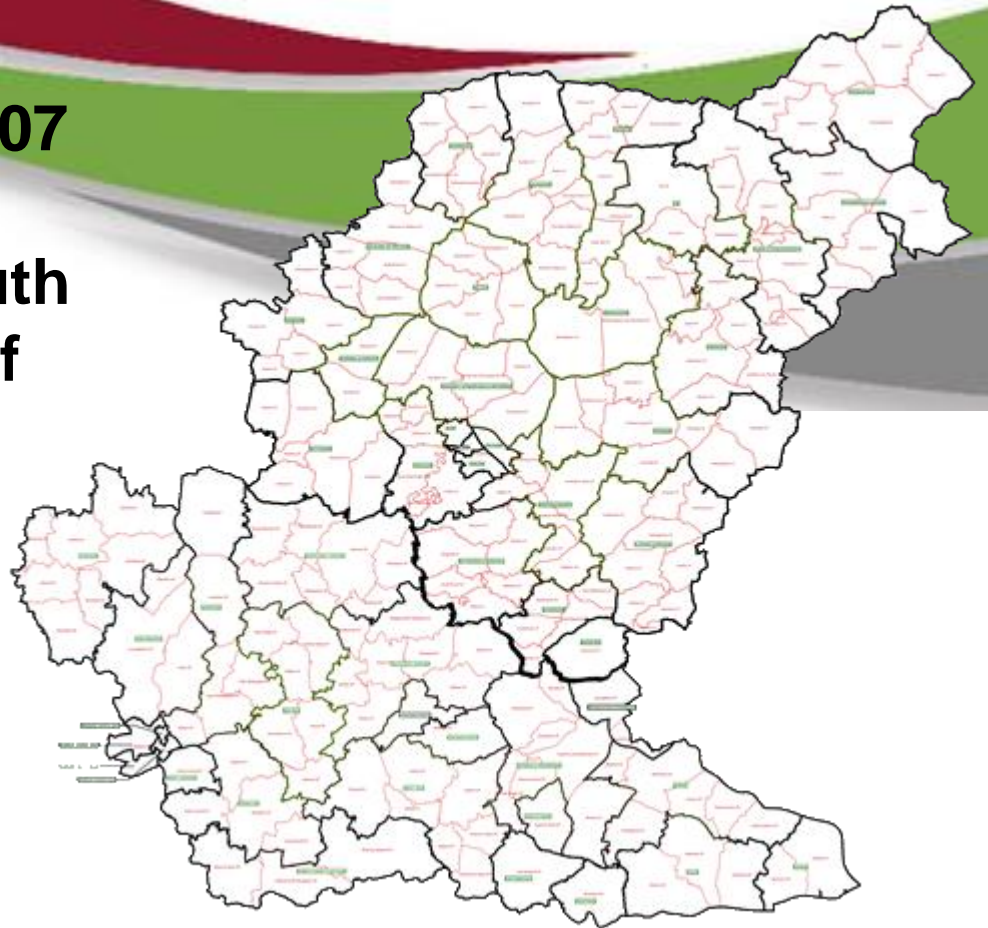
There is a current and ongoing enforcement investigation at this site concerning this proposal. No further comments.

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Application No: DC/19/03907

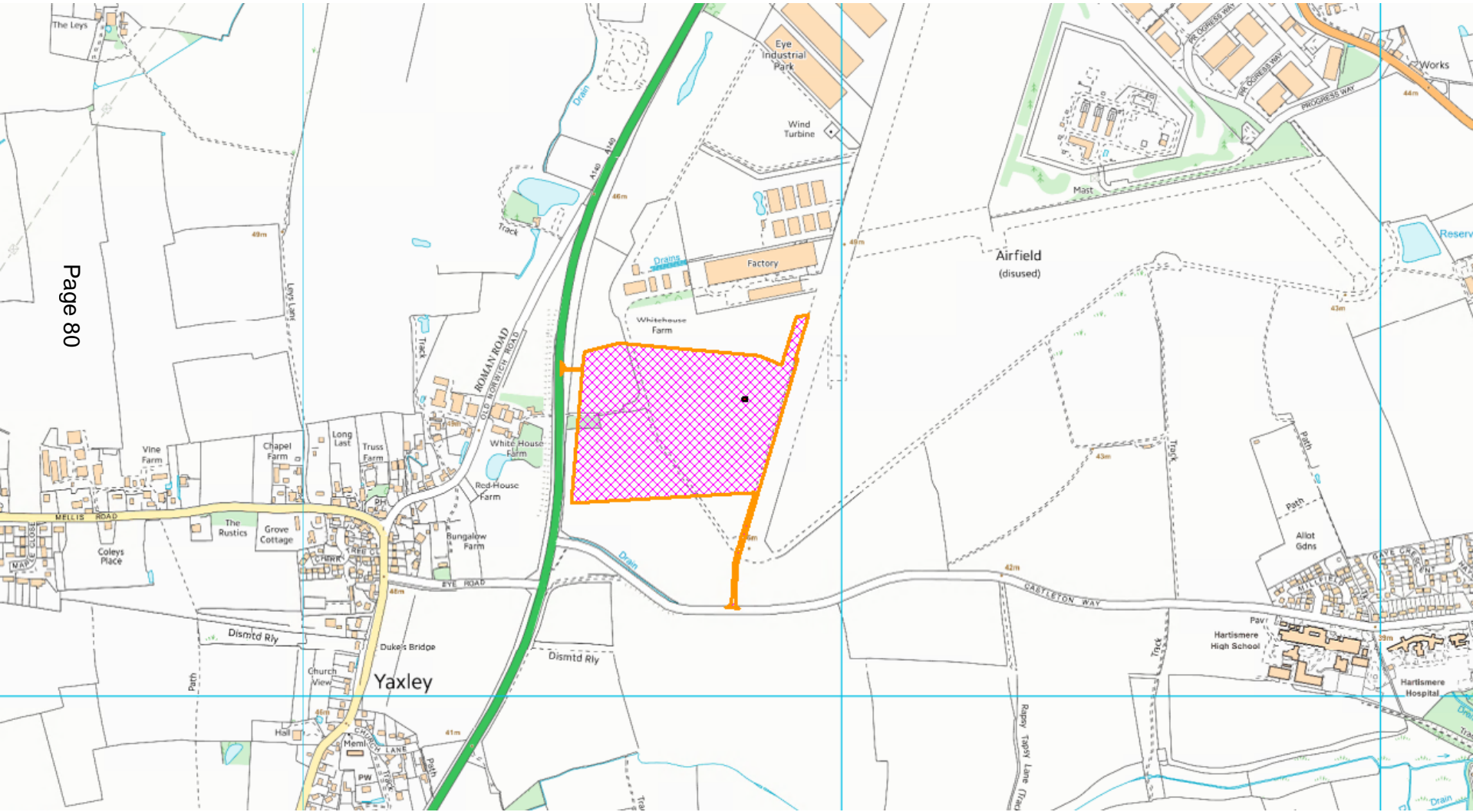
**Address: Land To The South
Of Eye Airfield And East Of
The A140**

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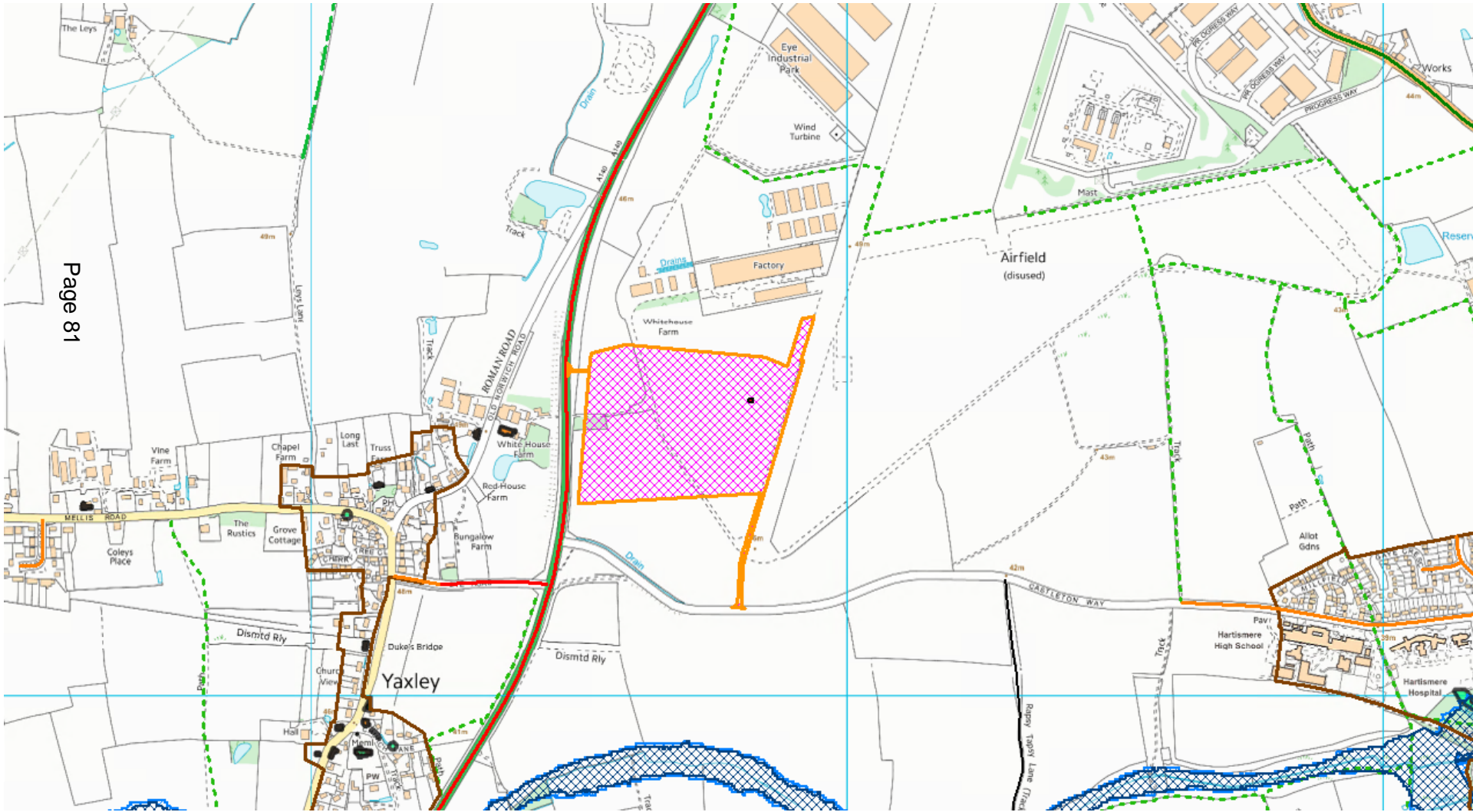
Site Location Plan

Slide 2



Page 80

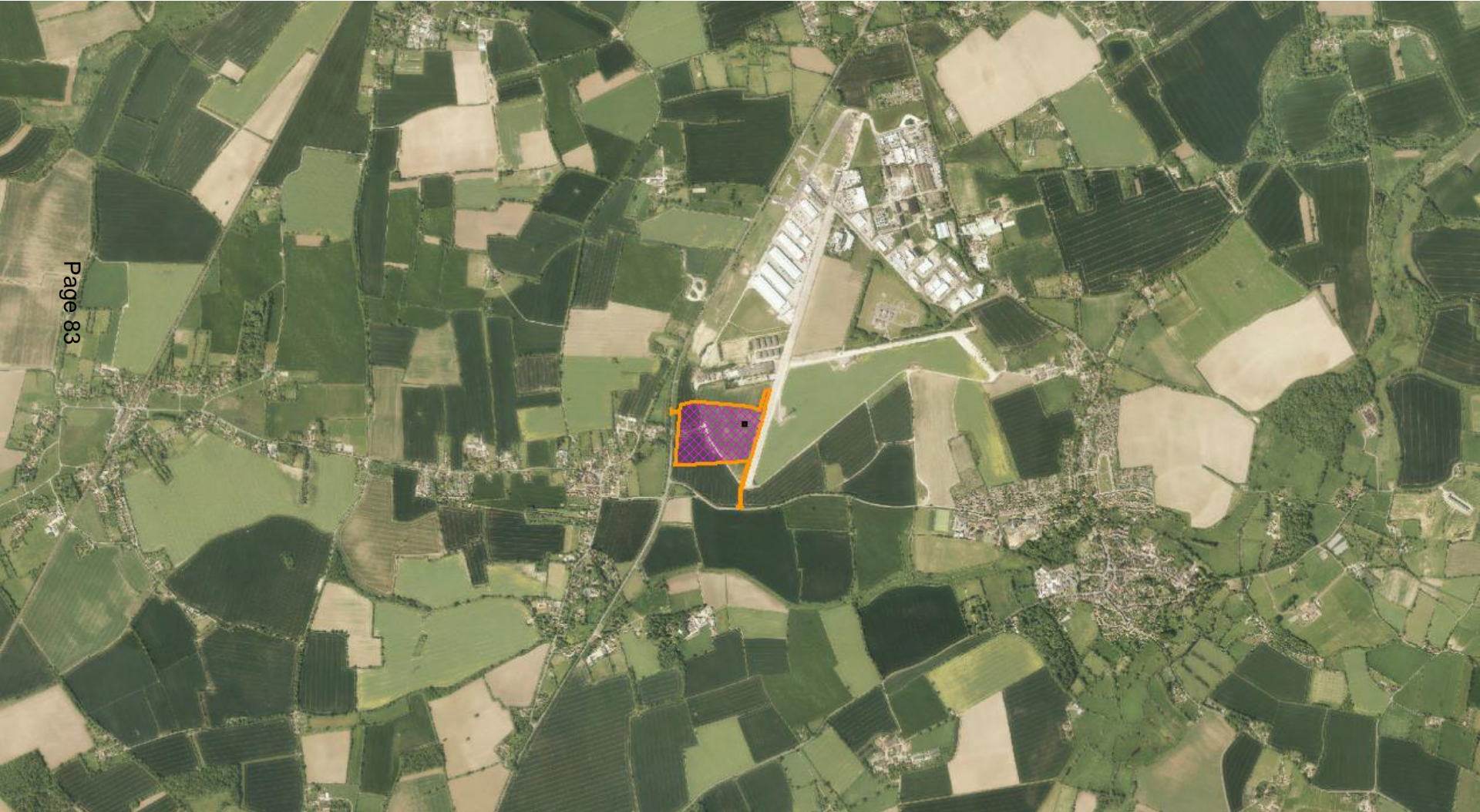
Constraints Map



Aerial Map

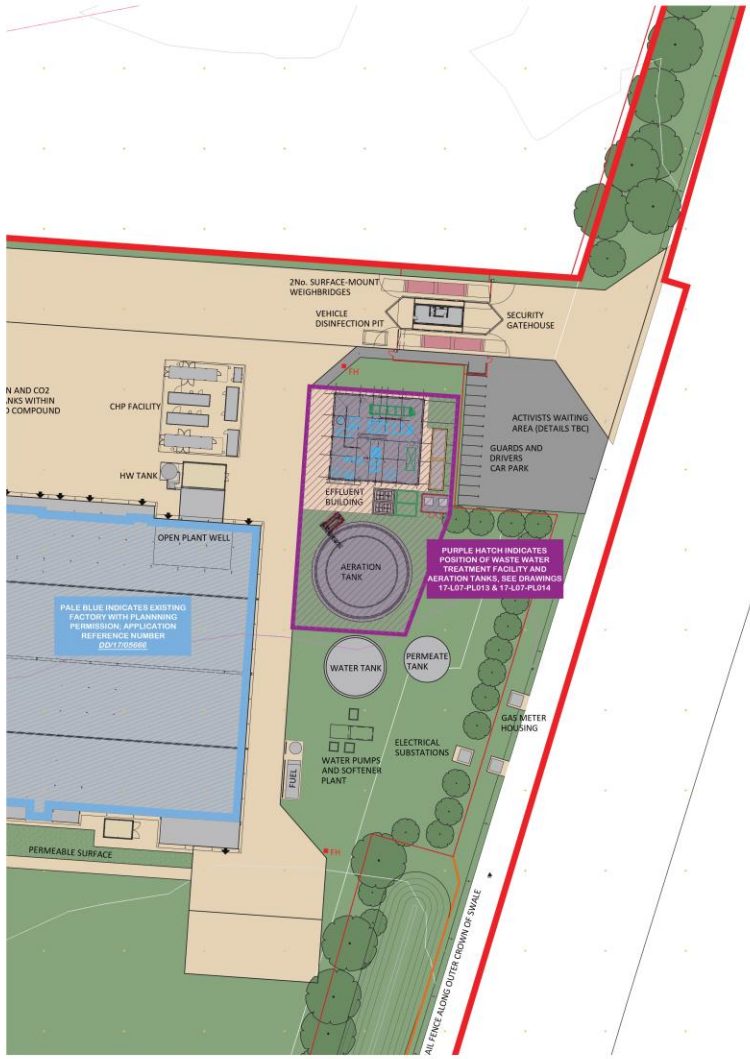
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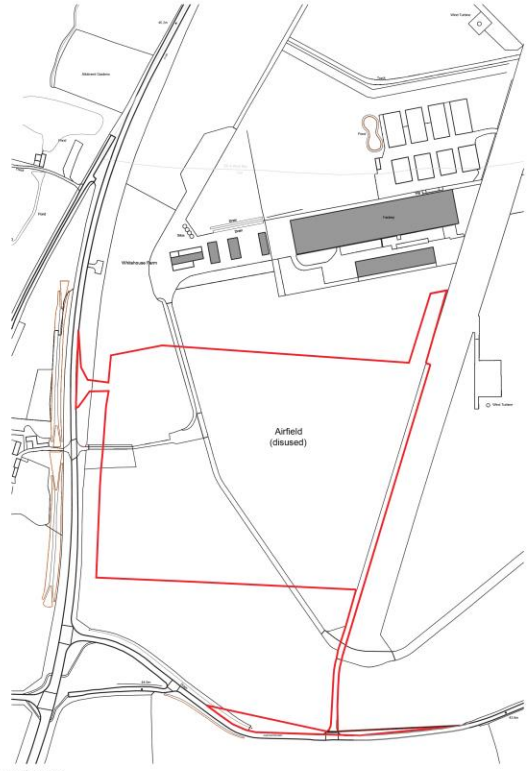


Site Layout

Page 84



PROPOSED SITE PLAN
SCALE: 1:500



LOCATION PLAN
SCALE: 1:2500

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This information should be included as part or commencement of the Health and Safety File for the project.

DATE	DESCRIPTION
17-10-2019	AS STATED @ A1

PLANNING

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www.trundle.com

01205 627900
01205 627974
01205 627975

Project No: CROWN CHICKEN LIMITED
EYE AIRFIELD DEVELOPMENT

PRODUCTION FACILITY

WASTE WATER TREATMENT PLANT
SITE PLAN AND LOCATION PLAN

Date: AS STATED @ A1
Issue: OCTOBER 2019
Client: CLH

17-107-PL035

10/2019

17-107-PL035

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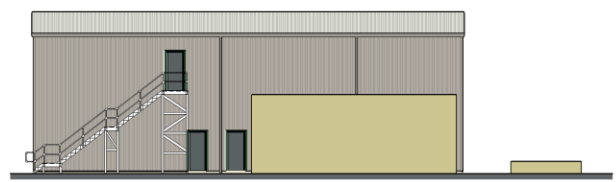
Proposed Elevations



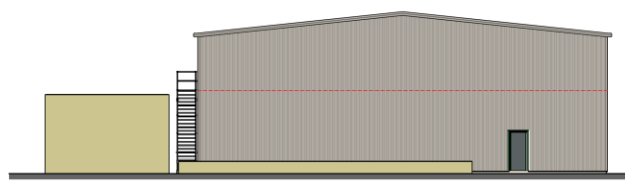
NORTH ELEVATION
SCALE: 1:100



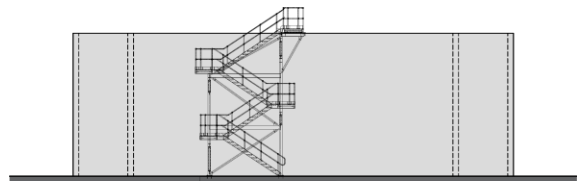
WEST ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100



AERATION TANK ELEVATION
SCALE: 1:100

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 The works contain no extraordinary hazards or risks that are not present during routine construction operations, that would not readily be apparent to a competent contractor.
 This information should be included as part or commencement of the Health and safety file for the project.

ELEVATION COLOUR KEY:

- TRAPEZOIDAL PROFILE CLADDING SYSTEM - COLOUR: GOOSEWING GREY PAUL BS 70 05
- PERSONNEL SELF FINISHED DOORS: COLOUR: METLIN GREY PAUL BS 100 02 05
- VEHICLE ACCESS DOORS: SELF FINISHED: SAFFRON YELLOW BS 0853
- ALL EXPOSED STRUCTURAL STEELWORK TO BE GALVANISED FINISH



Page 85

DATE: 2017	ISSUE: 01	DESCRIPTION: PLANNING
BY: [Name]	DATE: [Date]	DESCRIPTION: [Description]

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 www.trundle.com
 Email: es@trundle.com

Salisbury Barn
 100 High Street
 Salisbury, Wiltshire
 SP2 8AT
 Tel: 01252 617700
 Fax: 01252 617676

CROWN CHICKEN LIMITED
 EYE AIRFIELD DEVELOPMENT

PRODUCTION FACILITY
 WASTE WATER TREATMENT PLANT
 ELEVATION DETAILS

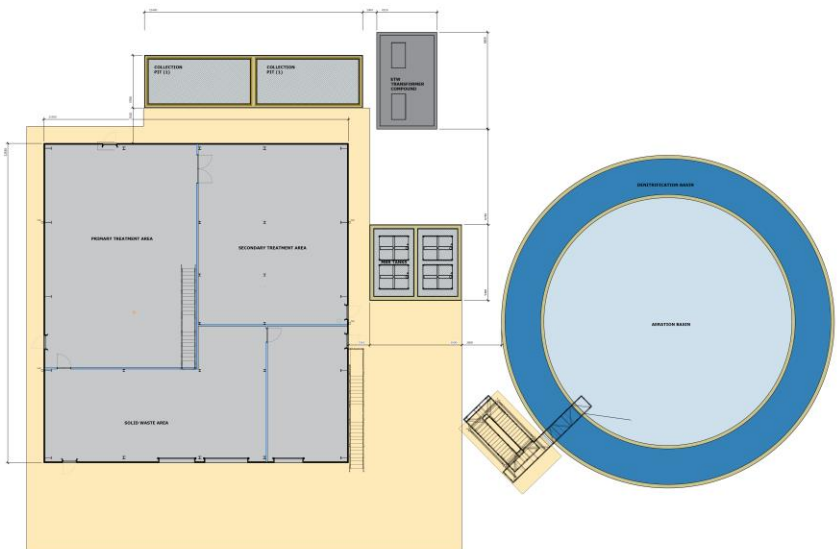
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1:100 @ A1	MAY 2017	IPGT

17-L07-PL014A
 Checked By: Chloë Howitt 16.08.19

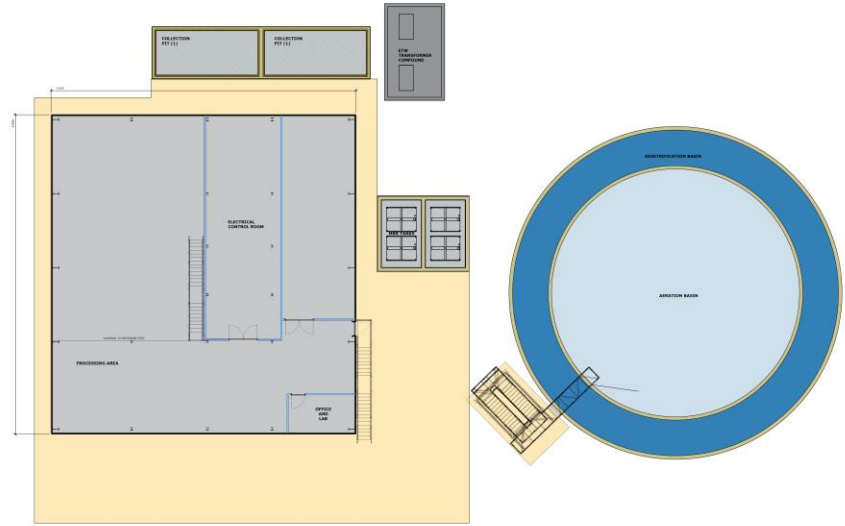
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Waste Water Treatment Plant Building Layout Details

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PROPOSED GROUND FLOOR PLAN
SCALE: 1:100



PROPOSED FIRST FLOOR PLAN
SCALE: 1:100

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- All dimensions to be fixed on site prior to commencing work and are dependent on the actual dimensions.
- Construction Change & Management (CCM) (2015) based on the Building Regulations Code of Practice is required to be followed and all necessary precautions to be taken for the safety of the building.
- Trundley Design Services are responsible for the design and construction of the building, subject to the design and construction of the building.
- Architectural design has been carried out with due consideration for the safety, health, construction, installation and maintenance of the building.
- The design and construction of the building is the responsibility of the client and the contractor.
- The information provided is intended as a guide and is not intended to be used for any other purpose.

2.000 SCALE 1:100

DATE	DESCRIPTION	BY	CHECKED
17.07.2017	PLANNING		
www.trundley.com			
CROWN CHICKEN LIMITED EYE AIRFIELD DEVELOPMENT			
PRODUCTION FACILITY WASTE WATER TREATMENT PLANT BUILDING LAYOUT DETAILS			
SCALE	DATE	ISSUE	
1:100 @ A0	MAY 2017	1/01	
17-L07-PL013A			
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Agenda Item 7c

Committee Report

Item 7C

Reference: DC/19/02363

Case Officer: Mahsa Kavyani

Ward: Needham Market

Ward Member/s: Cllr Mike Norris, Cllr Stephen Philips

RECOMMENDATION – APPROVE RESERVED MATTERS WITH CONDITIONS

Description of Development

Submission of details for Outline Planning Permission 3679/13 and appeal ref APP/W3520/W/15/300479 - appearance, landscaping, layout and scale for a residential development of 37 dwellings

Location

Land Hill House Lane Needham Market Suffolk

Expiry Date: 07/11/19

Application Type: RES – Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Mr M. Walton

Agent: KLH Architects Ltd

Parish: Needham Market

Site Area: 1.5ha

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

It is a housing application for 15 units or more.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Mid Suffolk Core Strategy (2008)

Policy CS1 Settlement Hierarchy

Policy CS2 Development in Countryside and Countryside Villages
Policy CS3 Reduce contributions to climate change
Policy CS4 Adapting to climate change
Policy CS5 Mid Suffolk's environment
Policy CS6 Services and infrastructure

Mid Suffolk Core Focused Review (2012)
Policy FC1 Presumption in favour of sustainable development
Policy FC1.1 Mid Suffolk approach to delivering Sustainable Development
Policy FC2 Provision and Distribution of housing

Mid Suffolk Local Plan (1998)
Policy GP1 – Design and layout of development
Policy T10 Highway considerations in development
Policy CL2 – Restricting housing development
Altered Policy H4 – Affordable Housing

National Planning Policy Framework

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Needham Neighbourhood Plan is currently at:
Stage 3. Pre-submission Publicity and Consultation
Accordingly, the Neighbourhood Plan has little statutory weight.

Consultations and Representations

During the course of the application consultation and representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Needham Market Town Council

1. The location is within a Special Landscape Designated Area and therefore every effort should be made to ensure the development is sympathetic to its environment
2. There remain long-held concerns regarding the capacity of existing drainage infrastructure to cope with additional surface and foul water demands not just immediate to the site itself
3. The affordable housing element of the development remains (as in the plan included in the Outline Planning Application) clustered. Town Councillors are concerned regarding the lack of distribution of the affordable housing across the development although it is understood there may be a more important need to maintain a balance between spread out integration and the numbers of affordable homes included in the development, in terms of viability (i.e. if 'clustering' maximises the number of affordable homes, that should take priority).

Barking Parish Council

Barking Parish Council sympathises with the existing residents with the new development encroaching on their natural light and privacy especially plot 15 and the adjacent house in Anderson Close. We would hope that the layout could be modified to reduce this effect.

County Council Responses (Appendix 5)

SCC Infrastructure

This planning permission has a Unilateral Undertaking dated 20th April 2016 which contains a planning obligation in favour of the County Council. The reserved matters application will need to be linked with the existing UU. Infrastructure mitigation for this scheme is also covered by the District's Community Infrastructure levy (CIL).

I have no additional comments to make on the reserved matters application but I have copied this letter to colleagues who respectively deal with highways, drainage, archaeology and fire protection matters who may wish to comment.

SCC Highways

The details proposed are satisfactory to cover the general layout of the roads and properties. Further information is required prior to occupation in accordance with the recommendations previously made by the Highway Authority, which can be covered by condition.

SCC Highways – Travel Plan Officer

No objection.

Anglian Water

We have reviewed the applicant's submitted surface water drainage information and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board.

Place Services – Ecology

We have reviewed the Soft Landscape Scheme (EWP Consultancy Ltd. May 2019) and the Off Site Woodland Planting (Nigel Cowlins - Landscape Planning and design, November 2016) submitted by the applicant in regard to landscaping.

We are overall satisfied with the Landscaping scheme, but recommend that an alternative option is used for the 10% Sweet Chestnut *Castanena Sativa* within the woodland planting scheme. This is because the species is not common in the local area and can often over-shade other tree species within woodland planting schemes.

Therefore, it is recommended that this species should be replaced with 10% Small-leaved Lime *Tilia cordata*, which is appropriate for the local area.

Stowmarket Ramblers

"The hedge along Hill House Lane (Byway No.5) skirting this development is a well-established and must be kept and protected during any construction work. It is of great amenity value to anybody walking this route, but also to the wildlife which must be using this hedge. Looking at the reports "Offsite Woodland Planting" & "Soft Landscaping Scheme" this hedge is not mentioned in either document.

Turning to Footpath No.3 which runs from Hill House Lane to Anderson Close there appears to be no plan to screen the proposed development from this path. At present there is a pleasant open view across agricultural land but this will not be the case if this development goes ahead. Therefore provision should be made for a double or triple row planting of native species hedgerow to soften the impact of the new residences.”

Internal Consultee Responses (Appendix 6)

BMSDC Strategic Housing

There are 2 detached bungalows included which are to be welcomed but 2 dwellings out of 37 is only 5.4% of the overall development which is very low. There are no 2 bedroomed houses included in the open market mix which are always useful for entry level households and especially first-time buyers.

The applicant has clarified that the flats shown on the plan are 2 x 1 bed 2-person flats @ 59 sqm – acceptable

The 8 x 2 bed 4-person houses have been increased as requested from 74 sqm to 79 sqm – acceptable.

No objection.

BMSDC Public Realm

The Public Realm Team note that there is no new public open space associated with this development. This is acceptable given the location and size of the development. It would not be anticipated that the District Council would have any involvement in the maintenance and future management of the new tree belts off site or in the maintenance and management of the attenuation basin associated with this site.

BMSDC Communities

I note there is no open space provision, which I would have expected for a development of this size. Particularly, there should be some form of on-site provision to accommodate the very young i.e. (LAP) as the nearest such provision is approx. 0.5 mile away.

BMSDC Heritage

No objection.

BMSDC Arboricultural Officer

No objection.

BMSDC Land Contamination

No objection.

BMSDC Planning Policy

No comments.

BMSDC Waste

No objection.

B: Representations

At the time of writing this report approximately ten objections had been received, based on the following grounds:

*Loss of light, sun and privacy to Anderson Close residents from development sited too close to neighbouring properties, particularly plots 17, 18, 21, 22

*Unnecessary footpath planned to connect the new development to Anderson Close

- *37 dwellings approved, not 38
- *Property devaluation
- *Development out of keeping with neighbouring houses
- *Disruption during construction
- *Hedge along Hill House Lane (Byway No.5) must be kept and protected.

Planning History

3679/13 - Outline planning application for residential development – refused August 2014, allowed on appeal June 2016 (Appeal Ref: APP/W3520/W/15/3004749).

A Unilateral Undertaking associated with outline permission 3679/13 was signed by Council and the landowner in April 2016. The undertaking relates to two requirements: (a) timing of the delivery of the affordable housing (triggered by construction/occupation of the market dwellings); and (b) landscaping.

The landscaping requirement relates to: (a) a 20m wide landscaping strip immediately south of the site, extending from the Short Plantation in the east to Hill House Lane in the west; and (b) a 5m landscaping strip on the western side of Hill House Lane extending south beyond the site's southern boundary.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1 The site is located on the western fringe of Needham Market. The site adjoins the eastern side of Hill House Lane, an unadopted road that serves a number of residential properties. This lane features continuous hedgerows that flank both sides of the road.
- 1.2 The site is bounded by residential development on the eastern side by Anderson Close, on the northern side by Meadow View (accessed off Hill House Lane) and on a small part of the western boundary by dwellings off Hill House Lane. Hill House Lane terminates at the northwest corner of the site. On the eastern boundary of the site is an access track serving agricultural land and a public footpath. There is a recently constructed agricultural building opposite the western side of the site.
- 1.3 There are agricultural fields to the west and south of the site. The site is within a Special Landscape Area. A wooded area, known as Short Plantation, is located south-east of the site, beyond the rear of properties fronting Anderson Close.

2.0 The Proposal

- 2.1 The application seeks the approval of all reserved matters associated with outline permission 3679/13. Key elements of the proposal are as follows:
 - The layout comprises 37 dwellings accessed via single point off Hill House Lane.
 - Development density of 24 dwellings per hectare.
 - Mix of detached, semi-detached and small terraces of dwellings, the latter limited to the affordable housing element of the scheme.
 - Housing mix comprises 2 x 1 bed; 10 x 2 bed; 19 x 3 bed; 6 x 4 bed dwellings.
 - Vehicle accommodation comprises integral and detached garaging, with affordable houses provided unenclosed on-site car spaces.
 - All of the dwellings are two- storey save for two single storey dwellings.
 - 13 affordable dwellings (35%) clustered in the north-eastern corner of the site

- The eastern Hill House Lane hedgerow is retained aside from where punctuated by the proposed main access road and five double vehicle crossings.
- Existing mature trees at the site perimeter are retained and extensive copse areas are proposed to the northern and eastern site boundaries.
- A proposed footpath link from the internal road to public footpath FP3, which runs along the north-eastern site boundary connecting Hill House Lane and Anderson Close, and a secondary footpath link between the internal road and Anderson Close to the east.

3.0 The Principle of Development

- 3.1 The principle of development has been established by grant of Outline planning permission 3679/13. The key test is whether the proposed appearance, landscaping, layout and scale of development responds appropriately to the character and amenity of the area, having regard to relevant guiding development plan policies. Considerations also include housing mix and affordable housing provision.
- 3.2 Access was considered at the appeal and determined as acceptable. The access arrangements shown on the supporting plans are the same as those considered as acceptable by the Inspectorate. Therefore access is not a material consideration.

4.0 Nearby Services and Connections Assessment of Proposal

- 4.1 This matter was covered at Outline in terms of the broad principle of development.

5.0 Site Access, Parking and Highway Safety Considerations

- 5.1 Access was already permitted at Outline stage and is not for consideration here. It is noted the Highway Authority does not raise an objection to the proposed road layout. Approval of road construction details is a matter for the Highway Authority and the applicant, via processes separate to planning, and will be managed accordingly.
- 5.2 On-site parking provision is standard-compliant and vehicle turning areas are adequate. The pedestrian connection between the development and the northern public footpath as well as separately to the east, to Anderson Close, is a positive element of the scheme, enhancing pedestrian connectivity through the development site and increasing walkability and cycling linkages. Footways on both sides of the internal road also aid pedestrian connectivity through the site.

6.0 Design and Layout – Impact on Street-scene

- 6.1 The development layout is generally consistent with the indicative layout considered at the time of the appeal. A cul-de-sac type arrangement is typical of developments of this scale and consistent with the neighbouring development pattern. The western edge of Needham Market is made up almost entirely of cul-de-sacs, including Anderson Close, Meadow View, Burton Drive, Platten Close, Paget Close, Ludbrook Close and Steggall Close.
- 6.2 The layout features dwellings oriented to Hill House Lane, a conventional streetscape presentation. This configuration is consistent with the housing that fronts Hill House Lane north of the site. This element of the design response represents an appropriate planning outcome.
- 6.3 The siting of dwellings is such that generous open space surrounds each house. In other words, dwellings are set on generous plots. The layout therefore retains a sense of openness, albeit

developed with, in the main, two-storey dwellings. Many of the plots feature spacious rear gardens, providing opportunities for additional landscape planting that will in time soften the built form impact on the countryside setting. The development density, at 24 dwellings per hectare, conforms to the prescribed maximum set out at condition 21 of the outline permission and is therefore deemed acceptable.

- 6.4 When considered on the whole, the layout responds appropriately to the established neighbouring development pattern and respects the amenity of neighbouring residents.
- 6.5 The development comprises two-storey dwellings with, in the main, single-storey detached and attached garaging. The dwellings along this part of Hill House Lane and Meadow View are predominantly large, modern, detached two-storey properties set within generous plots. The older dwellings along Anderson Close are predominantly modest two-storey detached and semi-detached properties on smaller plots. The prevailing scale of surrounding development is therefore two-storey. The scheme is consistent with this prevailing scale and character.
- 6.6 There has been criticism of the extent of the double-storey dwellings, with only two single-storey dwellings proposed. The limited number of single-storey dwellings does not result in serious character harm given the prevailing two-storey character nearby. It does, however, restrict the ability of the development to provide accessibility for those with limited mobility. This element must be weighed in the planning balance.
- 6.7 There is some scope for flexibility regarding the appearance of the scheme, given the site's significant distance from Needham Market's historic core, the Needham Market Conservation Area and also given the absence of nearby designated heritage assets. The architectural language adopted across the development responds positively to the character of the area. Design elements are a clever blend of the contemporary and the more traditional. The internal streetscapes will be visually attractive, add to the overall built form quality of the area and establish an appropriate sense of place for future residents.
- 6.8 On the whole, the choice of materials and the traditional form and profiles of the dwellings are such that the development's appearance is deemed acceptable, consistent with the aspirations of the Core Strategy and national design policy.

7.0 Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

- 7.1 The principal feature of the layout in a landscaping context is the substantial 20 metre-wide landscape buffer proposed to the site's southern boundary. The landscape corridor will link with the Short Plantation located southeast of the site, immediately to the rear of the Anderson Close properties. This is a critical design element as it will effectively screen not only the proposed development, but also the adjacent existing housing and agricultural building when viewed from some distant viewpoints. The proposed woodland belt also has the potential to strengthen existing habitats and to create new ones, improving biodiversity and offering amenity value to the local community. Woodland planting details support the application (drawing NC16.308-P201A) and the Council's Ecology Consultant endorses the planting plan subject to the replacement of Sweet Chestnut with Small-leaved Lime *Tilia cordata*. This can be addressed by planning condition.
- 7.2 Extensive landscape planting is also proposed along the site's eastern and northern site boundaries (landscape plan drawing 001 dated 1 May 2019 refers). These are positive landscape character responses as well as positive residential amenity solutions and are supported.
- 7.3 The Inspector, in determining the Outline appeal, placed much emphasis on the need to retain some of the Hill House Lane hedgerow that runs along the site's western boundary (the extent of

the existing hedgerow is shown clearly on the woodland planting plan drawing NC16.308-P201A). The Inspector's reasoning was that a retained hedgerow would provide links to the proposed planting/woodland strip adjacent to the south-western boundary of the site and that proposed close to the western corner, on the other side of Hill House Lane. The Inspector concluded that this would have both ecological and aesthetic benefits.

- 7.4 The Hill House Lane hedgerow is shown retained in part. The punctuation of it with five double vehicle crossings and the new access road means its connectivity value, in both aesthetic and biodiversity terms, is fragmented and therefore compromised. It is doubtful this outcome is consistent with what the Inspector had in mind. There is opportunity to increase the extent of hedgerow retention by limiting the vehicle crossings to single width. There appears no compelling reason to provide double width crossings at this location. This design amendment can be required by planning condition, notwithstanding the landscaping plan submitted in support of the application.
- 7.5 Conditions securing the implementation of the landscape planting are included on the outline consent and therefore do not require repeating.

8.0 Land Contamination, Flood Risk, Drainage and Waste

- 8.1 No issues of relevance have arisen.

9.0 Heritage

- 9.1 No issues of relevance have arisen.

10.0 Impact on Residential Amenity

- 10.1 Neighbouring rear gardens adjoin two sides of the development site and therefore are sensitive amenity receptors. The design responds accordingly. The affordable housing element is set sufficiently in from the eastern boundary to ensure that privacy levels for Anderson Close residents are maintained to an acceptable standard. The majority of these dwellings are set a minimum 25 metres from the rear of the Anderson Close dwellings, the accepted minimum separation distance deemed to prevent direct overlooking. Moreover, a significant landscaping strip is proposed along the common boundary with the Anderson Close properties which, in time, will serve to screen the development from the neighbouring properties.
- 10.2 The dwellings at plots 15 and 17 are much closer to the shared boundary with the Anderson Close properties. However, there are no habitable windows in the eastern flank elevation of either dwelling. The absence of openings prevents the opportunity for any direct overlooking of Anderson Close. Privacy levels at Anderson Close will therefore be unaffected by the development of plots 15 and 17. The dwellings at these plots will not result in an unacceptable visual bulk effect for neighbouring residents because of their setback from the common boundary and the inclusion of landscape planting along the site's eastern boundary. In coming to this conclusion regard has been had to the change in levels between properties.
- 10.3 The separation distance of the dwellings from the eastern boundary ensures that sunlight and daylight access for neighbouring Anderson Close residents is maintained to an acceptable degree. Again, in coming to this conclusion regard has been had to the change in levels between properties.
- 10.4 The proposed dwelling at plot 1 is in proximity to the adjacent northern dwelling The Acorns. The building height of the nearest part of the dwelling on plot 1 to The Acorns is limited to a single storey, ensuring that an acceptable amenity interface will be maintained. The public footpath and

landscaping strip to the northern site boundary ensures that the amenity interface to properties south of Meadow View is an appropriate one.

11.0 Planning Obligations / CIL

11.1 This matter has already been dealt with at Outline.

PART FOUR – CONCLUSION

12.0 Planning Balance and Conclusion

12.1 The principle of the 37 dwelling development has been established by the grant of outline planning permission 3679/13. The access arrangement has been deemed acceptable by the Planning Inspectorate. The quantum and density of development (24dph) accords with the outline approval as determined by the Inspectorate.

12.2 The cul-de-sac layout and two storey scale of development is consistent with the neighbouring development pattern, noting the prevailing and well-established two storey streetscapes surrounding the site to the north and east. Dwellings are generally set on generous plots, an appropriate design response and again consistent with neighbouring development. The mix of contemporary and traditional design elements is supported, providing for an attractive townscape outcome. There are no heritage character implications given the absence of nearby designated heritage assets and distance of the site from the historic core of Needham Market. Pedestrian connectivity through the site, linking to the northern public footpath, is a positive sustainability outcome.

12.3 The dwellings are set sufficiently in from the site's perimeter to ensure appropriate amenity interfaces are provided for the residents of Anderson Close and Meadow View. Privacy, sunlight, daylight and outlook are all safeguarded to appropriate levels. The development will offer excellent internal amenity for its future occupants.

12.4 The planting proposed for the off-site woodland area and landscaping strip is deemed acceptable. Perimeter landscape buffers to the north and east are also appropriate and site responsive. Additional hedgerow can be retained along the Hill House Lane frontage by limiting vehicle crossings to single width; this can be required by planning condition. On-site parking is standard compliant.

12.5 Affordable housing provision is standard compliant. There is a good mix of predominantly two and three bedroom dwellings responding to local housing need.

12.6 On the whole, the details submitted in support of the reserved matters application are deemed acceptable. The reserved matters are recommended for approval.

RECOMMENDATION

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Approved Plans (Plans submitted that form this application)
- Swift boxes installation scheme to be agreed
- Hedgerow retention – vehicle crossing – notwithstanding landscaping plan
- Woodland planting variation
- Withdrawal PD rights
- Construction Plan to be agreed.
- Level access to enable wheelchair access for all dwellings/buildings.

(2) And the following informative notes as summarised and those as may be deemed necessary:

- Pro-active working statement
- SCC Highways notes
- Support for sustainable development principles



Application No:

Location:

Appendix 1: Call In Request	N/a
Appendix 2: Details of Previous Decision	Outline Planning Permission 3679/13 and appeal ref APP/W3520/W/15/300479
Appendix 3: Town/Parish Council/s	Needham Market Town Council, Barking Parish Council
Appendix 4: National Consultee Responses	Anglian Water
Appendix 5: County Council Responses	SCC Infrastructure SCC Highways SCC Highways – Travel Plan Officer
Appendix 6: Internal Consultee Responses	Strategic Housing Public Realm Communities Heritage Arboricultural Officer Land Contamination Planning Policy BMSDC Waste
Appendix 7: Any other consultee responses	Place Services – Ecology Stowmarket Ramblers
Appendix 8: Application Site Location Plan	Yes
Appendix 9: Application Plans and Docs	Yes
Appendix 10: Further information	N/a



Babergh and Mid Suffolk District Councils



The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



**Mid Suffolk District Council Planning Control Department
131 High Street Needham Market IP6 8DL**

**REFUSAL OF OUTLINE PLANNING PERMISSION
Town and Country Planning Act 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

Date of Application: December 24, 2013 REFERENCE: 3679 / 13

Date Registered: February 15, 2014

Documents to which this decision relates: Application form received on the 24th December 2013 updated by email from Philip Cobbold (agent) received 9th January 2014. Revised certificate received on the 21st March 2014. Drawing No. 3401-02B (illustrative site plan) received on the 24th December 2014. Amended Site Location Plan - Drawing No. HHF-SP1 received 21st March 2014. Drawing No's. HHF-AL1a; HHF-AL2a and HHF-SW1 received 21st March 2014. Planning Statement including Local Validation Statement and Design and Access Statement received 24th December 2013. Land Contamination Report received 24th December 2013. Ecological Scoping Survey produced by Hillier Ecology Limited dated June 2014 and received on the 13th June 2014. Level 1 Flood Risk Assessment produced by JP Chick Partners Ltd received 20th June 2014. Supplementary information to the Flood Risk Assessment: Letter from JPC Environmental Services dated 18th July 2014 and Drawing No. IE14-19-01 Rev P1 - Enlarged Infiltration Basin; IE14-019 - Proposed Basin Rev A and IE14-019 - Proposed Basin Rev B received by email 18th July 2014.

CORRESPONDENCE ADDRESS:

NAME AND ADDRESS OF APPLICANT:

Philip Cobbold Planning Consultancy
42 Beatrice Avenue
Felixstowe
Suffolk
IP11 9HB

Mr P Haylock

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Residential development.

- Land West of Anderson Close, Hill House Lane, Needham Market (Part in the Parish of Barking)

The Council, as local planning authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN REFUSED** for the development proposed in the application in accordance with the particulars and plans submitted for the following reasons:-

1. The proposal would be an unjustified encroachment into this piece of countryside which is designated as Special Landscape Area. On that basis the development would be harmful to the prevailing character, appearance and openness of the locality and would be detrimental to local amenity. Furthermore the proposed change to residential development would have an adverse impact upon the of the network of habitats which this site supports and as such it is considered to be contrary to the contents of paragraph 109 of the NPPF. In accordance with paragraph 55 of the National Planning Policy Framework, policies CS1, CS2 and CS5 of the Adopted Mid Suffolk Core Strategy (2008), policies FC1 and FC1.1 of the Adopted Core Strategy

Focussed Review (2012) and policies CL2 and H7 of the Adopted Mid Suffolk Local Plan (1998) new dwellings in the Countryside will only be permitted where it can be demonstrated that there are overriding needs which justify an exception being made to established policies.

2. The proposal fails to provide a means of access with suitable width and adequate footpath provision having regard to the cumulative impact of the development and as such would be prejudicial to highway safety in the locality. As such the proposal is contrary to saved Policy T10 of the Mid Suffolk Local Plan (1998) and paragraph 32 of the NPPF.
3. The proposal has failed to demonstrate that the proposed development would not cause localised flooding as a result of the surface water that would be generated by the proposal. On this basis the application is contrary to Policy CS4 of the Core Strategy DPD, paragraph 103 of the NPPF and the guidance on flood risk as contained in paragraph ID7 of the associated Planning Practice Guidance.
4. The development fails to secure the appropriate measures for delivery of social infrastructure or the appropriate delivery of affordable housing, on site traffic calming measures and the financial contributions towards social infrastructure, education, library provision and public transport infrastructure improvement in an agreed manner by way of planning obligation under Section 106 to the Town & County Planning Act 1990 as amended having regard to the relevant thresholds contained within the Councils established policies. On that basis the proposed development would be contrary to Policy CS6 of the Core Strategy DPD (2008) and contrary to the Council's Supplementary Planning Document for social infrastructure including open space, sport and recreation adopted February 2007, Altered policy H4 of the Local Plan adopted in July 2006 and the National Planning Policy Framework.
5. The applicant has failed to demonstrate that the proposed development would not have an adverse impact upon protected species which have been identified on site. As such the proposal cannot be considered to constitute sustainable development and is contrary to the requirements of paragraphs 118 and 119 of the NPPF.

SUMMARY OF POLICIES AND PROPOSALS WHICH ARE RELEVANT TO THE DECISION:

1. This permission has been refused having regard to policy(ies)
COR1 - CS1 SETTLEMENT HIERARCHY
COR2 - CS2 DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES
COR3 - CS3 REDUCE CONTRIBUTIONS TO CLIMATE CHANGE
COR4 - CS4 ADAPTING TO CLIMATE CHANGE
COR5 - CS5 MID SUFFOLKS ENVIRONMENT
COR6 - CS6 SERVICES AND INFRASTRUCTURE
CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
CSFR-FC2 - PROVISION AND DISTRIBUTION OF HOUSING

of the Mid Suffolk Core Strategy Document, and to all other material considerations.

2. This permission has been refused having regard to policy(ies)

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
H10 - DWELLINGS FOR KEY AGRICULTURAL WORKERS
CL2 - DEVELOPMENT WITHIN SPECIAL LANDSCAPE AREAS
H7 - RESTRICTING HOUSING DEVELOPMENT

of the Mid Suffolk Local Plan, and to all other material considerations.

3. This permission has been refused having regard to policy(ies)

NPPF - NATIONAL PLANNING POLICY FRAMEWORK

of the Planning Policy Statement, and to all other material considerations.

NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF) and Section 106 and development plan statement:**

The Councils adopted "development plan" policies for new development include policies are set out in the Core Strategy (adopted 2008), the Core Strategy Focused Review (adopted 2012) and the saved Local Plan. This up to date policy document is a very important planning consideration and the applicant is encouraged to fully refer to it (available to view on the Council's website - www.midsuffolk.gov.uk). Planning decisions are normally expected to be taken in accord with the development plan unless material considerations indicate otherwise.

The applicant did not take advantage of the pre application service that the Council provides. The Council provides a duty planning officer and pre-application advice service prior to the submission of any application. The Council encourages the use this pre application service as it gives the opportunity to discuss a proposal prior to making an application this allowing potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available. Given the scale of this development it is considered that pre application advice would have been beneficial to address the planning considerations of this proposal.

This relates to document reference: 3679 / 13

Signed: Philip Isbell

Dated: August 22, 2014

**Corporate Manager
Development Management**

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET, IPSWICH
IP6 8DL**

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Appeal Decision

Hearing held on 19 May, 16 September and 10 November 2015 and 15 March 2016

Site visits made on 9 November 2015 and 15 March 2016

by Karen L Baker DipTP MA DipMP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 09 June 2016

Appeal Ref: APP/W3520/W/15/3004749

Land west of Anderson Close, Hill House Lane, Needham Market, Ipswich IP6 8EA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Peter Haylock against the decision of Mid Suffolk District Council.
 - The application Ref. 3679/13, dated 24 December 2013, was refused by notice dated 22 August 2014.
 - The development proposed is residential development.
-

Decision

1. The appeal is allowed and outline planning permission is granted for residential development on land west of Anderson Close, Hill House Lane, Needham Market, Ipswich IP6 8EA in accordance with the terms of the application, Ref. 3679/13, dated 24 December 2013, subject to the conditions in Annex 1.

Procedural Matters

2. The planning application was made in outline, with all matters reserved for subsequent approval, with the exception of access.
3. On the first day of the Hearing I heard evidence from the Council, appellant and interested parties in relation to the nature of the planning application and the subsequent appeal. Having carefully considered this, along with the evidence put to me in writing before the start of the Hearing, I concluded that the amendments proposed by the appellant do not include significant changes to the red line boundary, given that the application site was amended prior to the Decision on the planning application being made, in order to include the expansion of a filtration basin, the plan for which was included in the Flood Risk Assessment¹ (Site Plan, Drawing No. HHF-SP2, which was a revision to Site Plan, Drawing No. HHF-SP1), accepted by the Council on 18 June 2014 and referred to in its Decision Notice.
4. Furthermore, I noted that, in response to concerns raised by the Highway Authority, Suffolk County Council and Mid Suffolk District Council in the reasons for refusal, as part of this appeal the appellant has submitted an Outline

¹ Appendix A: Site Location Plan in Level 1 Flood Risk Assessment, dated 18 June 2014, prepared by JP Chick and Partners Limited

Landscape Appraisal² and an Ecology Survey³, along with an amended plan which reduces the proposed access points from 2 to one, increases the proposed landscaping strip from 7m to 20m and indicates a possible layout of the dwellings, for illustrative purposes only.

5. Having regard to the long established principles arising from the Wheatcroft case and others, I concluded that those revisions, while not materially altering the nature of the planning application, should be consulted upon to ensure that statutory consultees and interested parties have the opportunity to make their comments known, particularly given the confusion surrounding what did and did not form part of the original planning application. As such, I confirmed that I intend to consider the proposed development on the basis of the amended scheme as agreed between the main parties, following a period of public consultation. I therefore adjourned the Hearing until 16 September 2015 to allow for this period of public consultation, during which 25 representations were made.
6. The Council prepared a list⁴ of the agreed plans and other documents which were to be consulted upon. The agreed application plans, which were the subject of this public consultation, are: Site Location Plan⁵ (Drawing No. NHPE-OP1), dated May 2015; Access and Landscape Options⁶ (Drawing No. HHF-AL1a); Access and Landscape Options⁷ (Drawing No. HHF-AL2a); Existing Surface and Foul Drainage Laid Ready to Serve Proposed Site⁸ (Drawing No. HHF-SW1); and, Site Appraisal Scheme⁹ (Drawing No. 14.7575), dated May 2015.
7. At the end of the public consultation period, the Council and the appellant were given 14 days in which to consider any responses and prepare a revised Statement of Common Ground¹⁰ and Supplementary Statements¹¹ if necessary. This period was extended following agreement between the main parties.
8. When the Hearing resumed on 16 September 2015, the Council confirmed that it would not be defending its reasons for refusal in respect of ecology, means of access, surface water flood risk and protected species, given that these matters are no longer in dispute between the main parties, having been satisfactorily addressed through the appeal process.
9. The Hearing was again adjourned on 16 September 2015, as more time was required to discuss the remaining issues in the appeal. I sought further information from the appellant and the Council relating to the identification of their differences in relation to the variables used in the Viability Appraisals and a range of scenarios indicating the outcome of changes to these variables within the Homes and Communities Agency (HCA) Development Appraisal Tool (DAT)¹².

² Outline Landscape Appraisal, dated March 2015, prepared by AREA landscape architects limited

³ Report of Pete Harris MCIEEM in relation to an appeal for planning at Land west of Anderson Close, Hill House Lane, Needham Market, February 2015

⁴ Document 8

⁵ Plan A1/1, Document 11

⁶ Plan A1/2, Document 52

⁷ Plan A1/3

⁸ Plan A1/4

⁹ Plan A1/5

¹⁰ Documents 16 and 22

¹¹ Documents 14, 15, 17 and 18

¹² Documents 34, 35 and 37

10. When the Hearing resumed on 10 November 2015, it became apparent that the issue of viability was one that needed to be tested by way of an Inquiry. In agreement with the main parties, the Hearing was adjourned in order that arrangements could be made for an Inquiry to be held. However, in a letter¹³, dated 18 November 2015, the appellant withdrew unequivocally all evidence in respect of viability associated with this appeal. Furthermore, a revised and signed Unilateral Undertaking¹⁴, which would provide 24% affordable housing and full Section 106 contributions in respect of the proposed development, was also submitted. Having carefully considered the implications of this, I concluded that an Inquiry would not be necessary, as the issue of viability was no longer in dispute. Arrangements were made, however, to resume the Hearing on 15 March 2016 for a final day, in order to hear any remaining representations of the interested parties, to consider the suggested conditions and the Unilateral Undertaking and to carry out the accompanied site visit.
11. On the final day of the Hearing the Council confirmed that its Community Infrastructure Levy (CIL) Charging Schedule would come into force on 11 April 2016.
12. Following the close of the Hearing a judgement¹⁵ was given in the Court of Appeal on 17 March 2016, which is relevant to this appeal. The views of the parties were subsequently sought¹⁶ in respect of the implications of this judgement on the appeal before me. In addition, given the timescale for the submission of these comments and that the Council's CIL Charging Schedule would come into force during this period of consultation, the appellant was also given the opportunity to consider the implications of this on the submitted Unilateral Undertaking¹⁷ and whether or not it should be considered in its current form and whether or not he would seek to review the scale and nature of the contributions proposed, with the Council and third parties given an opportunity to comment on any revised Unilateral Undertaking. I will have regard to the views¹⁸ expressed on the recent judgement during my consideration of this appeal.
13. With regards to the Unilateral Undertaking, the appellant stated¹⁹ that he wished to submit a revised Unilateral Undertaking. The appellant submitted 2 revised Unilateral Undertakings²⁰, one in respect of obligations made to the Council and the other in respect of obligations made to Suffolk County Council. Following comments made by the District²¹ and County²² Councils, the appellant accepted²³ the suggested amendments and submitted final signed Unilateral Undertakings²⁴ on 20 April 2016.

¹³ Document 49

¹⁴ Document 49

¹⁵ Suffolk Coastal District Council v Hopkins Homes Limited and the Secretary of State for Communities and Local Government; and Richborough Estates Partnership LLP v Cheshire East Borough Council and the Secretary of State for Communities and Local Government (Case Nos: C1/2015/0583 and C1/2015/0894) Neutral Citation No: [2016] EWCA Civ 168

¹⁶ Document 58

¹⁷ Document 49

¹⁸ Documents 60, 61, 62, 64, 65, 67 and 71

¹⁹ Document 59

²⁰ Document 63

²¹ Documents 72 and 73

²² Documents 76, 77 and 78

²³ Documents 74 and 75

²⁴ Documents 79 and 80

14. The appellant calculates²⁵ that, based on the mix of 37 dwellings included on the Site Appraisal Scheme, the CIL payment together with the financial contribution towards a bus stop required by the County Council, which is not covered by CIL, would be £199,580, which is less than the previous contributions required by the District and County Councils which amounted to £472,403. As such, the appellant has increased the level of affordable housing from 24% to 35%. The submitted Unilateral Undertaking in respect of obligations made to the District Council therefore includes the provision of 35% affordable housing on the site and provision for an off-site landscape enhancement area around 20m deep adjacent to the south western boundary and around 5m deep on the other side of Hill House Lane, close to the western corner of the site. The Unilateral Undertaking in respect of the obligation made to the County Council includes a financial contribution towards a bus stop (£15,000). I shall have regard to these Unilateral Undertakings during my consideration of this appeal.
15. The main parties confirmed at the Hearing that they agree that the Council cannot currently demonstrate a 5 year supply of deliverable housing land and, as such, relevant policies for the supply of housing in the development plan for the District should not be considered up-to-date. The Council and the appellants agreed that the current housing supply in the District is 3.3 years.

Application for Costs

16. At the Hearing an application for costs was made by Mid Suffolk District Council against Mr Peter Haylock. This application is the subject of a separate Decision.

Main Issue

17. The main issue in this appeal is the effect of the proposed development on the character, appearance and openness of the Special Landscape Area (SLA).

Planning Policy

18. The development plan for the area is the Mid Suffolk Local Development Framework (LDF) Core Strategy Development Plan Document (DPD), adopted in September 2008, the Mid Suffolk LDF Core Strategy Focused Review, adopted in December 2012, the Mid Suffolk Local Plan, adopted in September 1998, and the Mid Suffolk Local Plan First Alteration, Affordable Housing, adopted in July 2006.
19. Policy CS 1 of the Core Strategy sets out the settlement hierarchy and identifies Needham Market as a Town. It goes on to say that the majority of new development (including retail, employment and housing allocations) will be directed to Towns and Key Service Centres. Policy CS 2 says that development in the countryside will be restricted to defined categories in accordance with other Core Strategy policies. Policy CS 5 says that all development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area, to protect, manage and enhance Mid Suffolk's biodiversity and geodiversity based on a network of Designated Sites, amongst other things. It goes on to say that landscape qualities will be protected and conserved, taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components

²⁵ Document 68

- and encouraging development that is consistent with conserving its overall character.
20. Policy FC 1 of the Core Strategy Focussed Review says that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development. Policy FC 1.1 says that development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to the Mid Suffolk context through the policies and proposals of the Mid Suffolk new style Local Plan. It goes on to say that proposals must conserve and enhance the local character of the different parts of the District and should demonstrate how the proposal addresses the context and key issues of the District and contributes to meeting the objectives and policies of the Mid Suffolk Core Strategy and other relevant documents.
 21. Policy CL2 of the Local Plan says that within SLAs, particular care should be taken to safeguard landscape quality, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping. Policy H7 says that in the interests of protecting the existing character and appearance of the countryside, outside settlement boundaries there will be strict control over proposals for new housing, with the provision of new housing normally forming part of existing settlements.
 22. The Council cannot currently demonstrate a 5 year supply of deliverable housing land. It is therefore necessary, having regard to paragraph 49 of the National Planning Policy Framework (The Framework), to consider whether or not any of these policies are relevant policies for the supply of housing and how much weight should be afforded to them. The settlement boundaries within the Local Plan were defined in order to allow for sufficient growth to meet future land use needs for the plan period, which was up to 2006. As such, post 2006, these settlement boundaries would have the effect of constraining development, including housing, within these settlements. The restriction imposed upon development within the countryside, outside the settlement boundaries, within Policy H7 of the Local Plan, is therefore clearly time expired and should be considered out of date. The Core Strategy does not amend the settlement boundaries around the Towns, Key Service Centres, Primary and Secondary Villages. Any changes would be made as part of the Site Specific Allocation DPD. It does state, however, that villages other than those listed as Key Service Centres, Primary and Secondary Villages will lose their settlement boundaries, which would prevent infill development. Given the restrictions which continue to be imposed upon development within the countryside, outside the settlement boundaries, within Policy CS 2 of the Core Strategy, I consider that this policy is time expired and should be considered out of date.
 23. It is apparent, however, that Local Plan Policy H7 and Core Strategy Policy CS 2 have a dual purpose. As well as containing built development within existing settlements, they also seek to protect the open countryside from development in order to safeguard its character and amenity. One of the 12 core planning principles, set out in paragraph 17 of The Framework, includes recognising the intrinsic character and beauty of the countryside. In my opinion, the aspect of these policies which seeks to safeguard the character and amenity of the open countryside is generally consistent with The Framework and should therefore be afforded some weight.

24. Local Plan Policy CL2 relates to SLAs. However, this policy does not restrict development in these areas, it seeks to ensure that any development which does occur is sensitively designed in order to safeguard landscape quality. I do not consider, therefore, that Policy C2 is a relevant policy for the supply of housing.

Reasons

25. The appeal site is located outside the settlement boundary of Needham Market, within the open countryside and SLA. The appeal site includes part of Hill House Lane, up to its junction with the B1113 Stowmarket Road, and a spur of land to the north of Hill House Lane, which would include an existing surface and foul drainage pipe and ditch, leading to an existing surface water infiltration basin. The proposed residential development would be constructed on that part of the appeal site which is sited to the south east of Hill House Lane and to the south, south west and north west of residential properties along Hill House Lane, Meadow View and Anderson Close, respectively. The dwellings along this part of Hill House Lane and Meadow View are predominantly large modern detached 2 storey properties set within generous plots. The more mature dwellings along Anderson Close are predominantly modest 2 storey detached and semidetached properties on smaller plots. A large, modern agricultural barn is located to the north west of this part of the appeal site, on the other side of Hill House Lane. This part of the appeal site is an arable field, which slopes gently down from north west to south east. Immediately to the south and beyond the residential properties and agricultural barn to the west, is further open countryside used for agriculture.
26. The proposal would include the residential development of the appeal site. The submitted Site Appraisal Scheme²⁶ indicates how a development of 37 dwellings could be accommodated on the appeal site. The Council, Suffolk County Council, Needham Market Town Council and local residents are concerned that the loss of this area of open countryside would be detrimental to the character, appearance and openness of the SLA. In addition, they are further concerned that the proposal would lead to the loss of part of an Important Hedgerow along the north western boundary of the field with Hill House Lane, part of which would need to be removed to provide a vehicular and pedestrian access into the field.
27. As part of the planning appeal the appellant submitted an Outline Landscape Appraisal²⁷, which was updated²⁸ following the first day of the Hearing, and formed part of the consultation exercise prior to the resumption of the Hearing on 16 September 2015. This Appraisal confirms that the appeal site lies within the Ancient Plateau Claylands, identified in the Suffolk Landscape Character Assessment, undertaken in 2008 and updated in 2011. Key characteristics of this landscape typology include flat or gently rolling arable landscape of clay soils dissected by small river valleys; field pattern of ancient enclosure; small patches of straight-edged fields associated with the late enclosure of woods and greens; scattered ancient woodland parcels containing a mix of Oak, Lime, Cherry, Hazel, Hornbeam, Ash and Holly; and, hedges of Hawthorn and Elm with Oak, Ash and Field maple as hedgerow trees.

²⁶ Plan A1/5

²⁷ Outline Landscape Appraisal, dated March 2015

²⁸ Document 12

28. The Outline Landscape Appraisal identified 3 viewpoints from key locations from which the proposed development may be substantially visible, including public footpaths in the vicinity of the appeal site. Furthermore, it says that although the landscape qualities of the area do not meet the criteria for it to receive a statutory designation, the County Council recognised in its Structure Plan (2001) that the area has special landscape qualities which nonetheless deserve some extra protection. As such, the Local Plan defines this area as an SLA, where particular care should be taken to safeguard landscape quality.
29. The Outline Landscape Appraisal assesses the impact of the proposed development from the identified viewpoints, including the provision of the proposed planting/woodland strip. It concludes that, whilst the appeal site is part of the wider SLA, it is a parcel of land on the edge of the residential area which, in its current state, whilst having some intrinsic value for openness, has relatively low aesthetic, habitat or amenity value, due to its current use for mono-cultural arable cropping, poor state of hedgerows and other planting to boundaries. It also says that, although the appeal site is visible from some points in the open countryside beyond, these views are terminated by views of existing housing and rear garden fences on 2 sides. Furthermore, it recognises that there is an opportunity to enhance the appeal site and improve the visual, ecological and access to the site and the wider area through sympathetic site layout and design. Significantly, it concludes that, the introduction of a wide woodland belt to the south western boundary edge would effectively screen not only the proposed development, but also the adjacent existing housing and agricultural building when viewed from some distant viewpoints. Furthermore, the Appraisal says that with thoughtful design and management, the proposed woodland belt also has the potential to strengthen existing habitats and create a mosaic of new ones, such as a south facing woodland edge ecotone and/or coppice/glade structure within, which would improve biodiversity and offer amenity for local people.
30. The County Council's Landscape Planning Officer has submitted an updated assessment²⁹ of the impact of the proposed development, as shown on the Site Appraisal Scheme, on the boundaries of the field, neighbouring residents, users of local public footpaths and on the wider countryside. In terms of the likely impacts of the proposed development shown on the indicative layout, she is concerned about the Important Hedgerow on the north western boundary of the proposed housing development with Hill House Lane, a large part of which would have to be removed to accommodate the vehicular entrance to the housing from Hill House Lane and to ensure visibility from this access road and the proposed driveways along the Hill House Lane frontage.
31. Furthermore, the Landscape Planning Officer is concerned that the valuable tree screen and buffer to the Anderson Close properties from the existing trees along the south eastern boundary of the appeal site would be compromised. In addition, although a footpath link from the proposed development onto public footpath FP3, which runs along the north eastern boundary of the appeal site between Hill House Lane and Anderson Close, is a positive element of the scheme, she considers that the relationship of the proposed dwellings and their boundaries along the north eastern boundary of the appeal site would lead to a cramped experience for footpath users. Finally, with regards to the south western boundary of the appeal site, the Landscape Planning Officer concludes

²⁹ Document 14

that the proposed 20m wide planting/woodland strip would have the potential to create a landscape and habitat corridor which would extend to Hill House Lane and link with the north western boundary hedge, albeit that this hedge may be removed. It is acknowledged, however, that the planting, when mature, could offer some benefits in respect of mitigating the visual impacts of the development in views from the south west and Public Footpath FP12, which runs from Hill House Lane to the south west.

32. Overall, however, the Landscape Planning Officer considers that it has not been demonstrated that a suitable layout for 37 dwellings would be possible in terms of protecting the existing landscape features.
33. In terms of the impact of the proposal on the wider countryside, the Landscape Planning Officer concludes that any development of the appeal site would have a degree of detrimental visual impact on local residents, footpath users and in views from the surrounding countryside. She also concludes that the openness of the landscape would be eroded, with properties on the extended settlement edge appearing in the wider landscape, where views of the town are currently very limited. The Landscape Planning Officer also states that the proposed housing would impinge and be intrusive on local residents if it is constructed as shown on the illustrative plan, and walkers on the public rights of way alongside the site boundaries would find that their experience would be altered as the route becomes urbanised and views across the field would be cut short by development of a high density nature. Finally, she concludes that the provision of a 20m landscape buffer would resolve some of the wider landscape concerns, however, as the site lies in an open landscape designated as an SLA, new residential properties with an estate layout character and in the form indicated would be prominent in both local and wider views. Furthermore, the existing hedge and the character of Hill House Lane would be compromised by the proximity of the plots as indicated.
34. It was apparent from my site visits that the part of the appeal site which would include the proposed dwellings is currently used for arable farming and, as such, is predominantly open. The north western boundary of this field is delineated by a mature hedgerow, beyond which is Hill House Lane, a restricted byway (RB5), with a public footpath (FP12) continuing from the end of the lane. A public footpath (FP3) is sited adjacent to the north eastern boundary, of the part of the appeal site to be developed for housing. To the south west of FP3, at its junction with Hill House Lane, are 2 existing detached 2 storey residential properties (The Acorns and Tulip Tree House). Beyond FP3 are properties along Meadow View. The rear gardens of Nos. 7 – 12 Meadow View abut this public footpath, with their boundaries along this footpath mostly delineated by close boarded fencing. A hedge exists along much of the south eastern boundary of the appeal site, adjacent to the residential properties along Anderson Close. It was apparent from my site visit that these properties are set lower than the appeal site and many have an additional boundary treatment including a post and wire fence.
35. The Council is of the opinion that the hedgerow along the south eastern side of Hill House Lane is an Important Hedgerow under The Hedgerow Regulations 1997³⁰. However, this is disputed by the appellant. It was apparent from my site visit that this is a substantial hedgerow, which, although it includes newer

³⁰ Document 33

elements towards its north eastern end, is nevertheless an attractive feature along Hill House Lane, which currently allows glimpsed views of the appeal site to users of Hill House Lane. The Site Appraisal Scheme indicates how some of the existing hedgerow could be retained, albeit fragmented, given that some is shown to be removed to provide the access road into this part of the appeal site and to open up driveways from the dwellings on Plots 1, 2, 30 and 31 directly onto Hill House Lane.

36. I acknowledge that this planning application is made in outline and that the layout of the proposed development may change at the reserved matters stage. Indeed, the appellant has submitted an alternative Site Appraisal Scheme³¹ (Drawing No. 14.7575, dated July 2015) which shows how the layout of the proposed development could be amended to reduce the number of openings onto Hill House Lane, which would lead to the retention of a more substantial section of hedgerow along much of this frontage. In my opinion, such an amendment would provide for the retention of a much greater length of hedgerow, which would provide links to the proposed planting/woodland strip adjacent to the south western boundary of the appeal site and that proposed close to the western corner, on the other side of Hill House Lane. In my view, this would have both ecological and aesthetic benefits.
37. In any event, the reduction in the extent of the hedgerow along Hill House Lane would ensure that the proposed development would be clearly visible to users of this public footpath. However, it would not be dissimilar to views currently experienced of the residential development immediately to the north along Hill House Lane. Nevertheless, it is clear that, given the proximity of the proposed development to Hill House Lane, along with the loss of some of the hedgerow, there would be some harm to the open views currently enjoyed by users of this footpath.
38. It was apparent from my site visits that more open views of the appeal site are currently afforded to users of FP12, in longer distance views from the south west, given the lack of any boundary planting along the south western boundary of the appeal site. The Site Appraisal Scheme³² indicates that a planting/woodland strip around 20m in depth adjacent to the south western boundary of the appeal site would be provided, along with one around 5m in depth along the north western side of Hill House Lane, close to the western corner of the appeal site. The provision and maintenance of these planting/woodland strips is included within one of the Unilateral Undertakings³³.
39. The proposed planting/woodland strips would provide a link between the Short Plantation, which is sited immediately to the south west of Anderson Close, and the existing hedgerow along Hill House Lane. In my opinion, this would have both ecological and aesthetic benefits. Indeed, once mature, it would provide some screening of the proposed dwellings and the existing residential properties beyond, and would soften the edge of the settlement of Needham Market in views from the south west. I am satisfied therefore that the proposal would not appear visually obtrusive in views from the south west.
40. The proposed development would introduce houses onto a currently open field, immediately adjacent to public footpath FP3. This would lead to the enclosure

³¹ Section 4.0 of Document 17

³² Plan A1/5

³³ Document 79

of this public footpath on both sides along its entire length. Currently it is enclosed on both sides between Nos. 46 and 48 Anderson Close and between Tulip Tree House and Nos. 10 – 12 Meadow View, with part of its south western side currently open along the boundary of the appeal site. In my opinion, this enclosure would be detrimental to users of this public footpath as it would significantly alter their experience from one of substantial open views across agricultural fields to one of built development, beyond domestic boundaries. Nevertheless, these views would not be dissimilar to those experienced along other parts of this public footpath. However, it would result in some harm to these users.

41. The Council, County Council and local residents have expressed concerns about the impact of the proposed development on the SLA and the wider countryside setting of Needham Market. Although local residents value this area of farmland, I note that it is not identified as a Visually Important Open Space on the Needham Market Inset 55a in the Local Plan. I also acknowledge the comments made in the Inspector's Report, prior to the adoption of the Local Plan, in which the Inspector highlighted the importance of the SLA and, when considering the appeal site as part of a larger site for housing, said that the development of the open part of the site would be a harmful intrusion into the open countryside. A smaller site for housing was allocated in the Local Plan as a result and has since been built out as Meadow View.
42. The appeal site has built form, in respect of existing residential development on 2 sides, to the north east and south east and is strongly influenced by the adjoining settlement. In addition, a modern agricultural barn is sited to the north west, on the other side of Hill House Lane. The appeal site slopes down from Hill House Lane towards Anderson Close. Given this, along with existing and proposed planting to the north west and south west of the appeal site and the adjacent built up form of the settlement, I am satisfied that the change in character of the appeal site from agricultural to residential would be limited in visual terms in longer distance views from the north west, including views from Badley Hill, and the south west along FP12, given intervening planting, the topography of the area and the existing settlement backdrop.
43. Neighbouring residents along Hill House Lane, Meadow View and Anderson Close highly value this agricultural field for its openness and are concerned that the proposed development would have an impact on their outlook. Furthermore, residents of Anderson Close are concerned about the loss of existing planting along the south eastern boundary of the appeal site. I visited a number of these neighbouring residential properties on my site visit. It is apparent that the development of 37 dwellings on a site that is currently open in character would change the outlook of many of the residents whose properties abut, or are adjacent to, the appeal site. I note the appellant's intention to retain the existing hedge along the south eastern boundary of the appeal site and that this could be supported by additional planting at the reserved matters stage. However, in my opinion, the proposed development would result in some harm to the outlook of these neighbouring occupiers.
44. The proposed development would include the loss of some open countryside. I have also found that the proposal would cause some harm to the open views currently enjoyed by users of the adjacent public footpaths and the outlook of some neighbouring residents. However, given the contained nature of the appeal site and its location immediately adjacent to the built up area of

Needham Market, along with the retention of many of the existing landscape features, including boundary hedgerows and trees, and the addition of further planting within a substantial adjacent woodland strip, I do not consider that the proposal would represent a significant visual intrusion as it would not introduce features that would be completely uncharacteristic of the immediate area. Furthermore, I consider that, given the outline nature of the proposal, further opportunities exist for the development of a masterplan to secure an appropriate design and landscape management regime at the reserved matters stage.

45. I conclude, therefore, that the proposed development would cause some harm to the character, appearance and openness of the SLA. However, given the nature of these impacts, I consider that only limited weight should be afforded to the landscape changes that would result from the proposed development.

Other Matters

46. Local residents have raised a number of concerns including highway and pedestrian safety, including the unadopted nature of Hill House Lane and the accessibility of the proposed development; the impact of the proposal on the living conditions of neighbouring residents; flooding and drainage; loss of agricultural land; the preference for the development of brownfield sites in the settlement; the impact on the ecology of the area; and, conflict with the emerging Neighbourhood Plan.
47. Hill House Lane is not an adopted highway, and I note the concerns of local residents relating to the delays regarding the adoption of this highway and its steep nature and single narrow footway. Following the amendments to the scheme during the course of the appeal, only a single access is now proposed from Hill House Lane. As such, with the removal of the proposed Anderson Close access from the scheme, there are no extant objections to the proposed development from the Highway Authority and the Council confirmed that it would not be defending its reason for refusal in respect of highway safety.
48. Paragraph 32 of The Framework says that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Hill House Lane slopes steeply down towards Stowmarket Road. I note the concerns of local residents that during the winter months it can become very icy and slippery, with a risk that vehicles exiting Hill House Lane onto Stowmarket Road may be unable to stop. This is not dissimilar to the situation on many other minor roads up and down the country. There is no evidence before me, in terms of accident records, that this junction represents a severe risk to highway safety. Indeed, given its gradient, it is likely that regular users of this road would be aware of the difficulties of negotiating it during the winter months and would approach it with caution. Furthermore, there is no evidence before me that the increase in vehicular movements generated by the proposed development would be detrimental to highway safety. As such, I consider that the proposal would not unduly harm highway safety.
49. Paragraph 50 of The Framework says that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, including people with

- disabilities. During the course of the Hearing local residents raised concerns about the accessibility of the proposed dwellings for wheelchair users from Hill House Lane, given the gradient of this road. During the site visit a wheelchair was used to demonstrate the accessibility of this route.
50. It was apparent from my site visit that the footway along Hill House Lane is relatively narrow, being around 1m in width at its narrowest point. The occupant of the wheelchair was, however, able to navigate along it, despite its width and gradient. Although this route may not be ideal for wheelchair users, there is another pedestrian route available from the appeal site along public footpath FP3, from which access to both the centre of Needham Market and Stowmarket Road can be gained. I am satisfied, therefore, that the proposed development would be accessible to all future residents.
51. Many local residents have raised concerns about the impact of the proposal on their living conditions, with particular reference to privacy, sunlight/daylight and noise/disturbance. This planning application was made in outline, with layout, as well as scale, landscaping and appearance, to be considered at the reserved matters stage. I am satisfied, however, that, given the density of development proposed, an appropriate layout could be submitted at the reserved matters stage that would not harm the living conditions of neighbouring occupiers.
52. The Town Council and local residents have raised concerns about flooding and drainage. In particular, given the topography of the area, they are concerned that the construction of houses would lead to run off from the site towards Anderson Close and Meadow View. The appellant submitted a Flood Risk Assessment³⁴, with supplementary information provided in a letter, dated 18 July 2014, along with a plan showing the Infiltration Basin Details (Drawing No. IE14/019/01 Rev. P1), as part of the planning application. This concluded that whilst the change of use to residential would increase the vulnerability of the appeal site, the land has a negligible risk of flooding from tidal, fluvial surface water or ground water. Furthermore, it says that Anglian Water has confirmed that there is sufficient capacity within the foul system to accommodate the proposed development. In addition, the proposed development would divert existing field drainage to the opposite side of the hill into an established sustainable drainage solution, which would reduce the run-off entering the storm water system. In order to provide the additional capacity required by the proposed development, the existing infiltration basin would require some remodelling/extension, as proposed on the submitted plan.
53. The Environment Agency withdrew its objection on 19 August 2014 and, following further consideration of this matter during the appeal process, the Council confirmed that it would not be defending its reason for refusal in respect of surface water flood risk. The submission of a Surface Water Drainage Scheme, informed by the Flood Risk Assessment and the letter of addendum, could be required by an appropriate planning condition on any approval. In my opinion, such a condition would be sufficient to safeguard the area from flooding.
54. The proposed development would lead to the loss of around 1.5ha of agricultural land and the development of a greenfield site on the edge of the settlement of Needham Market. Paragraph 112 of The Framework says that

³⁴ Level 1 Flood Risk Assessment, dated 18 June 2014, prepared by JP Chick and Partners Limited

account should be taken of the economic and other benefits of the best and most versatile agricultural land and where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. Furthermore, paragraph 111 says that planning policies and decisions should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. Although the proposal would lead to the loss of this agricultural field and the development of a greenfield site for housing, it is apparent from the significant shortfall in housing land supply that, in order to boost significantly the supply of housing in Mid Suffolk, some development will have to take place on such land. Nevertheless, I have afforded the loss of the agricultural land some weight in my consideration of this appeal.

55. I note the concerns of local residents in respect of the impact of the proposed development on the ecology of the area. The appellant has submitted an Ecology Survey³⁵, along with an updated Survey³⁶, which conclude that the proposal would not have an adverse impact upon protected species. Furthermore, it is concluded that due diligence relating to the timing of works would be an appropriate course of action to manage impacts upon nesting birds during the construction phase. Finally, it is concluded that the retention of the existing hedgerow, along with infill planting and the provision of a 20m wide woodland strip, would result in an increase of hedgerow and potential habitat in and around the appeal site, with enhanced connectivity through the provision of a new wildlife corridor.
56. Following further consideration of this matter during the appeal process, the Council confirmed that it would not be defending its reason for refusal in respect of protected species. I am also satisfied that, on the evidence before me, the proposed development would not harm the ecology of the area. Indeed, it would be likely to provide some benefits in terms of the additional planting/woodland strip and the connectivity to other habitats in the wider area.
57. At the Hearing the Town Council submitted copies of the Needham Market Neighbourhood Plan: Draft Copy³⁷ and the Needham Market Neighbourhood Plan: Final Draft³⁸. The Town Council considers that the proposed development would be in conflict with the emerging Neighbourhood Plan. The emerging Neighbourhood Plan has been the subject of a number of public consultation events. However, it has not, as yet, been submitted to the District Council in order that a public consultation exercise can be undertaken, prior to the holding of an Independent Examination. As such, and having regard to paragraph 216 in The Framework, I have afforded the emerging Neighbourhood Plan limited weight.
58. The emerging Neighbourhood Plan includes policies in respect of housing, community services, employment, conservation and education. With regards to housing, Policy NM1 says that the emerging Neighbourhood Plan supports the delivery of a minimum of 470 homes during the plan period (2015 – 2030). It goes on to say that of these, 94 have already been completed on 'The

³⁵ Report of Pete Harris MCIEEM, dated February 2015

³⁶ Document 9

³⁷ Document 5

³⁸ Document 24

Maltings' site. In addition, planning permission has been granted for a further 266 to be developed on Needham Market Chalk Quarry site and from the year 2022 the possibility of a greenfield extension to the town is anticipated to accommodate the remaining 110 homes.

59. It is clear from the emerging Neighbourhood Plan that the Town Council anticipates the need to develop housing on greenfield sites in the future. Furthermore, in addition to those dwellings already completed or with planning permission, there is a need to develop a further 110 dwellings in order to meet the minimum housing requirement in the plan period. The development of 37 dwellings on the appeal site would go some way towards meeting this requirement.

Planning Balance

60. Paragraph 49 of The Framework says that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites. The Council and the appellants agree that the Council is unable to demonstrate a 5 year supply of deliverable housing sites. As such paragraph 49 is engaged in this case.
61. Paragraph 14 of The Framework states that at its heart there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For the latter this means where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in The Framework as a whole.
62. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework does not change the statutory status of the development plan as the starting point for decision-making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
63. The lack of a 5 year supply of deliverable housing land, along with the need to boost significantly the supply of housing in the District, is a material consideration of substantial weight in this appeal. The provision of 37 houses, 35% of which would be affordable housing, would go some way to reducing the shortfall. In addition, the proposed development would provide some ecological benefits in terms of the additional planting/woodland strip and the connectivity this would provide to other habitats in the wider area.
64. Although the proposed development would lead to the loss of some open countryside and some harm to the character, appearance and openness of the SLA has been identified, I have afforded limited weight to the landscape changes that would result from the proposed development. I have also found that the proposed development would cause some harm to the visual character of the landscape, however, given the nature of these impacts, I have afforded limited weight to the changes to the visual character of the landscape that

would result from the proposed development. Finally, I have afforded some weight to the loss of agricultural land.

65. I have considered all the other matters raised by the Council and third parties including the impact on local services and facilities; and, increase in traffic. However, I do not consider that these matters and the harm identified to the character and appearance of the open countryside and the SLA and the visual character of the landscape and the loss of agricultural land would significantly and demonstrably outweigh the benefits of the proposed development, which would provide much needed housing in Mid Suffolk. As such, I conclude that the appeal should be allowed.

Conditions

66. A list³⁹ of agreed conditions was submitted by the appellant. In addition to the standard time limit and reserved matters conditions, this list includes 21 conditions. I have had regard to the advice in the Planning Practice Guidance (The Guidance)⁴⁰ when considering these conditions. Although the suggested condition referring to the approval of details of the reserved matters includes tree/hedgerow retention, this matter is covered by a separate condition and therefore its inclusion would not be necessary. A condition requiring that the development be carried out in accordance with the approved plans would not be necessary, given the outline nature of the proposed development and that reference is made specifically to relevant drawings/documents in other conditions.
67. The submission and approval of a plan showing all trees and hedgerows to be retained on site, along with an Arboricultural Method Statement which indicates how these retained trees and hedgerows would be protected during the development, would be necessary to safeguard the character and appearance of the area and the retained trees and hedgerows. However, this could be incorporated into a condition which requires the submission of a scheme of hard and soft landscaping works for the site, along with its implementation. This, and a requirement that the changes in ground levels, hard landscaping, planting, seeding or turfing be carried out in full during the first planting and seeding season following the commencement of the development, would be necessary to safeguard the character and appearance of the area.
68. Conditions requiring the submission and approval of a scheme of soft landscaping works for the off-site planting/woodland strip shown on the Site Appraisal Scheme (Drawing No. 14.7575), dated May 2015, its implementation and management would be necessary to safeguard the character and appearance of the area. Although these works would take place off site, the land is also under the control of the appellant and it was confirmed at the Hearing that these works would be able to take place. A separate condition requiring the erection of temporary protective fences around existing trees and hedgerows to be retained on the site would not be necessary as this matter is already covered by another condition. Details of boundary screen walls and fences would be necessary to safeguard the living conditions of neighbouring occupiers and the character and appearance of the area.

³⁹ Documents 46, 47 and 48

⁴⁰ Circular 11/95: The Use of Conditions in Planning Permissions has been largely superseded by the Planning Practice Guidance, with the exception of Appendix A (Model Conditions)

69. A condition requiring the submission of the details of the external facing and roofing materials would not be necessary at this stage, given that appearance is a reserved matter. Details of the proposed finished ground floor level for each of the proposed dwellings would be necessary to safeguard the living conditions of neighbouring residents and the character and appearance of the area. A requirement that no dwelling be occupied until the carriageways and footways serving that dwelling have been constructed to at least basecourse level or better would be necessary to ensure that satisfactory access is provided for the safety of future residents. The submission and approval of details of the areas to be provided for the manoeuvring and parking of vehicles, including secure cycle storage, would be reasonable in the interests of highway safety.
70. Details of the estate roads and footpaths would be necessary in the interests of highway and pedestrian safety. Conditions requiring the submission and approval of a Surface Water Management Strategy and a Surface Water Drainage Scheme would be necessary to safeguard the area from flooding. The submission and approval of a scheme for the provision of water, energy and resource efficiency measures, during the construction and occupational phases of the development would be necessary to enhance the sustainability of the development.
71. Conditions requiring the implementation of a programme of archaeological work would be reasonable to safeguard archaeological assets. The submission and approval of a lighting design strategy would be reasonable to safeguard the character and appearance of the area and in the interests of biodiversity. A requirement that details of the construction methodology be submitted and approved would be necessary to safeguard the living conditions of neighbouring occupiers during the construction period.
72. At the Hearing, the appellant submitted a suggested condition⁴¹ which would require that the development hereby permitted should be carried out at a density of 24 dwellings per hectare (dph), which would equate to around 37 dwellings on the appeal site. The planning application indicated that around 38 dwellings could be accommodated on the appeal site. However, the Site Appraisal Scheme showed how a development of 37 dwellings could be laid out. Nevertheless, this plan was submitted for illustrative purposes only and, given my findings above, it is likely that an alternative layout would be proposed as part of any reserved matters application in order to limit the impact on the hedgerow on the north western boundary of the field, along the lines of the indicative layout submitted as part of the appellant's Supplemental Statement of Case⁴² (Site Appraisal Scheme, (Drawing No. 14.7575), dated July 2015), which also indicated how 37 dwellings could be accommodated on the appeal site.
73. Guidance in The Framework encourages local planning authorities to set their own approach to housing density to reflect local circumstances. Core Strategy Policy CS 9 requires that housing developments should make best use of land by achieving average densities of at least 30dph, unless there are special local circumstances that require a different treatment. It goes on to say that lower densities may be justified in villages to take account of the character and appearance of the existing built environment, but that higher densities of at

⁴¹ Document 53

⁴² Document 17

least 40dph may be achieved in more sustainable locations in towns, close to a good range of services and facilities. Given that the appeal site is located at the edge of the town, within the SLA, along with the density of neighbouring developments at Anderson Close and Meadow View, I am satisfied that a density of less than 30dph would be appropriate in this location due to local circumstances. However, although I acknowledge the Council's and local residents' concerns about the proposed density, from the evidence before me, and given the need to boost significantly the supply of housing in Mid Suffolk, I am satisfied that a density of 24dph could be acceptably accommodated on the appeal site. As such, I consider that a condition to this effect would be reasonable in the interests of sustainability.

74. At the Hearing, third parties expressed concerns about the lack of open space within the proposed development and a desire for a planting buffer/green boundary between the properties on Anderson Close/Hill House Lane and the proposed dwellings. Furthermore, concerns were also raised about the fragility of the proposed landscaping and its continued management. Although there would be no on-site open space, it is proposed that the majority of the boundary hedgerows would be retained and further significant planting would be provided adjacent to the appeal site in the form of a planting/woodland strip. I note the concerns of third parties relating to the living conditions of existing residents on Hill House Lane, Meadow View and Anderson Close, however, I am satisfied that the conditions imposed relating to boundary treatment and landscaping, including proposed floor levels, would be sufficient, to safeguard the privacy and outlook of these neighbouring residents. Furthermore, the landscape management conditions would provide protection of the on-site and off-site landscaped areas for a period of 20 years from the commencement of the development. I am satisfied, therefore, that no further conditions would be necessary in this case.

Unilateral Undertaking

75. Following the close of the Hearing, the Council's CIL Charging Schedule came into force on 11 April 2016. As such, many of the obligations originally sought by the District and County Councils are now covered by CIL. As such, the appellant submitted 2 revised Unilateral Undertakings⁴³ under Section 106 of the Town and Country Planning Act 1990, which include a number of obligations to come into effect if planning permission is granted. These Unilateral Undertakings take account of the CIL payment and supersede any previous Unilateral Undertakings. I have considered the obligations within them in the light of the statutory tests contained in Regulation 122 of The CIL Regulations 2010. I have also had regard to the comments made by the County and District Councils in respect of the evidence and justification for developer contributions required in order to mitigate the impact of the development on local infrastructure. Furthermore, the County Council confirmed in its statement that, with regards to Regulation 123(3), it has not entered into 5 or more obligations in respect of the obligation it is seeking.
76. Policy CS 6 says that new development will be expected to provide or support the delivery of appropriate and accessible infrastructure to meet the justifiable needs of the development. The obligations within the Unilateral Undertakings relate to the following matters.

⁴³ Documents 79 and 80

77. *Affordable Housing*: Altered Policy H4⁴⁴ of the Local Plan First Alteration says that the Council will seek to negotiate an element of affordable housing of up to 35% of the total provision of housing on appropriate sites. It goes on to say that negotiations with developers will take account of the identified local needs, the economics and viability of development and the availability of local services. The Council's *Affordable Housing: Guidance for Developers*⁴⁵, published in 2008, provides procedural information in addition to that contained in the Local Plan First Alteration in respect of the provision of affordable housing. The Unilateral Undertaking made in respect of the District Council includes the provision of 35% affordable housing as part of the proposed development. Given the need for affordable housing in the District, along with the lack of a 5 year supply of deliverable housing land, I am satisfied that this obligation would pass the statutory tests.
78. *Landscape Enhancement Area*: Policy CL2 of the Local Plan says that within SLAs, particular care will be taken to safeguard landscape quality, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping. The County Council's Landscape Planning Officer indicated that if the appeal site was considered to be suitable for development, an off-site woodland belt of around 20m in width should be provided in order to provide adequate mitigation and a landscape buffer to the countryside. The Unilateral Undertaking made in respect of the District Council includes the provision and maintenance of a woodland strip of around 20m in width, adjacent to the whole of the south western boundary of the appeal site, along with a narrower strip of around 5m in width, on the other side of Hill House Lane, to the south west of the existing modern agricultural building, and close to the western corner of the appeal site. In my opinion, this proposed planting/woodland strip would have the potential to create a landscape and habitat corridor between the existing wooded area to the south west of Anderson Close and the hedgerow along Hill House Lane. Furthermore, once mature, the proposed planting would help to ameliorate the visual impacts of the proposed development in views from the south west along Public Footpath FP12. I consider, therefore, that this obligation would pass the statutory tests.
79. *Bus Stop*: Government guidance in The Framework says that transport policies have an important role to play in facilitating sustainable development, but also in contributing to wider sustainability and health objectives. It goes on to say that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. Furthermore it states that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion and that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods and people, with developments located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities. The proposed development would be served by First's 88 Ipswich to Stowmarket service, which currently runs on an hourly basis in each direction Monday to Saturday. At present there are only marked stops on Hurstlea Road. The County Council is seeking a financial contribution of £15,000 towards the upgrade of the nearest bus stops on Hurstlea Road, adjacent to Burton Drive, to include raised kerbing and bus shelters in order to improve access to buses

⁴⁴ Document 3

⁴⁵ Document 4

for disabled and elderly people and to encourage bus use. The Unilateral Undertaking made in respect of the County Council includes a financial contribution of £15,000 towards the improvement of bus stops on Hurstlea Road, to include raised kerbing and bus shelters. Given the scale and nature of the proposed development, it is likely that there would be an increased demand for the use of public transport. I consider, therefore, that this obligation would pass the statutory tests.

Karen L Baker

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Ms C Patry *of Counsel*

Mr N Fairman BSc MRICS FCIH Director, New Hall Properties (Eastern) Limited

Mr D Fairman BSc Director, New Hall Properties (Eastern) Limited

Mr S Hopkins MRICS Director, Gill Associates

FOR THE LOCAL PLANNING AUTHORITY:

Mr R Green *of Counsel* (Day 2 onwards)

Mr J Pateman-Gee BA(Hons) Senior Development Management Planning
DipTP MRTPI Officer - Key Growth Projects, Mid Suffolk
District Council

Miss A Westover BA DipLA CMLI Landscape Planning Officer, Suffolk County
Council

Mr R Larbi MSc Development and Viability Consultant, Mid
Suffolk District Council

Mr N McManus BSc(Hons) Development Contributions Manager, Suffolk
MRICS County Council

Mr S Cook BSc(Hons) MRICS Associate, Peter Brett Associates LLP

Mr T Williams BSc MRICS Head of Viability (Technical), Valuations Office

INTERESTED PERSONS:

Mr A Spilman Friends of Needham Market Countryside and
Local Resident

Councillor X Stansfield Deputy Chair and Planning Section Chair,
Needham Market Town Council

Mr A Breen Local Resident

Mr R Campbell Local Resident

Councillor M Norris Joint Ward Member for Needham Market and
Badley

Councillor W Marchant Joint Ward Member for Needham Market and
Badley

Mr M Simpson Local Resident

Councillor T Carter Town Councillor and Member of the Mid Suffolk
Disability Forum

Mr G Crosby Local Resident

Mrs S Montgomery Local Resident

Mrs T Simpson Local Resident

Mr B Willis Local Resident

Mrs C Willis Local Resident

Mr N Simmons Local Resident

DOCUMENTS SUBMITTED AT THE HEARING ON 19 MAY 2015

- 1 Council's letter informing interested parties of the date, time and venue for the Hearing and a list of those people notified, submitted by the Council
- 2 Representations to the planning application from the Highway Authority dated 31 January 2014, 11 March 2014, 25 June 2014 and 17 July 2014,

- submitted by the Council
- 3 Altered Policy H4 of the Mid Suffolk Local Plan First Alteration, adopted in July 2006, submitted by the Council
- 4 Affordable Housing: Guidance for Developers, published in 2008, submitted by the Council
- 5 Needham Market Neighbourhood Plan, Draft Copy, submitted by Councillor Stansfield
- 6 Hill House Lane Viability Assessment, submitted by the appellant
- 7 HCA Development Appraisal Tool, submitted by the appellant

DOCUMENTS SUBMITTED BY THE MAIN PARTIES DURING THE ADJOURNMENT BETWEEN THE FIRST AND SECOND SITTING DAYS

- 8 List of plans and documents to be consulted upon, submitted by the Council
- 9 Ecology Report by t4 Ecology Limited for Newhall Properties Limited, dated 27 May 2015
- 10 Site Appraisal Scheme (Drawing No. 14.7575, dated December 2014)
- 11 Site Location Plan (Drawing No. NHPE-OP1, dated May 2015)
- 12 Outline Landscape Appraisal for Newhall Properties (Eastern) Limited, dated May 2015
- 13 Council's notification letter informing interested parties of the public consultation exercise, and a list of people notified
- 14 Landscape Statement by Ms A Westover, Landscape Planning Officer, Suffolk County Council, dated 2 July 2015
- 15 Council's Rebuttal of the appellant's case for providing only 11% affordable housing at the site, based on differing methodology for establishing an accurate land value, dated July 2015
- 16 Council's Draft Statement of Common Ground, dated 15 July 2015
- 17 Appellant's Supplemental Statement of Case, dated 16 July 2015
- 18 Appellant's Viability Report, dated 17 July 2015
- 19 Council's Suggested Conditions, dated 17 July 2015
- 20 Unilateral Undertaking, dated 30 July 2015
- 21 Council's notification letter informing interested parties of the time, date and venue for the Hearing to resume, and a list of people notified

DOCUMENTS SUBMITTED AT THE HEARING ON 16 SEPTEMBER 2015

- 22 Appellant's Draft Statement of Common Ground, dated 17 July 2015
- 23 Council's Review of the appellant's Viability Assessment, prepared by the District Valuer Service (DVS), dated 21 July 2015
- 24 Final Draft of the Needham Market Neighbourhood Plan 2015 to 2030, submitted by Councillor Norris
- 25 Email, dated 9 September 2015, from Stuart Cook, Associate at Peter Brett Associates LLP, submitted by the Council
- 26 Appeal Decision (Ref. APP/F4410/W/15/3005479), submitted by the Council
- 27 Email, dated 10 September 2015 (1407hrs) from Chris Edwards, Corporate Manager – Asset Utilisation, Babergh and Mid Suffolk Councils, submitted by the Council
- 28 Email, dated 10 September 2015 (1337hrs) from Andrew Wilson, Land Director, Taylor Wimpey East Anglia, submitted by the Council
- 29 Extract from the Joint Annual Monitoring Report (1 April 2014 to 31 March 2015), submitted by the Council
- 30 Table indicating housing need within each parish in the District, submitted by

- the Council
- 31 Extract from the Babergh and Mid Suffolk Community Infrastructure Levy Viability Study, prepared by Peter Brett Associates LLP, on behalf of Babergh District Council and Mid Suffolk District Council, submitted by the Council
- 32 Council's expert witness list, submitted by the Council
- 33 The Hedgerow Regulations 1997, submitted by the appellant

DOCUMENTS SUBMITTED BY THE MAIN PARTIES DURING THE ADJOURNMENT BETWEEN THE SECOND AND THIRD SITTING DAYS

- 34 Email from the Council, dated 26 October 2015 (1001hrs), including the District Valuer's appraisals based on the Homes and Communities Agency Development Appraisal Tool (DAT), including 11% and 24% affordable housing, together with 2 schedules setting out the differences between them
- 35 Email from the appellant, dated 26 October 2015 (1716hrs), including the DAT viability appraisals undertaken by New Hall Properties (Eastern) Limited, together with a schedule setting out the differences between them
- 36 Email from the Council, dated 27 October 2015 (1517hrs)
- 37 Email from the Council, dated 28 October 2015 (1430hrs), including the amended District Valuer's appraisals based on the Homes and Communities Agency Development Appraisal Tool (DAT), including 11% and 24% affordable housing, together with 2 schedules setting out the differences between them
- 38 Email from the Council, dated 30 October 2015 (1223hrs), including a track changed amended draft Unilateral Undertaking
- 39 Email from the Council, dated 5 November 2015 (0909hrs), setting out the agreed details for the proposed site visit

DOCUMENTS SUBMITTED AT THE HEARING ON 10 NOVEMBER 2015

- 40 Letter from Hopkins Homes, dated 7 April 2008, relating to Section 104 Adoption Agreement for Sewers, submitted by Mr Spilman
- 41 A table providing an Analysis by New Hall Properties (01/09/2015) of Mr Larbi's Comparable Benchmark Land Values for Needham Market, submitted by the appellant
- 42 Updated Without Prejudice Schedule of Suggested Conditions, submitted by the Council
- 43 Amended signed and dated Unilateral Undertaking, submitted by the appellant

DOCUMENTS SUBMITTED BY THE MAIN PARTIES DURING THE ADJOURNMENT BETWEEN THE THIRD AND FOURTH SITTING DAYS

- 44 Email from the Council, dated 10 November 2015 (1548hrs), relating to the circulation of the DATs and CIL considerations
- 45 Letter from the appellant, dated 16 November 2015, accepting the provision of 24% affordable housing on the site, together with full policy compliant Section 106 contributions
- 46 Email from the appellant, dated 16 November 2015 (1535hrs), including a list of suggested conditions, which, with the exception of Condition *A004, are agreed by the appellant
- 47 Email from the Council, dated 16 November 2015 (1600hrs), responding to the comments made by the appellant in respect of Condition *A004

- 48 Email from the appellant, dated 16 November 2015 (1622hrs), confirming that, if Condition *A004 does not preclude the attachment of a condition relating to the number of units, then the list of conditions is agreed between the parties
- 49 Letter from the appellant, dated 18 November 2015, withdrawing unequivocally all evidence in respect of viability associated with this appeal and including a revised and signed Unilateral Undertaking providing 24% affordable housing and full Section 106 contributions

DOCUMENTS SUBMITTED AT THE HEARING ON 15 MARCH 2016

- 50 Letter from the appellant to The Planning Inspectorate, dated 16 November 2015, submitted by the appellant
- 51 Email correspondence between Mr Campbell and Mr T Crane, Roads and Sewers Manager for Hopkins Homes Limited, regarding Hill House Lane, submitted by Mr Campbell
- 52 Access and Landscape Options (Drawing No. HHF-AL1a), submitted by the Council
- 53 Suggested condition relating to the density of the proposed development, submitted by the appellant
- 54 Closing submissions on behalf of Mid Suffolk District Council
- 55 Closing remarks on behalf of the appellant
- 56 Costs submissions on behalf of Mid Suffolk District Council

DOCUMENTS SUBMITTED FOLLOWING THE CLOSE OF THE HEARING

- 57 Letter, dated 21 March 2016, from the appellant, referring to a recent judgement in the Court of Appeal
- 58 Letters from The Planning Inspectorate, dated 1 April 2016, to the Council, appellant and interested parties seeking responses to the recent judgement in the Court of Appeal and setting out the timetable for the submission and comments on any revised Unilateral Undertaking
- 59 Email, dated 5 April 2016 (1705hrs), from the appellant confirming that he intends to submit a revised Unilateral Undertaking
- 60 Email, dated 4 April 2016 (1027hrs), with attached letter, dated 3 April 2016, from Mr Anthony Breen
- 61 Email, dated 6 April 2016 (1646hrs), from the Council
- 62 Email, dated 15 April 2016 (0024hrs), with attached letter, dated 28 February 2016, from Mr Richard Campbell
- 63 Letter, dated 13 April 2016, from the appellant with 2 revised and signed Unilateral Undertakings attached, one in favour of the District Council and one in favour of the County Council
- 64 Email, dated 15 April 2016 (1221hrs), with attached written submissions, dated 15 April 2016, from the Council
- 65 Email, dated 15 April 2016 (1410hrs), with attached written response, from Needham Market Town Council
- 66 Email, dated 15 April 2016 (1526hrs), from the appellant
- 67 Letter, dated 15 April 2016, from the appellant in response to the recent Court of Appeal judgement
- 68 Letter, dated 15 April 2016, from the appellant which sets out the details of the revised Unilateral Undertakings and withdraws any previous Unilateral Undertakings
- 69 Draft Unilateral Undertaking in respect of obligations made to the County

- Council, submitted by the appellant
- 70 Draft Unilateral Undertaking in respect of obligations made to the District Council, submitted by the appellant
- 71 Email, dated 15 April 2016 (2142hrs), with letter attached, dated 15 April 2016, from Mr Antony Spilman, on behalf of Friends of Needham Market Countryside
- 72 Email, dated 19 April 2016 (1510hrs), from the Council
- 73 Revised Draft Unilateral Undertaking in respect of obligations made to the District Council, submitted by the Council
- 74 Email, dated 19 April 2016 (1622hrs), from the appellant, accepting the Council's amendments to the Unilateral Undertaking
- 75 Email, dated 20 April 2016 (1645hrs), from the appellant, accepting the County Council's amendments to the Unilateral Undertaking
- 76 Email, dated 20 April 2016 (1704hrs), from the County Council
- 77 Revised Draft Unilateral Undertaking in respect of obligations made to the County Council (clean version), submitted by the County Council
- 78 Revised Draft Unilateral Undertaking in respect of obligations made to the County Council (tracked version), submitted by the County Council
- 79 Letter, dated 20 April 2016, from the appellant with the revised and signed Unilateral Undertaking in favour of the District Council providing 35% affordable housing and other Section 106 contributions and confirming that it supersedes any Unilateral Undertakings previously submitted
- 80 Letter, dated 20 April 2016, from the appellant with the revised and signed Unilateral Undertaking in favour of the County Council providing Section 106 contributions and confirming that it supersedes any Unilateral Undertakings previously submitted

AGREED APPLICATION PLANS

- A1/1 Site Location Plan (Drawing No. NHPE-OP1), dated May 2015
- A1/2 Access and Landscape Options (Drawing No. HHF-AL1a)
- A1/3 Access and Landscape Options (Drawing No. HHF-AL2a)
- A1/4 Existing Surface and Foul Drainage Laid Ready to Serve Proposed Site (Drawing No. HHF-SW1)
- A1/5 Site Appraisal Scheme (Drawing No. 14.7575), dated May 2015

Annex 1 – Conditions

- 1) Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
- 3) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
- 4) As part of the landscaping details required by the reserved matters application, a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify the spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained on a plan, together with measures for their protection and monitoring in an Arboricultural Method Statement, which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction (or any updated version of this document), shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme, plan and Arboricultural Method Statement.
- 5) All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping scheme in Condition 5, shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved in writing by the local planning authority.

Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 5 years of being planted or in the case of existing planting within a period of 20 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species, unless the local planning authority approves in writing to a variation of the previously approved details.
- 6) As part of the landscaping details required by the reserved matters application, a scheme of soft landscaping works for the off-site planting/woodland strip shown on the Site Appraisal Scheme (Drawing No. 14.7575), dated May 2015, shall be submitted to and approved in writing by the local planning authority.
- 7) All planting, shown on the approved landscaping scheme in Condition 7 shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved in writing by the local planning authority.

Any trees, hedges or shrubs identified within the approved landscaping scheme which die, are removed, seriously damaged or seriously diseased, within a period of 20 years of being planted shall be replaced in the next planting season with others of similar size and species, unless the local planning authority approves in writing to a variation of the previously approved details.

- 8) As part of the landscaping details required by the reserved matters application, a Landscape Management Plan (LMP), for a minimum period of 20 years, for the off-site planting/woodland strip shown on the Site Appraisal Scheme (Drawing No. 14.7575), dated May 2015, shall be submitted to and approved in writing by the local planning authority. The LMP shall include details of the arrangements for its implementation. Management work shall be carried out in accordance with the approved LMP.
- 9) As part of the landscaping details required by the reserved matters application, precise details of the provision, siting, design and materials of boundary screen walls and fences shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary screen walls and fences shall be erected prior to the dwellings to which they relate being first occupied and thereafter retained.
- 10) As part of the siting and design details required by the reserved matters application details of the proposed finished ground floor level for each of the dwellings, measured from a fixed off site datum point, shall be submitted to and approved in writing by the local planning authority, and each dwelling shall thereafter be constructed in accordance with the approved levels.
- 11) No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least basecourse level or better in accordance with the approved details except with the written agreement of the local planning authority to an alternative timetable.
- 12) As part of the layout details required by the reserved matters application, details of the areas to be provided for the manoeuvring and parking of vehicles, including secure cycle storage, shall be submitted to and approved, in writing, by the local planning authority. The development shall be carried out in accordance with the approved details and no dwelling shall be occupied until the manoeuvring and parking areas and secure cycle storage serving that dwelling have been provided. The approved manoeuvring and parking areas shall be retained thereafter and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles and used for no other purpose.
- 13) As part of the layout details required by the reserved matters application, details of the estate roads and footpaths, including layout, levels, gradients, surfacing and means of surface water drainage, and a timetable for said works, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and timetable.
- 14) No drainage works shall commence until a Surface Water Management Strategy has been submitted to and approved in writing by the local planning authority. No hard-standing areas shall be constructed until the drainage works have been carried out in accordance with the approved

Surface Water Management Strategy, unless otherwise agreed in writing by the local planning authority.

- 15) Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and occupational phases of the development shall be submitted to and agreed, in writing, with the local planning authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The development shall be carried out in accordance with the approved scheme and the approved measures provided and made available for use in accordance with the agreed timetable.
- 16) Prior to the commencement of the development a Surface Water Drainage Scheme for the site, informed by the Level 1 Flood Risk Assessment (FRA), dated 18 June 2014, prepared by FP Chick and Partners Limited (Ref. IE14/019/HJ), and subsequent FRA addendum, Infiltration Basin Details (Drawing No. IE14/019/01 Rev. P1) and calculations, shall be submitted to and approved in writing by the local planning authority. The scheme shall also:
 - a) demonstrate the surface water run-off leaving the attenuation feature in all events up to and including the 1 in 100 years (plus climate change) critical duration rainfall event will not exceed the existing run-off rate when compared to the existing situation;
 - b) include plans and drawings showing all aspects of the surface water drainage system;
 - c) include modelling of the surface water system to demonstrate that it will contain the 1 in 100 year rainfall event including climate change allowances, maximizing the emphasis on natural infiltration rather than attenuation;
 - d) include modelling of the pipe network to demonstrate no flooding in the 1 in 30 year rainfall event and to provide details of any flooding volumes in the 1 in 100 year climate change event, along with plans and details of where the floodwater would flow and be stored on the development site to prevent properties flooding or offsite flows;
 - e) include details and mapping of the exceedance flow paths to demonstrate that no buildings would flood; and,
 - f) include details of who would maintain the surface water drainage scheme for the lifetime of the development, along with the maintenance schedule.
- 17) No development shall take place within the site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the local planning authority. The scheme of

The approved scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within it or within any other period as may subsequently be agreed, in writing, by the local planning authority.

- 17) No development shall take place within the site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the local planning authority. The scheme of

investigation shall include an assessment of significance and research questions; and:

- a) the programme and methodology of site investigation and recording;
- b) the programme for post investigation assessment;
- c) provision to be made for analysis of the site investigation and recording;
- d) provision to be made for publication and dissemination of the analysis and records of the site investigation;
- e) provision to be made for archive deposition of the analysis and records of the site investigation; and,
- f) nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the local planning authority.

- 18) No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the local planning authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 18 and the provision made for analysis, publication and dissemination of results and archive deposition.
- 19) No external lighting shall be provided on the site unless details thereof have first been submitted to and approved in writing by the local planning authority. Prior to occupation a 'Lighting Design Strategy for Biodiversity' for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats, and those areas where lights are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and,
 - b) show how and where external lighting will be installed (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy, and shall be maintained thereafter in accordance with the strategy.

- 20) Prior to the commencement of development details of the construction methodology shall be submitted to and approved in writing by the local planning authority and shall incorporate the following information:

- a) details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site;
- b) details of the storage of construction materials on site, including details of their siting and maximum storage height;
- c) details of how construction and worker traffic and parking shall be managed;
- d) details of any protection measures for footpaths surrounding the site;
- e) details of any means of access to the site during construction;
- f) details of the scheduled timing/phasing of development for the overall construction period;
- g) details of any wheel washing to be undertaken, management and location it is intended to take place;
- h) details of the siting of any on site compounds and portaloos; and,
- i) details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.

The construction shall at all times be undertaken in accordance with the agreed methodology unless otherwise approved in writing by the local planning authority.

- 21) The development hereby permitted shall be carried out at a density of 24 dwellings per hectare. As part of the layout and scale details required by the reserved matters application, the details shall demonstrate that this density has been met.

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Consultee Comments for Planning Application DC/19/02363

Application Summary

Application Number: DC/19/02363

Address: Land Hill House Lane Needham Market Suffolk

Proposal: Submission of Details for Outline Planning Application 3679/13 and appeal ref APP/W3520/W/15/300479 - Access, Appearance, Landscaping, Layout and Scale for a residential development of 38 dwellings.

Case Officer: Mahsa Kavyani

Consultee Details

Name: Mr Kevin Hunter

Address: Needham Market Community Centre, School Street, Needham Market Ipswich, Suffolk IP6 8BB

Email: clerk@needhammarkettc.f9.co.uk

On Behalf Of: Needham Market Town Council

Comments

The Town Council has no substantive objection to the Submission of Details for the development of the land at Hill House Lane. The Town Council nevertheless resolved to submit the following comments/observations:

1. The location is within a Special Landscape Designated Area and therefore every effort should be made to ensure the development is sympathetic to its environment
2. There remain long-held concerns regarding the capacity of existing drainage infrastructure to cope with additional surface and foul water demands not just immediate to the site itself
3. The affordable housing element of the development remains (as in the plan included in the Outline Planning Application) clustered. Town Councillors are concerned regarding the lack of distribution of the affordable housing across the development although it is understood there may be a more important need to maintain a balance between spread out integration and the numbers of affordable homes included in the development, in terms of viability (i.e. if 'clustering' maximises the number of affordable homes, that should take priority).

From: Lucinda Rogers <pcbarking@gmail.com>

Sent: 19 September 2019 11:37

To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Subject: Re: MSDC Planning Re-consultation Request - DC/19/02363

Hello Planning Blue Team,

Please find comments on the above form Barking Parish Council:

DC/19/02363 Submission of details for outline planning application for 38 dwellings at land at Hill House Lane, Needham Market – The following comments were made: 'Barking Parish Council sympathises with to existing residents with the new development encroaching on their natural light and privacy especially plot 15 and the adjacent house in Anderson Close. We would hope that the layout could be modified to reduce this effect.'

Best wishes

Lucinda Rogers

Clerk

On Fri, Sep 6, 2019 at 12:03 PM <planningblue@baberghmidsuffolk.gov.uk> wrote:

Please find attached planning re-consultation request letter relating to planning application - DC/19/02363 - Land, Hill House Lane, Needham Market, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

Your ref: DC/19/02363
Our ref: 00037956
Date: 22 May 2019
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

By e-mail only:
planningblue@baberghmidsuffolk.gov.uk

FAO Mark Russell - Case Officer

Dear Mark,

Land West of Anderson Close, Hill House Lane, Needham Market, Suffolk

I refer to the reserved matters application - Submission of Details for Outline Planning Application 3679/13 and appeal ref APP/W3520/W/15/300479 - Access, Appearance, Landscaping, Layout and Scale for a residential development of 38 dwellings.

This planning permission has a Unilateral Undertaking dated 20th April 2016 which contains a planning obligation in favour of the County Council. The reserved matters application will need to be linked with the existing UU. Infrastructure mitigation for this scheme is also covered by the District's Community Infrastructure Levy (CIL). Therefore SCC intends on making a bid for CIL funds when the CIL governance arrangements have been confirmed by the District and the development is built out

I have no additional comments to make on the reserved matters application but I have copied this letter to colleagues who respectively deal with highways, drainage, archaeology and fire protection matters who may wish to comment.

Yours sincerely,

P J Freer

Peter Freer MSc MRTPI
Senior Planning and Infrastructure Officer
Planning Section, Strategic Development, Resource Management

cc Sam Harvey SCC; Floods Team, SCC; Fire and Rescue SCC; Kate Batt SCC;
Paul Armstrong SCC; and Neil McManus SCC

Your Ref:DC/19/02363
Our Ref: SCC/CON/2001/19
Date: 4 June 2019
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Mark Russell

Dear Mark Russell,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/19/02363

APPLICATION REF: DC/19/02363

PROPOSAL: Submission of Details for Outline Planning Application 3679/13 and appeal ref APP/W3520/W/15/300479 - Access, Appearance, Landscaping, Layout and Scale for a residential development of 38 dwellings.

LOCATION: Land Hill House Lane Needham Market

ROAD CLASS:

The details proposed are satisfactory to cover the general layout of the roads and properties. Further information is required prior to occupation in accordance with the recommendations previously made by the Highway Authority, which can be covered by condition.

I note the applicant has provided proposals for adoption of the roads which will be subject to a separate process of technical checking upon payment of our fees.

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

AL 2 - Condition: No part of the development shall be commenced until details of the proposed access to the highway and to the right of way (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the occupation of the property]

Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

B 2 - Condition: Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

P 2 - Condition: Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

Mr Colin Bird
Development Management Engineer
Growth, Highways and Infrastructure

Dear Mark,

Thank you for consulting me over the proposed development off Hill House Lane in Needham Market. I have no comment to make, as the existing sustainable transport infrastructure is limited for commuting purposes, in addition to the development being too small to justify a Travel Plan in accordance with national planning guidance.

Kind regards

Chris Ward

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

web : <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>

From: Planning Liaison <planningliaison@anglianwater.co.uk>

Sent: 09 September 2019 10:39

To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Subject: Planning application response for: DC/19/02363 - Land Hill House Lane Needham Market Suffolk

Dear Mahsa Kavyani,

Our Reference: **PLN-0066396**

Please find below our response for the planning application- DC/19/02363 - Land Hill House Lane Needham Market Suffolk

Surface Water

We have reviewed the applicant's submitted surface water drainage information and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

Please do not hesitate to contact the Pre-Development Team on the number below or via email should you have any questions related to our planning application response

Regards
Charlotte

Pre-Development Team
Development Services

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood,
Peterborough, Cambridgeshire, PE3 6WT
Telephone: 0345 606 6087 option 1
www.anglianwater.co.uk



07 June 2019

Mark Russell
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Dear Mark,

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/19/02363
Location: Land Hill House Lane Needham Market Suffolk
Proposal: Submission of Details for Outline Planning Application 3679/13 and appeal ref APP/W3520/W/15/300479 - Access, Appearance, Landscaping, Layout and Scale for a residential development of 38 dwellings.

Thank you for consulting Place Services on the above application.

No objection subject to minor amendment to planting scheme

Summary

We have reviewed the Soft Landscape Scheme (EWP Consultancy Ltd. May 2019) and the Off Site Woodland Planting (Nigel Cowlins - Landscape Planning and design, November 2016) submitted by the applicant in regards to landscaping.

We are overall satisfied with the Landscaping scheme, but recommend that an alternative option is used for the 10% Sweet Chestnut *Castanena Sativa* within the woodland planting scheme. This is because the species is not common in the local area and can often over shade other tree species within woodland planting schemes.

Therefore, it is recommended that this species should be replaced with 10% Small-leaved Lime *Tilia cordata*, which is appropriate for the local area.

Please contact us with any queries.



Yours sincerely,

Hamish Jackson BSc (Hons) GradCIEEM MRSB
Junior Ecological Consultant
ecology.placeservices@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

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

Comments for Planning Application DC/19/02363

Application Summary

Application Number: DC/19/02363

Address: Land Hill House Lane Needham Market Suffolk

Proposal: Submission of Details for Outline Planning Application 3679/13 and appeal ref APP/W3520/W/15/300479 - Access, Appearance, Landscaping, Layout and Scale for a residential development of 38 dwellings.

Case Officer: Mark Russell

Customer Details

Name: Mr Robert Boardman

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds, Suffolk IP30 9ET

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Application is lacking information
- Boundary Issues

Comment: The Footpath Committee of Stowmarket Ramblers have carried out a site survey of this planning application and have the following comments.

The hedge along Hill House Lane (Byway No.5) skirting this development is a well established and must be kept and protected during any construction work. It is of great amenity value to anybody walking this route but also to the wildlife which must be using this hedge. Looking at the reports "Offsite Woodland Planting" & "Soft Landscaping Scheme" this hedge is not mentioned in either document.

Turning to Footpath No.3 which runs from Hill House Lane to Anderson Close there appears to be no plan to screen the proposed development from this path. At present there is a pleasant open view across agricultural land but this will not be the case if this development goes ahead.

Therefore provision should be made for a double or triple row planting of native species hedgerow to soften the impact of the new residences.

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Mahsa Kavyani – Planning Officer

From: Julie Abbey-Taylor – Strategic Housing

Date: 13.09.2019

Application Ref: **DC/19/02363 – Reserved Matters Reconsultation**

Proposal: Submission of Details Outline Planning Application 3679/13 and appeal ref APP/W3520/W/15/300479 – Access, Appearance, Landscaping, Layout and Scale for a residential development of 37 dwellings.

Location: DC-19-02363 - Land at Hill House Lane, Needham Market, Suffolk

Key Points

1. Background Information

- | |
|---|
| <ul style="list-style-type: none">• A Reserved Matters development proposal for up to 37 residential dwellings following the earlier outline application which was approved following the Appeal.• A revised plan has been submitted and changes to sizes of the Affordable homes. |
| <ul style="list-style-type: none">• This is an open market development and based on 37 units should offer 13 affordable housing units = 35% policy compliant position. The previous application was for 38 dwellings, so the revised plans have removed plot 38.• This response is also given with regards to housing need in Needham Market as of July 2019. |

2. Preferred Mix for Open Market homes.

Proposed open market housing is for:

- 6 x 4b houses (3 @ 161 sqm and 3 @ 163 sqm)
- 26 x 3b houses (10 @ 102 sqm, 4 @ 93 sqm and 2 @ 96 sqm)
- 2 x 2b bungalows @ 79 sqm

There are 2 detached bungalows included which are to be welcomed but 2 dwellings out of 37 is only 5.4% of the overall development which is very low. There are no 2 bedroomed houses included in the open market mix which are

always useful for entry level households and especially first-time buyers. **No change.**

3. Affordable Housing Mix:

3.1 The majority district wide need is for 1, 2 and 3 bed roomed dwellings with very low demand for 4+ beds.

3.2 The current registered need for affordable housing in Needham Market is 67 applicants with a local connection. Over half are looking for 1 bedroom accommodation and the rest are looking for 2 and 3 bed roomed dwellings.

3.3 Having regard to the above housing information and to ensure a broad housing mix to reflect local and district need. The affordable housing has been proposed as the following: -

The applicant has clarified that the flats shown on the plan are 2 x 1 bed 2-person flats @ 59 sqm – acceptable

The 8 x 2 bed 4-person houses have been increased as requested from 74 sqm to 79 sqm – acceptable.

4. Recommendation – No Objection

Julie Abbey-Taylor, Professional Lead – Strategic Housing

-----Original Message-----

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 20 May 2019 11:53
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/19/02363

Hello Planning Support

The Public Realm Team note that there is no new public open space associated with this development. This is acceptable given the location and size of the development. It would not be anticipated that the District Council would have any involvement in the maintenance and future management of the new tree belts off site or in the maintenance and management of the attenuation basin associated with this site.

Regards

Dave Hughes
Countryside and Public Realm
Babergh & Mid Suffolk District Councils – Working Together

Tel 01449 724639
Mob 07990 542090
Email: david.hughes@baberghmidsuffolk.gov.uk
Websites www.midsuffolk.gov.uk www.babergh.gov.uk

-----Original Message-----

From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>
Sent: 16 May 2019 15:45
To: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/19/02363

Please find attached planning consultation request letter relating to planning application - DC/19/02363 - Land, Hill House Lane, Needham Market, Suffolk

Kind Regards

Planning Support Team

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Consultee Comments for Planning Application DC/19/02363

Application Summary

Application Number: DC/19/02363

Address: Land Hill House Lane Needham Market Suffolk

Proposal: Submission of Details for Outline Planning Application 3679/13 and appeal ref APP/W3520/W/15/300479 - Access, Appearance, Landscaping, Layout and Scale for a residential development of 38 dwellings.

Case Officer: Mark Russell

Consultee Details

Name: Mr Tony Bass

Address: Endeavour House, Ipswich IP1 2BX

Email: tony.bass@baberghmidsuffolk.gov.uk

On Behalf Of: Communities (Major Development)

Comments

I note that there is no open space provision which I would have expected for a development of this size. Particularly, there should be some form of on site provision to accommodate the very young ie. (LAP) as the nearest such provision is approx. .5 mile away.

From: Paul Harrison <Paul.Harrison@babberghmidsuffolk.gov.uk>

Sent: 09 September 2019 10:42

To: Mahsa Kavyani <Mahsa.Kavyani@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Subject: DC 19 02362 Needham Market reserved matters 3679 13

Mahsa

Heritage does not wish to offer comment on these proposals.
Please treat this email as the Heritage consultation response.
Paul

Paul Harrison

Heritage and Design Officer

T 01449 724677 | 07798 781360

E paul.harrison@babberghmidsuffolk.gov.uk

E heritage@babberghmidsuffolk.gov.uk

W www.babergh.gov.uk | www.midsuffolk.gov.uk



From: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>
Sent: 05 June 2019 15:29
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/19/02363 - Land at Hill House Lane, Needham Market

Hi Paul

I don't have any comments to add to this application.

Regards

David

David Pizzey

Arboricultural Officer

Tel: 01449 724555

david.pizzey@baberghmidsuffolk.gov.uk

www.babergh.gov.uk and www.midsuffolk.gov.uk

Babergh and Mid Suffolk District Councils – Working Together

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 24 September 2019 09:04
To: Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/19/02363. Land Contamination

Dear Mahsa

EP Reference : 265630
DC/19/02363. Land Contamination
Land, Hill House Lane, Needham Market, IPSWICH, Suffolk.
Submission of Details for Outline Planning Application 3679/13 and appeal ref
APP/W3520/W/15/300479 - Access, Appearance, Landscaping, Layout and
Scale for a residential development of 38 dwellings.

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to the submitted documents from the perspective of land contamination

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 07769 566988 / 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk



From: BMSDC Local Plan <localplan@babberghmidsuffolk.gov.uk>
Sent: 26 September 2019 11:22
To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: FW: DC/19/02363 - Land Hill House Lane Needham Market

Good Afternoon

The Strategic Planning Team will not be making comments on this application at this time


Strategic Planning Policy

Email: localplan@babberghmidsuffolk.gov.uk

Council Services: 0300 123 4000 option 5 then 4

Web: www.babergh.gov.uk & www.midsuffolk.gov.uk

Consultation Response Pro forma

1	Application Number	DC/19/02363	
2	Date of Response	18/09/19	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p>  <p>OLYMPUS - 8x4MS Wide - Euro 6 - Smo</p> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>The presentation points for the waste and recycling bins for each property the points must be at the edge of the curtilage. Plot 10, 6 and 7 to be presented at edge of curtilage by the end of the private drive. Plot 30 and 31 to present at the edge of the curtilage at the end of the private drive. Plot 25, 26, 27 and 28 to present at the edge of the curtilage on the public footpath by the road. Plot 4 and plot 5 to present bins at the end of private drive. (reference drawing 4416-0001 P10).</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		

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.

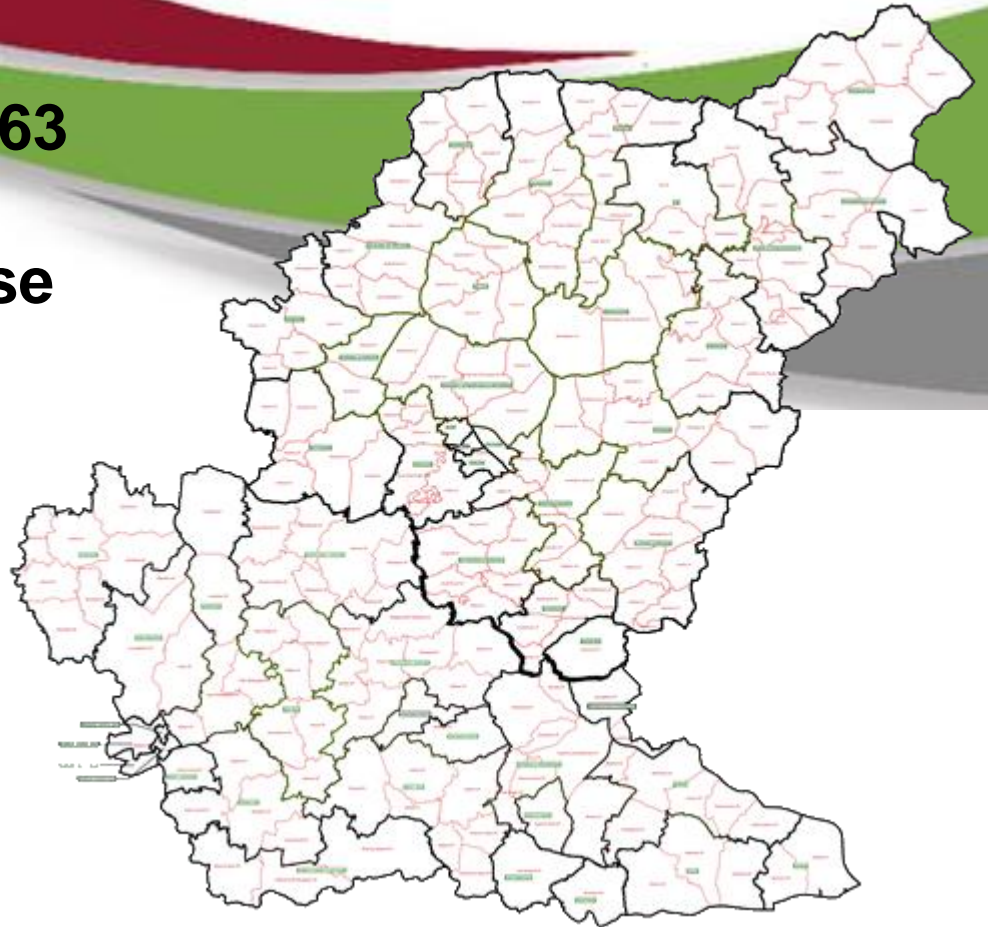
7	Recommended conditions	Meet the conditions in the discussion.
---	-------------------------------	--

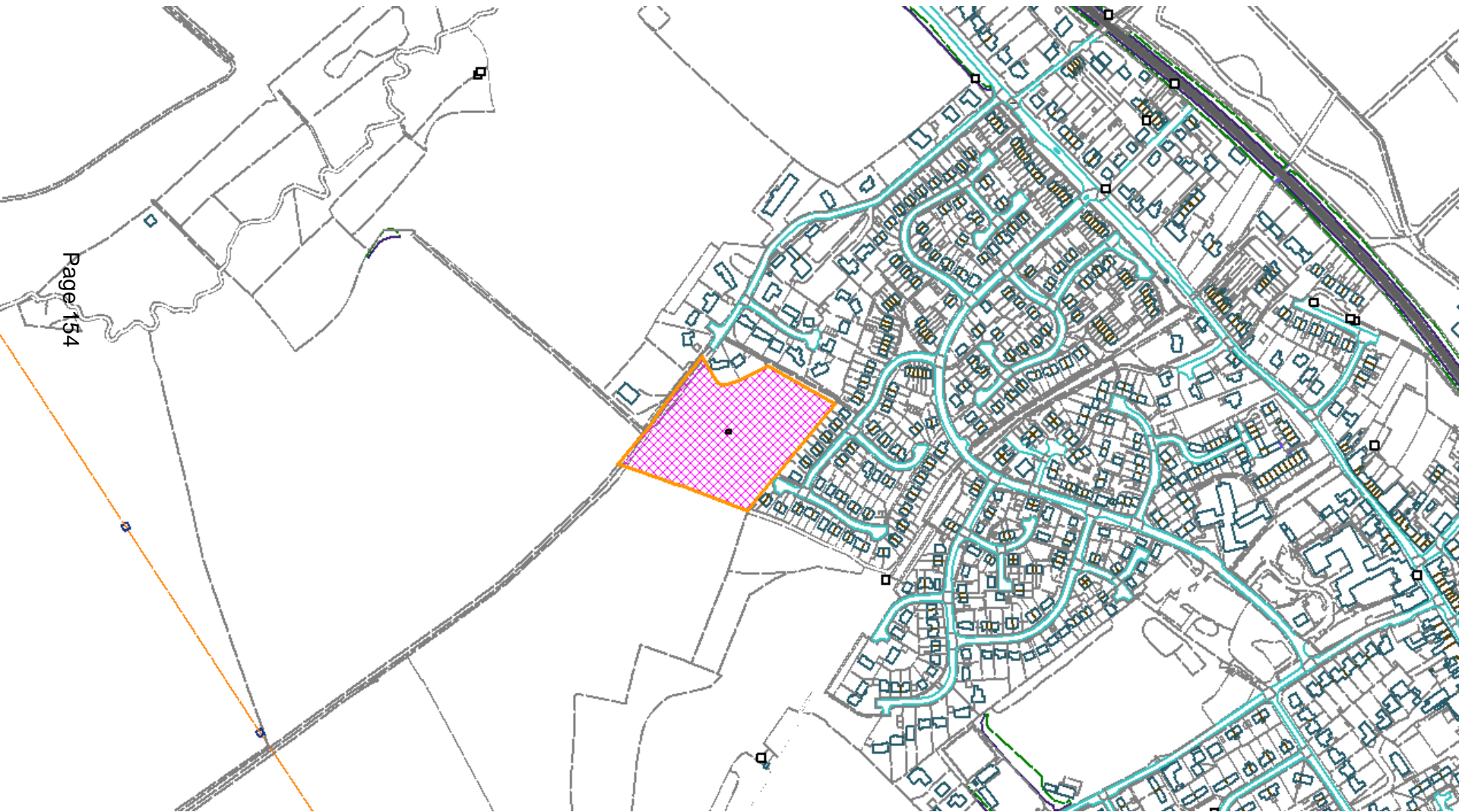
Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed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

Application No: DC/19/02363

**Address: Land at Hill House
Lane, Needham Market**

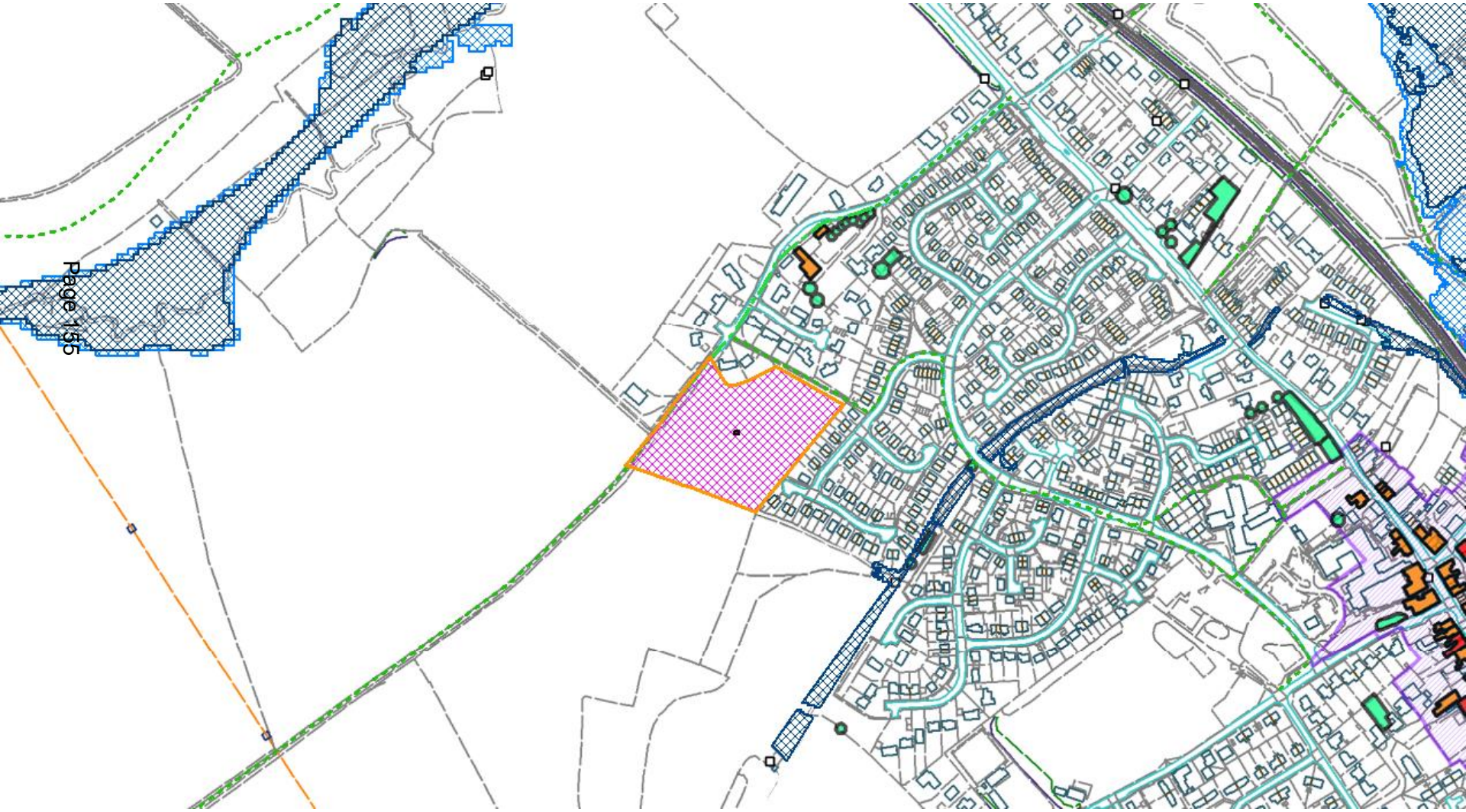
Page 153





Constraints Map

- Public Rights of Way
- Conservation Area
- Flood Zone 2
- Flood Zone 3
- Grade II
- TPO - Individual TPO/Area of trees/trees



Aerial Map

Slide 4



Aerial Map – wider view

Slide 5



Site Location Plan

Slide 6



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

This document references the following file:-

Reference Name	Status	Revision
PC-XX-XX-M3-Designer-0001_4416		P01.1

Revisions	Date	Drawn / CHK'D
P01	First Issue	10/04/19 BM

Page 158

Client

HHF (EA) LTD

Project

Residential Development, Hill House Lane, Needham Market

Title

Site Location Plan

Project N^o Drawing N^o Revision

4416 - 0100 P01

Scale - unless otherwise stated

1 : 1250 @ A3 Issued For

BS 1192 Plan. Status

PC-Designer-0100 S0

Site Layout

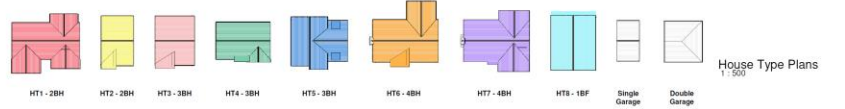
HOUSING SCHEDULE

House Type	Quantity	No. of Beds	GIA	No. of Spaces
1	2	2BB	79m ²	2
2	8	2BH	79m ²	2
3	7	3BH	93m ²	2
4	2	3BH	96m ²	2
5	10	3BH	102m ²	2
6	3	4BH	161m ²	3
7	3	4BH	163m ²	3
8	2	1BF	59m ² (Each)	1
Total:	37			
Garage Type				
Single	6			
Double	7			
Total:	11			

* Denotes Affordable units

GARDEN SIZES

PLOT	House Type	Garden Size
1	HT6	288m ²
2	HT7	262m ²
3	HT7	300m ²
4	HT6	310m ²
5	HT7	300m ²
6	HT6	263m ²
7	HT5	116m ²
8	HT4	140m ²
9	HT5	98m ²
10	HT4	140m ²
11	HT5	132m ²
12	HT5	152m ²
13	HT4	294m ²
14	HT3	243m ²
15	HT3	216m ²
16	HT5	140m ²
17	HT5	172m ²
18	HT2	104m ²
19	HT2	82m ²
20	HT2	126m ²
21	HT2	125m ²
22	HT2	80m ²
23	HT2	146m ²
24	HT8 (Flat)	120m ² (Shared)
25	HT8 (Flat)	120m ² (Shared)
26	HT2	66m ²
27	HT3	217m ²
28	HT5	154m ²
29	HT1	240m ²
30	HT1	288m ²
31	HT2	50m ²
32	HT3	50m ²
33	HT3	100m ²
34	HT3	110m ²
35	HT3	155m ²
36	HT5	175m ²
37	HT5	162m ²



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

This document releases the following list:

Reference Name	Status	Revision
PC-XX-XX-M3-Designer-001_4416		P01.1

Revisions	Date	Drawn / Checkd
P01	15/03/19	BM
P02	21/03/19	BM
P03	27/03/19	BM
P04	24/04/19	DL / BM
P05	07/05/19	RGR/MG
P06	09/05/19	TK / AJG
P07	02/09/19	BM
P08	05/09/19	BM
P09	11/09/19	BM
P10	16/09/19	BM

--- Red Protection Perimeter
 --- Protection Boundary Fence



Client: HMF (EA) LTD

Project: Residential Development, Hill House Lane, Needham Market

Title: Site Layout Plan As Proposed

Project No: 4416 - 0001 Drawing No: P10

As indicated @ A2 PLANNING

BS 1192 Part 1 Status: PC-Designer-0001



Principal Street Elevation

Slide 8



Hill House Lane Street Scene
1 : 200

Page 160

Client		
HHF (EA) LTD		
Project		
Residential Development, Hill House Lane, Needham Market		
Title		
Principal Street Elevation		
Project N ^o	Drawing N ^o	Revision
4416 - 0401		P01
Scale - unless otherwise stated		Issued For
1 : 200	@ A2	PLANNING
BS 1192 Ref.	Status	
PC-Designer-0401		

Typical Street Elevations

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PC-XX-XX-MB-Designer-001_416 P01.1

Revisions	Date	Drawn	Checked
P01	First Issue	24/04/19	DL / AH
P02	General Amendments inline with drawing issue	07/05/19	RGR/MG



North-East Elevation
1:200



South-East Elevation
1:200



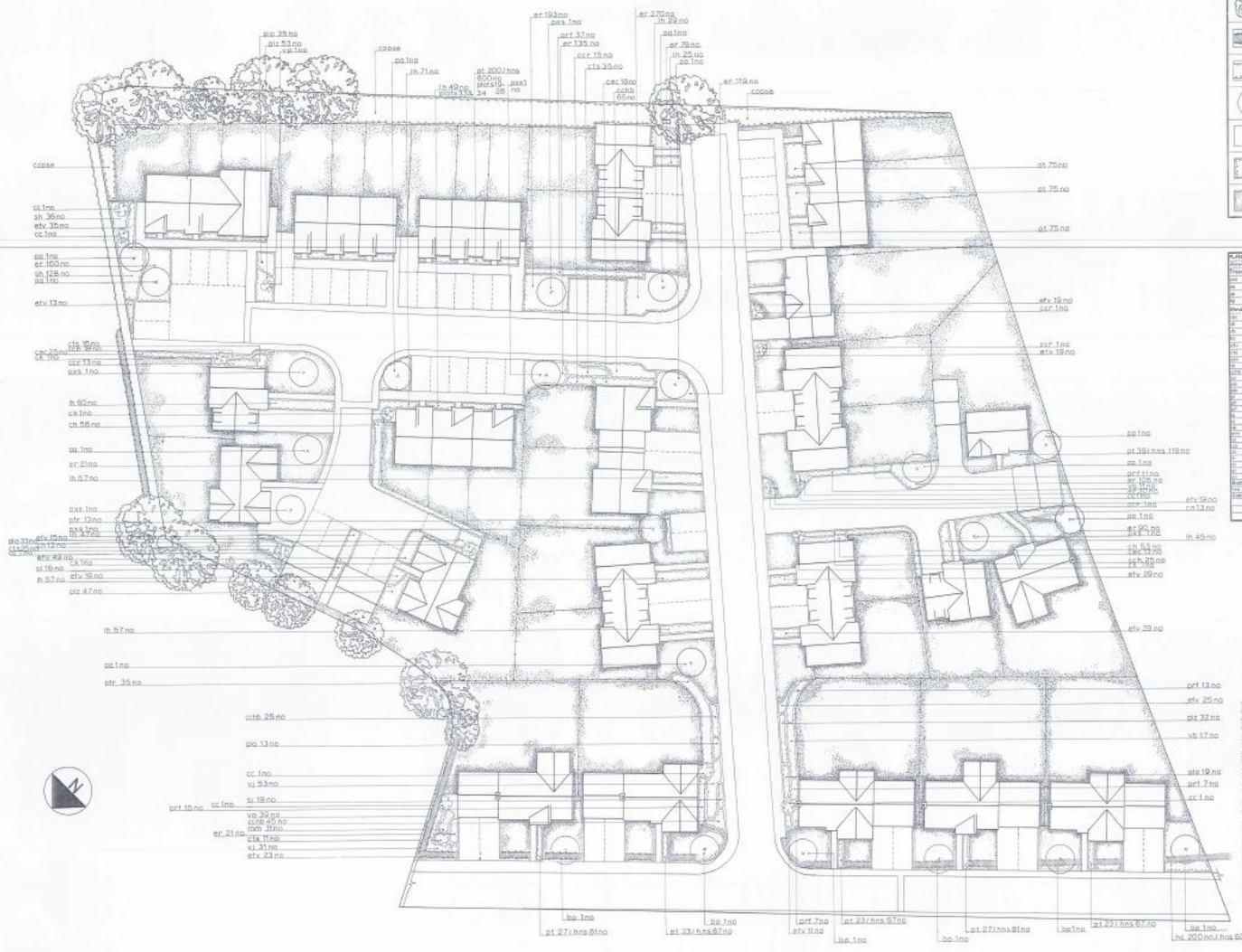
South-West Elevation
1:200

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Client	HMF (EA) LTD		
Project	Residential Development, Hill House Lane, Needham Market		
Title	Typical Street Elevations		
Project N°	4416 - 0400	Drawing N°	P02
Scale	1 : 200	@ A2	PLANNING
BS 1192 Part	BS 1192 Part	Status	SO
PC-Designer-0400			

Soft Landscaping Scheme

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Symbol	Description
	Planting Tree
	Planting Shrub
	Grass
	Planting Path
	Other

Plant Name	Quantity	Notes
Apple	10	10 x 100mm
Bush	20	20 x 100mm
Tree	5	5 x 100mm
Grass	1000	1000 x 100mm
Path	10	10 x 100mm
Other	5	5 x 100mm

Plant Name	Quantity	Notes
Apple	10	10 x 100mm
Bush	20	20 x 100mm
Tree	5	5 x 100mm
Grass	1000	1000 x 100mm
Path	10	10 x 100mm
Other	5	5 x 100mm

Scale: 1:500
Date: 1 May 2019
Author: [Name]



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