

# Public Document Pack



<b>COMMITTEE:</b>	<b>DEVELOPMENT CONTROL COMMITTEE A</b>
<b>DATE:</b>	<b>WEDNESDAY, 15 MARCH 2023 9.30 AM</b>
<b>VENUE:</b>	<b>FRINK ROOM (ELISABETH) - ENDEAVOUR HOUSE</b>

<b>Councillors</b>	
<u>Conservative and Independent Group</u> Matthew Hicks (Chair) Barry Humphreys MBE (Vice-Chair) Richard Meyer Timothy Passmore	<u>Green and Liberal Democrat Group</u> Rachel Eburne Sarah Mansel John Matthissen John Field

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 DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTRABLE OR NON REGISTRABLE INTERESTS BY MEMBERS**
  - 3 **DECLARATIONS OF LOBBYING**
  - 4 **DECLARATIONS OF PERSONAL SITE VISITS**
  - 5 **NA/22/19 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 15 FEBRUARY 2023** 7 - 14
  - 6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**
  - 7 **NA/22/20 SCHEDULE OF PLANNING APPLICATIONS** 15 - 16
- Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.*
- a **DC/20/05894 LAND SOUTH WEST OF, BEYTON ROAD, THURSTON, SUFFOLK** 17 - 66

- b        **DC/20/05126 LAND SOUTH OF, MILL LANE, STRADBROKE, 67 - 98  
SUFFOLK**
- c        **DC/22/04002 LAND AT LAWN PARK BUSINESS CENTRE, 99 - 132  
WARREN LANE, WOOLPIT, IP30 9RS**
- d        **DC/22/04581 CAR PARK, WINGFIELD BARNS, CHURCH ROAD, 133 - 140  
WINGFIELD, IP21 5RA**
- 8        **SITE INSPECTION**

**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, 12 April 2023 at 9.30 am.

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Claire Philpot on: 01473 296376 or Email: [Committees@baberghmidsuffolk.gov.uk](mailto: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.



**85 NA/22/17 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 18 JANUARY 2023**

85.1 The Governance Officer confirmed that paragraph 75.1 of the minutes had been corrected to include the representation from Councillor Mansel in respect of application number DC/22/04002.

**It was RESOLVED:**

**That the minutes of the meeting held on 18 January 2023 were confirmed and signed as a true record.**

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

86.1 None received.

**87 NA/22/18 SCHEDULE OF PLANNING APPLICATIONS**

87.1 In accordance with the Councils procedures for public speaking on planning applications, representations were made as follows:

Application Number	Representations From
DC/20/05895	Caroline Wolton (Bramford Parish Council) Nicholas Carter (Flowton Parish Council) James Rook (Somersham Parish Council) Samantha Main (Objector) John Cousins (Supporter) Simon Chamberlayne (Applicant) Councillor John Field (Ward Member)
DC/22/04021	Philip Freeman (Yaxley Parish Council) Jonathan Cooper (Applicant) Councillor David Burn (Ward Member)

**88 DC/20/05895 LAND TO THE SOUTH OF CHURCH FARM, SOMERSHAM IP8 4PN AND LAND TO THE EAST OF THE CHANNEL, BURSTALL IP8 4JL**

88.1 Item 7A

Application Proposal	DC/20/05895 Full Planning Application - Installation of renewable energy generating station, comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements including nature areas.
Site Location	Land to the South of Church Farm, Somersham, IP8 4PN

Applicant and Land to the East of The Channel, Burstall, IP8 4JL  
Bramford Green Limited

- 88.2 The Case Officer introduced the application to the Committee outlining the proposal before Members including the location of the site, the site constraints, the agricultural land classification of the site, the special landscape area plan, the cumulative impact assessment of the surrounding schemes, the existing public rights of way and access to the site, the proposed site plan including the battery storage area, the proposed ecology enhancement plan, the elevations and height of the panels, battery storage containers and control room buildings, the equivalent energy usage generated by the site, and highway safety issues including construction traffic.
- 88.3 The Case Officer and the Chief Planning Officer responded to questions from Members on issues including: the benefits of the proposal, the context of the decision made by Babergh District Council Planning Committee at their meeting on 08 February 2022 in relation to the decision being made today, the special landscape area and the landscape mitigation plan, the cumulative effect of the surrounding schemes, the reinstatement plan for the land following completion of the contract, the land within Mid Suffolk which is designated as special landscape area, the battery storage units including fire safety, the proposed S106 agreement, and suitable sites in the surrounding area.
- 88.4 Members considered the representation from Caroline Wolton who spoke on behalf of Bramford Parish Council.
- 88.5 Members considered the representation from Nicholas Carter who spoke on behalf of Flowton Parish Council.
- 88.6 Members considered the representation from James Rook who spoke on behalf of Somersham Parish Council.
- 88.7 The Somersham Parish Council representative responded to questions from Members regarding whether the site could be used for both solar energy generation and livestock farming.
- 88.8 Members considered the representation from Samantha Main who spoke as an Objector.
- 88.9 Members considered the representation from John Cousins who spoke as a Supporter.
- 88.10 The Supporter responded to questions from Members on issues including the viability of solar farms and the future agricultural use of the land.
- 88.11 Members considered the representation from Simon Chamberlayne who spoke as the Applicant.

- 88.12 The Applicant responded to questions from Members on issues including the reasons for the change to rotating panels from static panels and how this effects the efficiency of the panels.
- 88.13 Members considered the representation from Councillor John Field who spoke as the Ward Member.
- 88.14 A break was taken from 10:56am until 11:07am.
- 88.15 The Chief Planning Officer provided details to Members of the special landscape areas within the district, and updated Members on contents of the tabled papers and the legal advice obtained.
- 88.16 Members debated the application on issues including: concerns over tourism and food security, the landscape and visual impact of the proposal, the need for solar energy, the suitability of the site, the ecological benefit of the proposal, the battery storage plans, the assessment of the agricultural land, the cumulative impact of the application, and the loss of agricultural land.
- 88.17 Councillor Passmore MBE proposed that the application be refused.
- 88.18 Councillor Humphreys seconded the proposal.
- 88.19 A break was taken from 11:41am until 11:47am.
- 88.20 The Chief Planning Officer confirmed the following reasons for refusal which were agreed by the Proposer and Seconder:
1. The presence of the development on Best and Most Versatile agricultural land would unacceptably reduce the availability of this land for the optimum purposes of agriculture. The benefits of the development are not considered to outweigh this impact and the development plan expects that particular protection will be given to such Best and Most Versatile agricultural land. On this basis the proposal would be contrary to policy CL11 of the adopted MSLP and contrary to NPPF paras 158(b) and 174(b).
  2. The industrial and utilitarian appearance of the development would result in a significant change in the character of the site and be visually intrusive in appearance for the duration of the development. This change would have unacceptable adverse impacts upon visual character and amenities including for public rights of way users and the community and for the benefit of tourists. The development would neither protect nor enhance this valued landscape forming part of the designated Special Landscape Area here. On this basis the proposal would fail to safeguard the landscape quality of this part of the District contrary to policy CL2 of the adopted MSLP and compromising the landscape character and local distinctiveness of the site contrary to policy CS5 of the adopted CS. The proposal would be contrary to



the principles of the NPPF including paragraphs 174(a) and (b) and paragraph 158. The development would for these reasons not represent sustainable development under paragraph 11 of the NPPF for these reasons.

By a vote of 6 votes for and 1 against

**It was RESOLVED:**

**That the application be refused planning permission for the following reasons:**

- 1. The presence of the development on Best and Most Versatile agricultural land would unacceptably reduce the availability of this land for the optimum purposes of agriculture. The benefits of the development are not considered to outweigh this impact and the development plan expects that particular protection will be given to such Best and Most Versatile agricultural land. On this basis the proposal would be contrary to policy CL11 of the adopted MSLP and contrary to NPPF paras 158(b) and 174(b).**
  
- 2. The industrial and utilitarian appearance of the development would result in a significant change in the character of the site and be visually intrusive in appearance for the duration of the development. This change would have unacceptable adverse impacts upon visual character and amenities including for public rights of way users and the community and for the benefit of tourists. The development would neither protect nor enhance this valued landscape forming part of the designated Special Landscape Area here. On this basis the proposal would fail to safeguard the landscape quality of this part of the District contrary to policy CL2 of the adopted MSLP and compromising the landscape character and local distinctiveness of the site contrary to policy CS5 of the adopted CS. The proposal would be contrary to the principles of the NPPF including paragraphs 174(a) and (b) and paragraph 158. The development would for these reasons not represent sustainable development under paragraph 11 of the NPPF for these reasons.**

**89 DC/22/04021 LAND AT THE LEYS AND IVY FARM, MELLIS ROAD, YAXLEY, SUFFOLK, IP21 4BT**

89.1 Item 7B

Application	DC/22/04021
Proposal	Full Planning Application - Construction and operation of Synchronous Condensers with ancillary infrastructure, and associated works including access and landscaping.
Site Location	Land at The Leys and Ivy Farm, Mellis Road, Yaxley, Suffolk, IP21 4BT
Applicant	Conrad Energy Ltd

89.2 The case officer presented the application to the committee outlining the proposals before members including: the purpose and use of synchronised condensers, the location of the site, the site constraints, the proposed layout of the site, the proposed elevations of the various elements of the proposal, the landscape mitigation plan, the landscape designations and constraints in the area, the access to the site, and the officer recommendation of approval.

89.3 The Case Officer responded to questions from Members on issues including: the reason for the proposal being located at this site and the connection Yaxley substation, the noise assessment, landscaping, the planning history at the site, and whether any work had commenced at the site.

89.4 Members considered the representation from Philip Freeman who spoke on behalf of Yaxley Parish Council.

89.5 The Planning Lawyer responded to comments from the Parish Council Representative regarding their request to suspend the meeting, and advised Members that the correct legal procedures had been followed.

89.6 The Parish Council Representative responded to questions from Members regarding the recent Freedom of Information request submitted by them to Mid Suffolk District Council.

89.7 The Case Officer provided Members with further details regarding the noise assessment and comparison levels.

89.8 The Parish Council Representative responded to further questions from Members regarding the response from the flood consultant.

89.9 Members considered the representation from Jonathan Cooper who spoke as the Applicant.

89.10 The Applicant responded to questions from Members on issues including whether any alternative sites had been considered, when the contract with the landowner would commence, and whether the location had any impact on the effectiveness of the proposal.

- 89.11 The Case Officer responded to questions from Members regarding the potential flood issues and the attenuation basin.
- 89.12 The Applicant responded to further questions from Members regarding the potential noise issues.
- 89.13 Members considered the representation from Councillor David Burn who spoke as the Ward Member.
- 89.14 Members debated the application on issues including: the location of the site, and the need for renewable energy.
- 89.15 Councillor Humphreys MBE proposed that the application be approved as detailed in the officer recommendation.
- 89.16 Members continued to debate the application on issues including: the size of the building and the impact of the visual amenity of the area, and the adequacy of the noise conditions.
- 89.17 The Environmental Health Officer provided clarification to Members regarding the noise assessment and the conditions to be applied.
- 89.18 Councillor Meyer seconded the proposal.
- 89.19 Members debated the application further on issues including: the fact that the proposal is not located close to any residential areas, the lack of information, concerns over noise, and landscaping.

By a vote of 4 votes for and 4 votes against, leading to the Chairmans casting vote

**It was RESOLVED:-**

**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:**

- **Time limit**
- **Approved plans**
- **Temporary access – for construction only and reinstatement plan**
- **Construction management to include vehicle routing same as for Progress Power / Yaxley sub construction traffic**
- **Surface water drainage conditions.**
- **Wildlife sensitive lighting scheme to be agreed.**
- **Carry out in accordance with ecology mitigation recommendations**
- **Operational noise assessment**
- **Landscaping scheme**
- **Landscape management plan**
- **Archaeology**

**And the following informative notes as summarised and those as may be**

deemed necessary:

- Pro active working statement
- SCC Highways notes

**90 SITE INSPECTION**

The business of the meeting was concluded at 1.12 pm.

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Chair

# Agenda Item 7

## MID SUFFOLK DISTRICT COUNCIL

### DEVELOPMENT CONTROL COMMITTEE A

15 MARCH 2023

#### INDEX TO SCHEDULED ITEMS

<b><u>ITEM</u></b>	<b><u>REF. NO (and link to consultee comments)</u></b>	<b><u>SITE LOCATION</u></b>	<b><u>MEMBER/WARD</u></b>	<b><u>PRESENTING OFFICER</u></b>	<b><u>PAGE NO</u></b>
7A	<a href="#">DC/20/05894</a>	Land South West of, Beyton Road, Thurston, Suffolk	Councillor Auston Davies and Councillor Harry Richardson / Thurston	Vincent Pearce	
7B	<a href="#">DC/20/05126</a>	Land South of, Mill Lane, Stradbroke, Suffolk	Councillor Julie Flatman / Stradbroke and Laxfield	Bradly Heffer	
7C	<a href="#">DC/22/04002</a>	Land at Lawn Park Business Centre, Warren Lane, Woolpit, IP30 9RS	Councillor Helen Geake and Councillor Sarah Mansel / Elmswell and Woolpit	Daniel Cameron	
7D	<a href="#">DC/22/04581</a>	Car Park, Wingfield Barns, Church Road, Wingfield, IP21 5RA	Councillor Lavinia Hadingham / Fressingfield	Sian Bunbury	

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# Agenda Item 7a

## Committee Report

**Item No:** 7a

**Reference:** DC/20/05894

**Case Officer:** Vincent Pearce

**Ward:** Thurston.

**Ward Member/s:** Cllr Austin Davies & Harry Richardson

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## **RECOMMENDATION – APPROVE RESERVED MATTERS WITH CONDITIONS**

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### **Description of Development**

Submission of details (Reserved Matters) pursuant to Outline Planning Permission DC/19/03486. Layout, Scale, Appearance and Landscaping for the construction of up to 210 dwellings, public open space, play area, sustainable drainage features and associated infrastructure including foul sewerage pumping station.

### **JR Background**

In *R(Thurston Parish Council) v Mid Suffolk DC* [2022] EWCA Civ 1417, the Court of Appeal upheld as lawful the Council's decision to grant planning permission for up to 210 dwellings at land south-east of Beyton Road (DC/19/03486).

Where outline planning permission was granted, the decision to be taken by Members now relates to the reserved matters for the development approved; it is not possible to revisit the principle of development which is now settled.

### **Location**

Land south-west of Beyton Road, Thurston, Suffolk

**Expiry Date:** 31/08/2021 [extension of time agreed]

**Application Type:** RES - Reserved Matters

**Development Type:** Major Large Scale - Dwellings

**Applicant:** Bloor Homes & Sir George Agnew

**Agent:** n/a

**Parish:** Thurston

**Site Area:** 7.96ha [red line]

**Density of Development:**

Gross Density (Total Site): no of dwellings ÷ red line area = 26.4 dwellings per hectare

Net Density: no of dwellings ÷ net developable area (Red Line Site but excluding strategic open space and SuDs) [6.1226ha] = 34.3 dwellings per hectare  
Minus central green circus = 35.7dph

Net Density with distance to the middle of the road on frontage with proposed housing [excluding New Road frontage] road width = 6.8677ha = 30.6 dph

**Note: The percentage of site dedicated as undeveloped [open space/habitat/SuDS] = 23.4% [1.84ha] of the total area. [policy requirement = 10% open space] The extent of the developable area was set by the Council in the outline planning permission.**

**Details of Previous Committee / Resolutions and any member site visit:**

A report in respect of this RM submission recommending approval with conditions was tabled to be discussed at the meeting of 1 September 2021 [Committee B] but was withdrawn from the agenda at the request of the applicant with the Chair and Chief Planning Officers approval to allow matters identified by officers to be conditioned to be provided as part of the RM details before Members considered the submission. The return of the submission to Committee was then delayed until now by the need to await the outcome of the then ongoing Judicial Review.

**Has a Committee Call In request been received from a Council Member (Appendix 1):** No  
This is an automatic committee item.

**Has the application been subject to Pre-Application Advice:** Yes (Planning Performance Agreement PPA)







figure 3: Latest layout Plan 2023

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## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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The application is referred to committee for the following reason:

It is a “Major” application for a residential development of more than 15 dwellings and is therefore outside of the formal Scheme of Delegation to The Chief Planning Officer.

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## **PART TWO – POLICIES AND CONSULTATION SUMMARY**

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### **Summary of Policies**

NPPF - National Planning Policy Framework 2021

#### **Adopted Thurston Neighbourhood Plan: [October 2019]**

- Policy 1 Thurston Spatial Strategy
- Policy 2 Meeting Thurston’s Housing Needs
- Policy 4 Retaining and Enhancing Thurston Character Through Residential Design
- Policy 5 Community Facilities
- Policy 6 Key Movement Routes
- Policy 8 Parking Provision
- Policy 9 Landscaping and Environmental Features
- Policy 11 Provision for Wildlife in New Development
- Policy 12 Minimising Light Pollution.

#### **Core Strategy 2008:**

- CS05 - Mid Suffolk's Environment
- CS09 - Density and Mix

#### **Core Strategy Focused Review**

- FC1 - Presumption In Favour Of Sustainable Development
- FC1.1 - Mid Suffolk Approach To Delivering Sustainable Development

#### **Local Plan 1998:**

- GP01 - Design and layout of development
- H04- Proportion of Affordable Housing
- H02 - Housing development in towns
- H03 - Housing development in villages
- H13 - Design and layout of housing development
- H14 - A range of house types to meet different accommodation needs
- H15 - Development to reflect local characteristics
- H16 - Protecting existing residential amenity
- H17 - Keeping residential development away from pollution
- T09 - Parking Standards
- T10 - Highway Considerations in Development
- CL08 - Protecting wildlife habitats



## **Draft Joint Local Plan**

Part One [policies] currently attracts limited weight  
There is now no Part Two [allocations]

### **Other relevant considerations include**

**Adopted Parking Standards [refreshed 2019]  
National Design Guide 2019  
Building for a Healthy Life 2020  
NPPF 2021.**

## **Consultations and Representations**

Following extensive re-consultation in 2023 in respect of this application to afford parties a chance to review their position following the outcome of the JR process and an opportunity to consider the amendments secured during the JR period and after the proposal was last on an agenda back in 2021. Consultation and Representations from third parties have been received. These are summarised below.

### **A: Summary of Consultations**

**[Click here to view Consultee Comments online](#)**

#### **Parish Council**

##### **Thurston Parish Council**

**Thurston Parish Council re-consultation comments are expected imminently.**

**The author of this report spoke [phone] to Vicky Waples, the Clerk to Thurston Parish Council on 3 March 2023 [10.30hrs] and was kindly advised that the Parish Council discussed the latest details with Bloor at its Council meeting of 1 March 2023. Vicky reported that the Parish Council welcomed the further amendments and it is expected that the Parish Council will not be objecting subject to certain matters [that will be specified] being conditioned.**

**The Clerk confirmed that formal comments to that effect are expected to arrive shortly but it is likely to be after this Committee report has been completed such are the deadline involved.**

**The author of this Committee has checked with Vicky [email: 3 March 2023 @ 11.08hrs] that the wording above accurately describes the discussion and that it is acceptable to include it in this report as an advanced notice of the Parish Council's summarised position. Vicky agreed that it does [email dated 3 March 2023 @ 11.10hrs].**

Depending upon the date of receipt of those comments, an update will be provided via tabled papers before the Committee meeting or with a verbal summary at the Committee meeting on 15 March 2023.

#### **National Consultee (Appendix 4)**

**Network Rail [4 August 2021]** [no further comments received]

“After reviewing the associated information, I would like to inform you that Network Rail have no objections to the proposal.”

**Natural England [23 February 2023]**

Simply refers to its standing advice

**Historic England [13 February 2023]**

*“We do not wish to offer any comments”*

**Highways England 12 August 2021]** [no further comments received]

*“Offer no objection”*

#### **County Council Responses (Appendix 5)**

**Suffolk County Council – Highways [28 February 2023]**

*“Notice is hereby given that the County Council as Highway Authority make the following comments:*

*It is noted that the majority of our comments dated 17/08/21 (ref: SCC/CON/3546/21) have been addressed by the revised layout. However, the comment regarding cycle provision towards Fishwick Corner has not been addressed as the route narrows to a footpath along the western boundary of the site. It is recommended that this route is upgraded to accommodate cycles to encourage sustainable travel within the development and on the existing highway network.*

*Furthermore, as the proposed cycle route stops without a desirable alternative, it may result in improper use of the footpath.”*

#### **Officer comment**

**In an email dated 3 March 2023 Bloor confirmed it will extend the 3m cycleway/footpath as requested by SCC Highways and Thurston Parish Council.**

A drawing reference EA128-PD-800 was attached to that email showing an added section of cycleway. [see plan below: yellow section is an additional 3m link and the purple sections are the 3m cycleway/footpath already proposed. The added section will now provide a continuous 3m cycleway/footpath link from Fishwick Corner to Beyton Road.

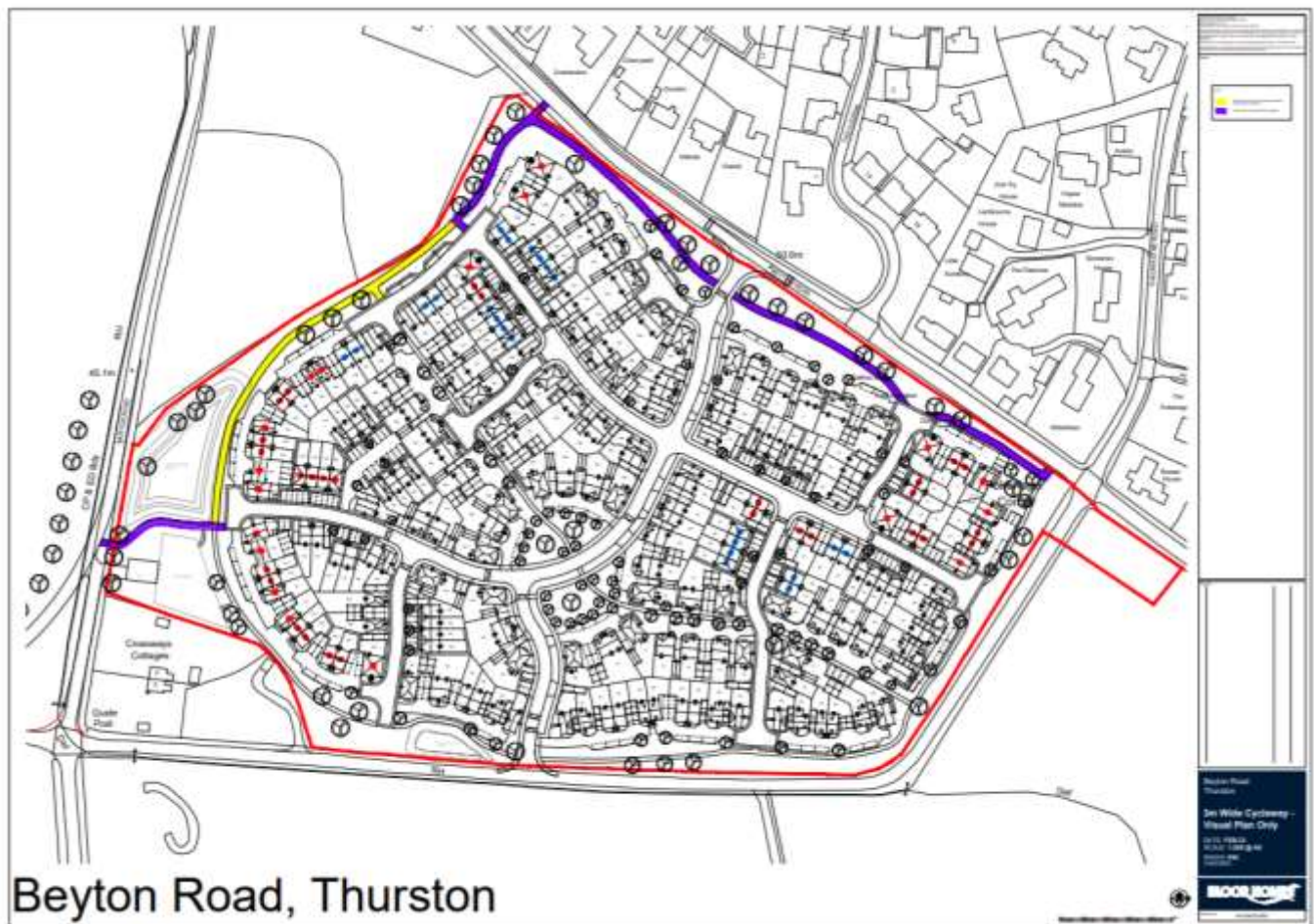


figure 3: Route of proposed 3m cycleway/footpath [purple and yellow]

**Suffolk County Council: Flood and Water [30 July 2021] [no further comments received]**

*“The following submitted documents have been reviewed and we recommend approval of this application.*

- *Flood Risk Assessment & Drainage Strategy Ref 1707-020 Rev E*
- *Planning layout Ref 19-2012-PL-02 Rev A*
- *Planning layout- 19-2012-PL-01*
- *Landscape and Ecology Management Plan dated Sept 2020*
- *Engineering Layout sheets 1 to 8 Ref PA590-EN 002C, 003B, 004C, 005B, 006C, 007C, 008C, & 009B”*

**Suffolk County Council: Archaeology [10 January 2020] [no further comments received]**

This is a large site 7.8ha that has not been subject to archaeological investigation, in an area of archaeological potential recorded on the County Historic Environment Record, in close proximity to a Roman Road (RGH 017) and in a general landscape of later prehistoric activity. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist. There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 199), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.



figure 4: **Aerial 2021 showing trial trenching marks [archaeological investigation]**

**Development Contributions [12 August 2021] [no further comments received]**

There is a planning obligation dated 22 December 2020 attached to the outline permission under reference DC/19/03486. I have no comments to make but various colleagues will deal with relevant service matters such as highways, floods planning, fire service, and archaeology.

**Fire & Rescue [19 January 2021] [no further comments received]**

Noted that submission of relevant details had been secured under condition 27 attached to the outline planning permission and would therefore subsequently be dealt with via an appropriate discharge of condition submission.

## **Internal Consultee Responses**

### **Place Services – Landscape [12 August 2021] [no further comments received]**

Having reviewed the updated Site Landscaping, Hard surfaces and Boundary Treatment plans and further to our letter dated 18/10/2021 we welcome the amendments made. Two matters still require further consideration.

1) We believe the use of hoggin as a surface material for the path which runs through the centre of the site and runs between private plots and the highway is inappropriate. The surface layer is easily transferred under foot or wheel, especially when wet. We would therefore advise a resin bound aggregate or similar is used as an alternative.

2) Shrub planting has now been provided to the edge of the infiltration basin, which has a side slope ratio of 1:4, therefore we would advise that the knee rail is removed.

#### **Officer comment:**

**These remaining residual matters can be resolved by condition**

### **Strategic Housing [13 August 2021] [no further comments received]**

*“Based on 210 dwellings, this development triggers an affordable housing contribution under current local policy of 35% of total dwellings = 73 affordable dwellings.*

*The associated s106 on the outline application details the affordable housing mix and the plan that accompanies this application shows 73 units although provides no detail of type, bedroom numbers etc*

*The mix was agreed with the applicant and should therefore concord with the affordable housing scheme in the s106.*

*The layout is acceptable.*

*With reference to the open market housing the mix provided shows a large number of 3 and 4 bedroom homes – 115 units in total compared with a much smaller number of 2 bedroom homes – 22 units*

*There is growing evidence that housebuilders need to address the demand from older people who are looking to downsize or right size and want to remain in their local communities.*

*There is a strong need for homes more suited to the over 55 age bracket within the district and supply of single storey dwellings or 1.5 storeys has been very limited over the last 10 years in the locality.*

*The Thurston Neighbourhood Plan Policy 2 states that - all housing proposals of five or more units must reflect the need across all tenures for smaller units specifically designed to address the need of older people (for downsizing) and younger people (first time buyers).*



**Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years**

Size of home required	Current size profile	Size profile 2036	Change required	% of change
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or + bedrooms	12,208	14,303	2,096	29.2%
<b>Total</b>	<b>32,502</b>	<b>39,688</b>	<b>7,186</b>	<b>100.0%</b>

*For the above reasons, we recommend a decrease in 3 and 4 bedroom homes and an increase in 2 bedroom homes and the inclusion of some bungalows would be welcomed. This would provide a broad range of homes to meet a wide ranging housing need.*

*Requirements for affordable homes:*

- *Properties must be built to the Housing Standards Technical guidance March 2015.*
- *S106 affordable dwellings should be delivered grant free.*
- *The council is granted 100% nomination rights to all the affordable units on first lets and minimum of 100% of relets in perpetuity.*
- *The affordable units to be constructed 'tenure blind'*
- *All flats must be in separate blocks and capable of freehold transfer to an RP. The flatted blocks must provide bicycle storage and bin store areas.*
- *Adequate parking provision is made for the affordable housing units and cycle storage/sheds."*

**Heritage [19 January 2021]** [no further comments received]

At Outline Stage, the Heritage Team identified a low to medium level of less than substantial harm to Crossways Cottages, which was identified as a non-designated heritage asset, due to erosion of its rural setting. Given that Outline Approval has been given, I raise no further concerns at this stage. The development leaves a reasonable undeveloped buffer around Crossways Cottages, particularly adjacent to the road to the west, from where Crossways Cottages is most publicly visible. The proposed pumping station may be the most notable intrusion into this particular part of Crossway Cottages' setting, but as this appears to be a fairly low level structure, I consider that its impact would be minimal. Otherwise, the heights, designs and materials of those dwellings closest to Crossways Cottages would also be reasonable and roughly what would have been expected. Consequently, I consider that the level of harm would be at the lower end of that previously identified. Furthermore, I do not consider that further amendments or information at this stage, or conditions, could discernibly lower the harm further, and thus are not considered to be warranted.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, as per para.197 of the NPPF, as well as the policies in the Local Plan.

[update 12 August 2021 - no further comment to make]

### **Ecology [16 August 2021] [no further comments received]**

We have reassessed the Preliminary Ecological Appraisal (Southern Ecological Solutions Ltd, July 2018) and the Phase 2 Ecology Survey (Southern Ecological Solutions Ltd, Southern Ecological Solutions Ltd 2019), provided by the applicant at outline stage, relating to the likely impacts of development on designated sites, Protected & Priority species/habitats.

In addition, we have reviewed the Site Landscaping Plans and a Landscape and Ecological Management Plan undertaken by Bloor Homes Ltd (September 2020).

It is highlighted that we are generally satisfied with the submitted plant specifications and soft landscaping measures. However, we do recommend that a minor alteration to the proposed native hedgerow mix should be incorporated for the proposed site. As a result, Place Services Ecology have corresponded within our Landscape Team and agree that the Native Species Hedgerow should be amended to the following mix and percentages:

- 60% Hawthorn (*Crataegus monogyna*)
- 20% Field maple (*Acer campestre*)
- 10% Hazel (*Corylus Avellana*)
- 5% Hornbeam (*Prunus avium*)
- 5% Dogwood (*Cornus sanguinea*)

This hedgerow mix will be suitable for the local variation of species and will provide nesting opportunities for nesting and foraging bird species. However, we also note that an alternative native hedgerow mix has been proposed for the mediation landscaping and highway layout. Therefore, it is highlighted that we approve of this mixture, but recommend the remove of *Malus sylvestris* from the mixture if the hedge is to be low-lying.

In terms of the Landscape and Ecological Management Plan, it is indicated that we approve of the proposed management and aftercare measures for the soft landscape measures. However, we note that the Landscape and Ecological Management Plan contains no details on the proposed reasonable biodiversity enhancement measures, as outlined within the Phase 2 Ecology Survey (Southern Ecological Solutions Ltd, Southern Ecological Solutions Ltd 2019). Therefore, to ensure compliance with conditions 24 and 32 of the outline consent, it is recommended that following further details on reasonable biodiversity enhancements should be finalised for this application prior to determination:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

This should demonstrate the heights and orientations of the proposed bird or bat boxes and should also include the indicative locations of where the hedgehog highways (13x13cm holes at the base of fencing) will be installed and delivered throughout the site.

**Public Realm [24 February 2023]**

*“Having looked at the latest documents together with previous plans and previous Public Realm comments, Public Realm Officers have no comment to make aside from their observation that following their comment on 12th August 2021 regarding the invasive nature of Typha angustifolia they note that this has now been removed from the planting schedule.”*

**Land Contamination [10 August 2021] [no further comment received]**

No objection.

**Environmental Health – Noise/Odour/Light/Smoke [4 August 2021]**

The working hours proposed within in the document are outside of those that are acceptable to MSDC. Please ask the applicant to amend these to

Mon-Fri 0800-1800,

Sat 0900-1300.

No work on Sundays or bank/public holidays.

**Officer comment**

**This can be controlled by condition within the Construction Method Statement**

**Environmental Health – Sustainability 12 January 2021 [no further comment received]**

*“I have viewed the applicant’s documents, in particular the energy strategy, The indication that a fabric first response is important as to be welcomed. There is no detail on the provision of electric vehicle charging. I have no objection and if the planning department decided to set conditions on the application.”*

**Officer comment**

**Members are advised that since this comment was received the package pf green measures being proposed by Bloor has been expanded significantly, as will be explained in the main body of this report under the heading ‘Sustainability’. 100% ev capability is now offered along with significant improvements to alternative energy/heating sources.**

**Waste Services [2 February 2023]**

No objection subject to conditions.

**Other**

**West Suffolk Council [19 January 2021]**

“West Suffolk Council has no comments to make.”

**Anglian Water [24 February 2023]**

*“ Foul Water: We have reviewed the applicant’s submitted drainage strategy 1707\_020\_ST003h and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.”*

## **B: Representations**

**At the time of writing this report the latest re-consultation has prompted four responses [objections] from 2 addresses. [these can be viewed online in the usual way]**

**These do not raise any new material planning objection to those identified below**

At the time of the previous report at least 20 letters/emails/online comments had been received. It is the officer opinion that this represents 20 objections.

Grounds of objection are summarised below:

Contrary to Thurston Neighbourhood Plan

Lack of infrastructure – schools, GPs, paths etc

Increased traffic

Extent of affordable housing already being delivered in Thurston

Existing electrical supply issues in Beyton Road area will be made worse

Poor lighting

Development will cause light pollution

Excessive development

Traffic

Highway safety

Drainage

Loss of open space

Loss of outlook

Boundary issues

Wildlife impacts

Landscape character

Out of character

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

## **PLANNING HISTORY**

**REF:** DC/19/03486

Outline Planning Application (some matters reserved - access to be considered ) - Erection of up to 210 dwellings, means of access, open space and associated infrastructure, including junction improvements (with all

**DECISION:**

GRANTED

23.12.2020

proposed development located within Mid Suffolk District, with the exception of proposed improvements to Fishwick Corner being within West Suffolk).

Court of Appeal determined the permission was lawful and that it stands following Judicial Review prompted by a legal challenge in the High Court by Thurston Parish Council.

**REF:** DC/19/05180

[Other Districts Development –Planning Application \(means of access to be considered\) – \(i\) proposed improvement to Fishwick Corner in West Suffolk Council and \(ii\) 210no. dwellings means of access, open space and associated infrastructure, including junction improvements with all proposed development located within Mid Suffolk District Council.](#)

**DECISION:**

[GRANTED by WSDC](#)

29.01.2020

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## **PART THREE – ASSESSMENT OF APPLICATION**

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### **1.0 The Site and Surroundings**

- 1.1. The site comprises relatively flat agricultural land situated to the south-west of Beyton Road, on the southern fringe of Thurston. The site is currently accessed via Beyton Road which serves dwellings on its northern side.
- 1.2. There are areas of woodland located directly to the north/north-west and south of the site, both of which are outside the site boundary.
- 1.3. The site is located within Flood Zone 1. [fluvial]
- 1.4. There are few constraints on the site as it does not lie within a Conservation Area or Special Landscape Area and there are no listed buildings within the site area.
- 1.5. The site is not considered to be particularly sensitive in landscape terms and is a relatively contained site in visual terms.
- 1.6. The application site comprises 7.96 hectares.

### **2.0 The Proposal**

- 2.1. The application seeks approval of Reserved Matters comprising:

layout,  
appearance,  
scale and  
landscaping

...associated with outline permission DC/19/03486 issued in December 2020.

- 2.2 It should be noted that since this application appeared on the agenda in 1 September 2021 [but not discussed as it was withdrawn from the agenda prior to the meeting] the following important amendments have been made in response to comments made at the time, including a number from Thurston Parish Council:
  - Black boarding has been removed from elevations

- Number of two storey + attic accommodation units have been reduced from 10 to 6.
- A 3m wide cycleway/footpath has been included linking the Site's Beyton Road frontage to Fishwick Corner along the west side of the development
- Sustainability package has been significantly enhanced
- 100% ev charging now included
- Invasive Bullrushes removed from planting scheme at request of Public Ream
- Reduction to dormer proportions
- Some House type changes

2.3 At the time of outline permission being granted access was approved. A package of highway works/improvements was also agreed. Access is therefore not considered further in this report, save for noting that the submitted reserved matters detail is consistent with it. A signed s106 agreement associated with DC/19/03486 was executed in December 2020 binding the developer to requirements including affordable housing provision, open space management, car club commitment, electric vehicle charging (one point within the site and financial contribution), Thurston Station Platform Design Study contribution, Farmland Bird Mitigation Strategy and financial contributions towards highway improvement works, primary school and travel plan evaluation.

2.4. As is required by condition 4 of the outline consent, the proposed development subject of the reserved matters application generally accords with the details in the illustrative masterplan 19-2012-SL101J, Design and Access Statement (Boyer June 2019) and Design Statement (Boyer November 2019) submitted in support of the outline application.

2.5. Key aspects of the site layout/design are as follows: (bracketed letters refer to the respective features shown on the masterplan provided below)

- 210 dwellings, including 73 affordable dwellings pepper potted across the development;
- Higher density development within the core of the layout with reduced densities on the periphery. Overall density at the low end of the scale for modern estate development.
- Predominantly two storey scale, on the development's eastern and southern edges; a mix of bungalows [no.7] and two-storey houses [no.10] along Beyton Road frontage; a mix of single [no.3], two and two+attic [no.2] units on the western/north-western edge and two storey dwellings within the heart of the scheme.
- Green linear corridors (A) linking multi-functional green spaces (10), including a central open space (B).
- Peripheral green buffer including retained trees and hedging (C);
- Swale feature within the peripheral green buffer (D);
- Dwellings fronting green spaces;
- Infiltration basin to the southwestern edge of the site (E);
- Play area to the southwestern corner of the site (F);
- Two vehicle access points: Beyton Road (primary) (G); Mount Road (H) (secondary) as per those approved at outline stage;
- Street hierarchy comprising primary spine road (I) and secondary and tertiary streets;



- Four character areas, comprising 'Thurston Grove', 'Crossways Green', 'Mill View' and 'Crossways Internal';
- Hard surfacing comprises a mix of tarmac, block paving (Brindle and Burnt Oak) and rolled hoggin;
- Peripheral pedestrian and cycle path (J), footpaths along both sides of majority of internal streets.
- Foul water pumping station is proposed to the southwestern corner of the site (K).




- |                            |                                     |   |
|----------------------------|-------------------------------------|---|
| <b>A</b> green corridor    | <b>G</b> main vehicular access      |  'village green' frontage    |
| <b>B</b> central green     | <b>H</b> secondary vehicular access |  'central crescent' frontage |
| <b>C</b> green buffer      | <b>I</b> spine road                 |   |
| <b>D</b> swales            | <b>J</b> 3m cycleway                |   |
| <b>E</b> attenuation basin | <b>K</b> pumping station            |   |
| <b>F</b> play-area         |                                     |   |

figure 5: The location of elements described in paragraph 2.5 above



### **3.0 The Principle of Development**

- 3.1. The principle of a development comprising up to 21 dwellings and associated access, has been established by grant of outline planning permission DC/19/03486. The key test is whether the proposed layout, scale, appearance and landscaping respond appropriately to the character and amenity of the area, having regard to relevant guiding development plan policies, including the adopted Thurston Neighbourhood Development Plan (TNP). A key further consideration is the performance of the application against the National Design Guide (NDG).
- 3.2 It should be noted that condition 4 as attached to the outline planning permission prescribed the form of any expected Reserved Matters layout on the basis that the illustrative layout presented to Committee at the time of determination was considered to achieve a high-quality urban design and therefore it should underpin future full details.
- 3.3 This approach, whereby the quality of a layout is established at outline stage by reference to the need to adhere to the principles in an acceptable illustrative layout drawing, is entirely consistent with the spirit of the NPPF 2021 at paragraph 135 which states:

*“Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”*

### **4.0 Scale, Layout, Appearance, mix and parking**

- 4.1. The development comprises 210 dwellings.
- 4.2 It therefore specifically complies with condition 7 of that permission which states:

*“ The development hereby permitted shall not exceed 210 dwellings”*
- 4.3. The predominant two storey scale of development is acceptable, consistent with many of the houses closest to the site on the northern side of Beyton Road. The height transition between the existing body of the village, north of Beyton Road, and the subject development is appropriate, noting the inclusion of bungalows along much of the application site’s Beyton Road frontage. This moderated height transition is a deliberate design response, intended to provide a graduated change that will ensure new development is seen as a sympathetic foil to that on the other side of the road.
- 4.4. Some expressions of concern had been expressed at the inclusion of 2 storey + attic units [3 storeys of residential accommodation with the topmost level provided within the roof] When the application was last considered back in September 2020 it was proposed to include 10 such dwellings. In the intervening period officers have worked with the applicant to reduce that number to six. (a 40% reduction). These now occupy positions mid-way

along rows of two storey houses where the mass is easily absorbed into the composition by creating a central focal point.



figure 6: **Typical composition containing semi-detached pair of two storey + attic units**

- 4.5 Entry points into the development are emphasised with a carefully considered composition of building forms designed to create a sense of arrival.



figure 7: **Typical composition at entry point**



figure 8: **The central crescent with green corridor running through the centre**

- 4.6. As noted above, the layout generally accords with that considered and approved at the outline consent stage, compliant with condition 4 of the outline consent. The street hierarchy is clear, there is a mix of open spaces and a complementary variety of building types and sizes. The layout/design have continued to evolve during the lifetime of the application, including further changes in early 2023. This collaborative process is one promoted and encouraged at paragraph 132 of the NPPF. Design quality is clearly central

to the place making endeavours of the developer and they are to be commended in this regard.

- 4.7. The proposed internal street hierarchy and layout is supported by the Highways Authority. The Authority notes issues with some visibility splays at internal junctions and these can be resolved by planning condition. Likewise, minor design changes are required in order to comply with design standards, as well as the Department for Transport Local Transport Note 1/20 (LTN1/20) in respect to the provision of shared footways, and these too can be addressed by planning conditions. The level of provision and layout of the on-site vehicle and cycle parking, for dwellings and visitors, is generally compliant with the Suffolk Parking Standards 2019, responding positively to TNP Policy 8 Parking Provision.
- 4.8. The developer has considered very carefully the overall aesthetic, with particular attention being paid to ensuring attractive places and buildings are delivered. The design approach sees the adoption of four distinct character areas. The character areas, as explained in the Design and Access Statement, use distinctive patterns of building setbacks, frontages, architectural treatments, materials, and inter-relationship between public and private spaces to help the dwellings sit within their surroundings and create legibility across the site to assist in way finding.
- 4.9. The Design and Access Statement and update go into some detail describing the typical development patterns of each character area, which are informed by a local character appraisal. This 'character area' approach creates a positive, coherent identity, one that offers visual interest and a quality townscape. Although each area varies in architectural treatment, the Design and Access Statement demonstrates that they all draw upon the architectural precedents prevalent in the village, contributing to the features which positively define Thurston's character, a key design requirement of TNP Policy 4A. The Parish Council considers the development to be more akin to an urban town centre development. Officers disagree.
- 4.10. TNP Policy 4B sets out residential design criteria that new development is encouraged to achieve. The development proposal responds well to the stated criteria, noting:
- The layout incorporates short winding streets/closes, offering an appropriate level of development 'intimacy';
  - The development does not result in the loss of any historic buildings nor harms any designated or non-designated heritage assets;
  - The site is not overdeveloped, there is an absence of indicators suggesting development 'cramming';
  - Refuse storage is largely out of sight;
  - Active travel modes are central to the development, with an extensive walking and cycling network integral to the development layout; and
  - A soft feel to the external site periphery is achieved through the peripheral green buffer.
- 4.11. Boundary treatments visible in the public domain have the potential to make or break townscape quality. The external perimeter of the site features a low, 0.45m timber knee

rail fence. There is very limited fencing to the frontages of the internal streets, largely confined to only red brick walls used in locations where boundary demarcation is necessary, like return frontages. Critically, 1.8m high timber fencing is limited to the demarcation of private common boundaries, and therefore not visible from the internal streets. The proposed boundary treatments complement, rather than detract from, the local character.

- 4.12 Overall there is a pleasing mix of forms and designs that incorporate interesting architectural details and will provide a good quality streetscene.
- 4.13 Materials chosen include those from the Traditional Suffolk Palette [clay plain tiles , soft red clay stock bricks and high quality artificial slates]. This is welcomed.
- 4.14 Many of the house types whist not slavishly pastiche will contain sufficient references and underlying form to create a character, particularly when composed together in continuous frontage to ensure they sit sympathetically on the edge of the development adjacent to the countryside.



figures 9: **Continuous built-form and central entry point: ‘Village Green’ character area**

- 4.15 Nearer to Beyton Road the character of the development becomes more urban/suburban as you would expect at what is a new interface between existing and new developments.



In and of themselves the recent developments on the north side of Beyton Road do not



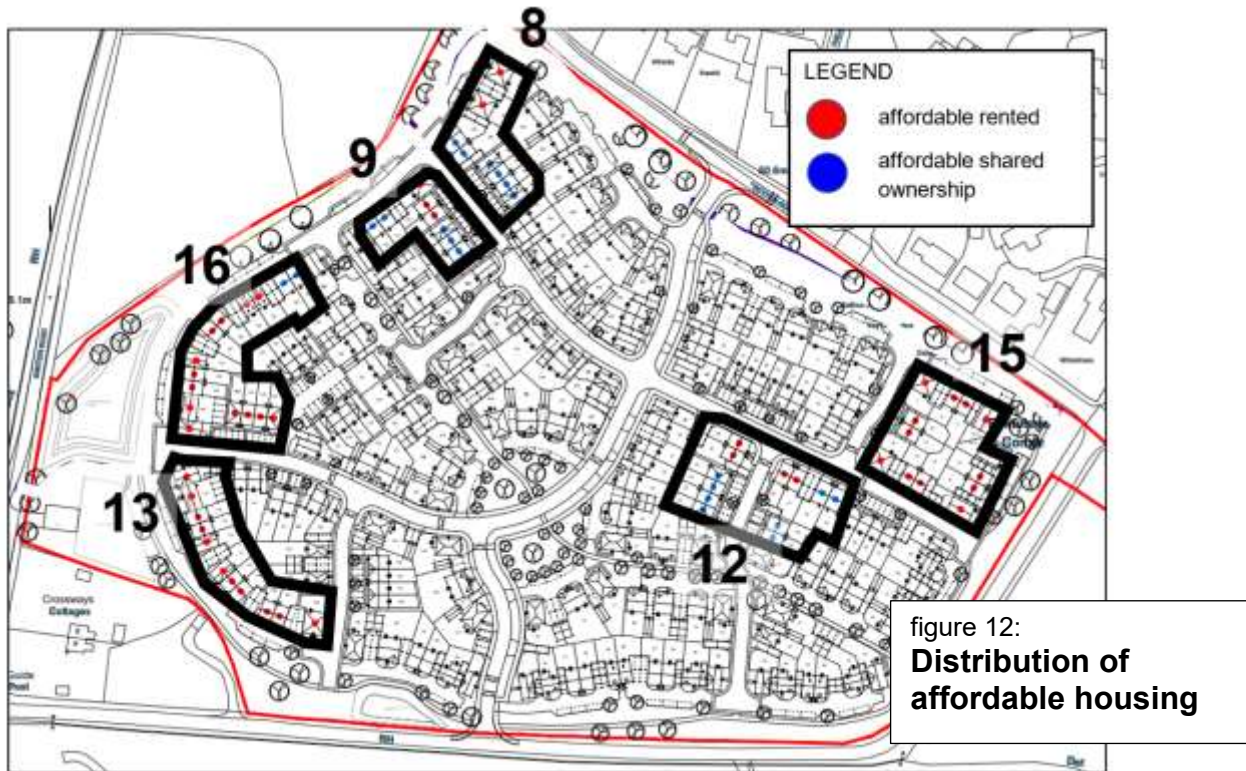
figure 10: **Part of the proposed Beyton Road frontage area**

4.16 As Members of the Committee have become accustomed care has been taken to ensure that corner turning units within the layout present interesting fully elevated facades to both road fronts in order to create good quality townscape and provide additional opportunity for passive surveillance. [particularly where dwellings adjoin open space or purpose design pedestrian friendly route].



figures 11: **Examples of corner turning unit within the development**

- 4.17 The proposed distribution of affordable housing across the site is acceptable to the Council's Strategic Housing team and is pepper-potted in six distinct clusters that are generally below 15 dwellings with one at 15 and another at 16)
- 4.18 The appearance of the affordable units is tenure blind in appearance and in many cases occupies the most attractive parts of the site.
- 4.19 The plan below shows the location of the 73 affordable units being delivered by this development, the majority of which are located in the most well-connected parts of the site overlooking either established woodland or the new village green where play facilities are to be provided. They are also highly connected



- 4.20 All units will be NDSS [Nationally Described Space Standards] compliant and 44 will meet Part M 4(2).
- 4.21 The proposed mix and size of units is described in the table that follows. But in summary the mix is as follows:

**OPEN MARKET**

- 46 x 2 bed
- 53 x 3 bed
- 38 x 4 bed

**AFFORDABLE RENTED**

- 12 x 1 bed
- 34 x 2 bed

5 x 3 bed

**AFFORDABLE SHARED OWNERSHIP**

12 x 2 bed

10 x 3 bed

**TOTAL**

12 x 1 bed } 49.5%  
 92 x 2 bed }  
 68 x 3 bed } 32.4%  
 38 x 4 bed } 18%

Code	Name	House Type	Variant	Storey	No. Beds	Compliance	sqft	sqm	No.	Total sqft
<b>Private</b>										
DEK	Dekker	2 bed house	semi / ter	2	2	NDSS	766	71.2	16	12256
BAC	Bacton	2 bed house	semi	2	2	NDSS	919	85.4	22	20218
GOD	Godden	2 bed house	semi	2	2	NDSS	924	85.9	8	7392
									<b>46</b>	
TAN	Tanner	3 bed house	semi / ter	2	3	NDSS	939	87.3	7	6573
LAW	Lawrence	3 bed house	det / semi	2	3	NDSS	940	87.4	15	14100
HUX	Huxley	3 bed house	det	2	3	NDSS	963	89.5	4	3852
FOR	Forbes	3 bed house	semi	2.5	3	NDSS	1050	97.6	4	4200
BOO	Booker	3 bed bungalow	det	1	3	NDSS	1110	103.2	5	5550
HUR	Hurston	3 bed house		2	3	NDSS	1241	115.3	10	12410
WIN	Winterson	3 bed house		2	3	NDSS	1311	121.8	8	10488
									<b>53</b>	
BUT	Butler	4 bed house	corner	2	4	NDSS	1310	121.7	22	28820
GWY	Gwynn	4 bed house		2	4	NDSS	1410	131.0	3	4230
HAW	Hawkins	4 bed house		2	4	NDSS	1498	139.2	5	7490
PLO	Plomer	4 bed house		2	4	NDSS	1553	144.3	8	12424
									<b>38</b>	
<b>TOTAL PRIVATE</b>									<b>137</b>	<b>150003</b>
<b>Affordable</b>										
<b>Rent</b>										
SYM	Symons GF	1 bed flat	GF	2	1	NDSS	546	50.7	5	2730
SYM	Symons FF	1 bed flat	FF	2	1	NDSS	658	61.2	5	3290
BRIDGE	Bridge	1 bed bridge unit	FF	2	1	NDSS	681	63.3	2	1362
TESS	Tessmond	2 bed bungalow	bungalow	1	2	NDSS	760	70.6	6	4560
SAN	Sansom	2 Bed house		2	2	NDSS	850	79.0	28	23800
SUT	Sutherland	3 Bed house		2	3	NDSS	1001	93.0	3	3003
LAN	Landor	3 Bed house		2.5	3	NDSS	1225	113.8	2	2450
<b>Total Rent</b>									<b>51</b>	
<b>Shared</b>										
SAV	Savage	2 Bed house		2	2	NDSS	850	79.0	12	10200
SAS	Sassoon	3 Bed house		2	3	NDSS	1001	93.0	10	10010
<b>Total Shared</b>									<b>22</b>	
<b>TOTAL AFFORDABLE</b>									<b>73</b>	<b>61405</b>
<b>TOTAL</b>									<b>210</b>	<b>211408</b>

figure 13: Proposed size and mix of dwellings

4.22 This mix is consistent with ATNP2019 Policy 2B Meeting Thurston/s Housing Needs which states:



*“B. Within the context of Thurston’s needs, all housing proposals of five or more units must reflect the need across all tenures for smaller units specifically designed to address the need of older people (for downsizing) and younger people (first-time buyers).”*

- 4.23 At 49.5% smaller units make up the majority of units and therefore will support down-sizers and first-time buyers and the bungalows within the development will be especially attractive to older occupiers and/or those wishing to have no stairs to negotiate.
- 4.24 Medium size units [3 bed] make up the next largest category but these are well below the overall proportion of smaller units.
- 4.25 Bloor Homes is to be credited for deciding to include a low proportion of larger units within this development [4 bed] to reflect the need identified in the Neighbourhood Plan.
- 4.26 Members will be pleased to note that the majority of the affordable dwellings are located in the most well-connected parts of the site and overlook either established woodland or the new village green where play facilities are to be provided.
- 4.27 Members will be pleased to note the inclusion of 11 bungalows within this development.



figure 14: **Storey heights**



4.28. Paragraph 134 of the NPPF states that development which is not well designed should be refused, particularly where it fails to reflect government guidance on design, including the National Design Guide January 2021 (NDG) – refer footnote 52. In other words, development should conform with the NDG.

4.29. The assessment outlined in this report demonstrates that the proposal responds positively to the ten characteristics contained in the NDG, which ‘all contribute towards the cross-cutting themes for good design set out in the NPPF’. In short, the development: (NDG characteristics bolded)

- Relates well to the site and responds positively to the wider **context**;
- Does not compromise the valued historic setting of the village;
- Results in a well-designed, high quality and attractive place;
- Through the adoption of distinct character areas, creates appropriate local character and **identity**;
- Offers an appropriate level of **built form** ‘compactness’ and building intimacy;
- Provides a well-connected network of transport routes, for vehicles, cyclists and pedestrians, providing ease of **movement** through the development;
- Promotes active travel;
- Is underpinned by an extensive network of green corridors and open spaces
- Features community infrastructure enhancing social connections and recreational values;
- Offers biodiversity enhancements, enhancing **nature**;
- Incorporates well-located, high quality and attractive shared amenity areas;
- Provides safe **public spaces** that promote social connection;
- Comprises a mix of market and affordable dwellings, of varying type and size, providing mixed and integrated **uses**;
- Features sustainable, healthy **homes and buildings**;
- Adopt construction materials that are **resources** efficient;
- Feature buildings that are designed to last – **lifespan**.

4.30. Great care has been given to ensuring that parking provision meets the Council’s standards, which it does. Triplex parking has largely removed over the time the application has been in abeyance and there is adequate visitor parking.

4.32. The plan that follows shows the latest parking plan.

Key:

-  Garages allocated as a parking space - 38 No.
-  Garages not allocated as a parking space - 28 No.
-  Allocated parking - 422 No.
-  Carports (included within allocated parking)
-  Visitor parking - 53 No.
-  Car club parking - 2 No.
-  Cycle storage - 3 m<sup>2</sup> for 2 bicycles
-  Cycle shed - 3 m<sup>2</sup> for 2 bicycles
-  Communal electric vehicle charging point
-  Electric vehicle charging point
-  Broxap wardale cycle shelter - 4 cycles (2.14m x 2m)

Page 42



figure 14: **Parking plan**

## **5.0 Landscaping**

- 5.1. Policy 1C(c) of the TNP requires new housing proposals to be delivered with 'high quality natural landscaping' in order to retain the rural character and physical structure of Thurston.
- 5.2. The main place making design principle that is adopted in the development is that of green design. A network of green corridors set within generous green edges provide for a particularly verdant character response. As noted in the Design and Access Statement, landscape is at the development's heart. This design philosophy demands a high quality natural landscaping response, in accordance with TNP Policy 1C.
- 5.3. Paragraph 131 of the NPPF[2021] states that planning decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments and that existing trees are retained wherever possible. The proposal responds favourably to all of these requirements. As noted above the development is based on a landscape structure comprising green linear corridors, complemented by a peripheral green buffer. Tree planting is evident throughout the development, with existing trees retained wherever possible on the site's fringe and new trees proposed in all green spaces and along most internal streets. The outcome is a landscape response that is sympathetic and complementary to local landscape character.
- 5.4. TNP Policy 9 states that development which abuts open countryside must not create a hard edge. The policy states that retention and planting of trees, hedges and vegetation is encouraged to soften the impact of the development. The proposed peripheral green buffer achieves exactly this requirement, a soft permeable landscape edge that transitions respectfully to the open countryside beyond. This is achieved through hedgerow and tree retention, the introduction of extensive tree plantings and generous open space corridors unencumbered by built form. The proposal very purposefully avoids a hard edge character outcome, in support of TNP Policy 9.
- 5.5. The streetscape response ('Thurston Grove' character area) to Beyton Road is a particularly important design element given its direct interface with the village body, and one that has been well considered. The generous linear green area directly fronting Beyton Road forms a verdant entrance/space to the development, in addition to complementing the landscaped green that fronts part of the northern side of Beyton Road (The Acorns). The informal arrangement of dwellings, their considerable setback from the road and absence of front boundary treatments combine to provide a sense of openness and park-like ambience along Beyton Road, avoiding the hard-edge character that would be inappropriate at this interface. The greening of the Beyton Road frontage enhances local landscape character and will enhance the setting of the southern village fringe.
- 5.6. The Landscape Consultant has reviewed the suite of amended hard/soft landscaping plans as well as the Landscape Management Plan, and is satisfied with the overall landscape character response and proposed management methodology for the implementation and long-term maintenance of the planting. The consultant recommends minor amendments to the submitted plans, for example revised hedgerow species mix, and these can all be satisfactorily addressed by planning conditions.



- 5.7. A range of contrasting block paving is used as surfacing to the road and private parking areas to prevent the development from being dominated by black tarmac, with parking 05894 areas also clearly defined from internal streets. The variation in hard landscaping is welcomed.
- 5.8. The Ecology Consultant has reviewed the landscaping details and considers that they will provide biodiversity enhancements via the provision and maintenance of native hedgerows/trees, bird and/or bat boxes and hedgehog highways (13x13cm holes at the base of fencing). The Public Realm Officer supports the location of the children's play area and the associated outdoor gym equipment, as well as the inclusion of natural wildflower meadows and swales. The play area and outdoor gym, local community facilities, comply with the criteria set out at TNP Policy 5B Community Facilities.
- 5.9. Three examples of the sensitive approach taken to contextual play and landscaping as described above are provided below.

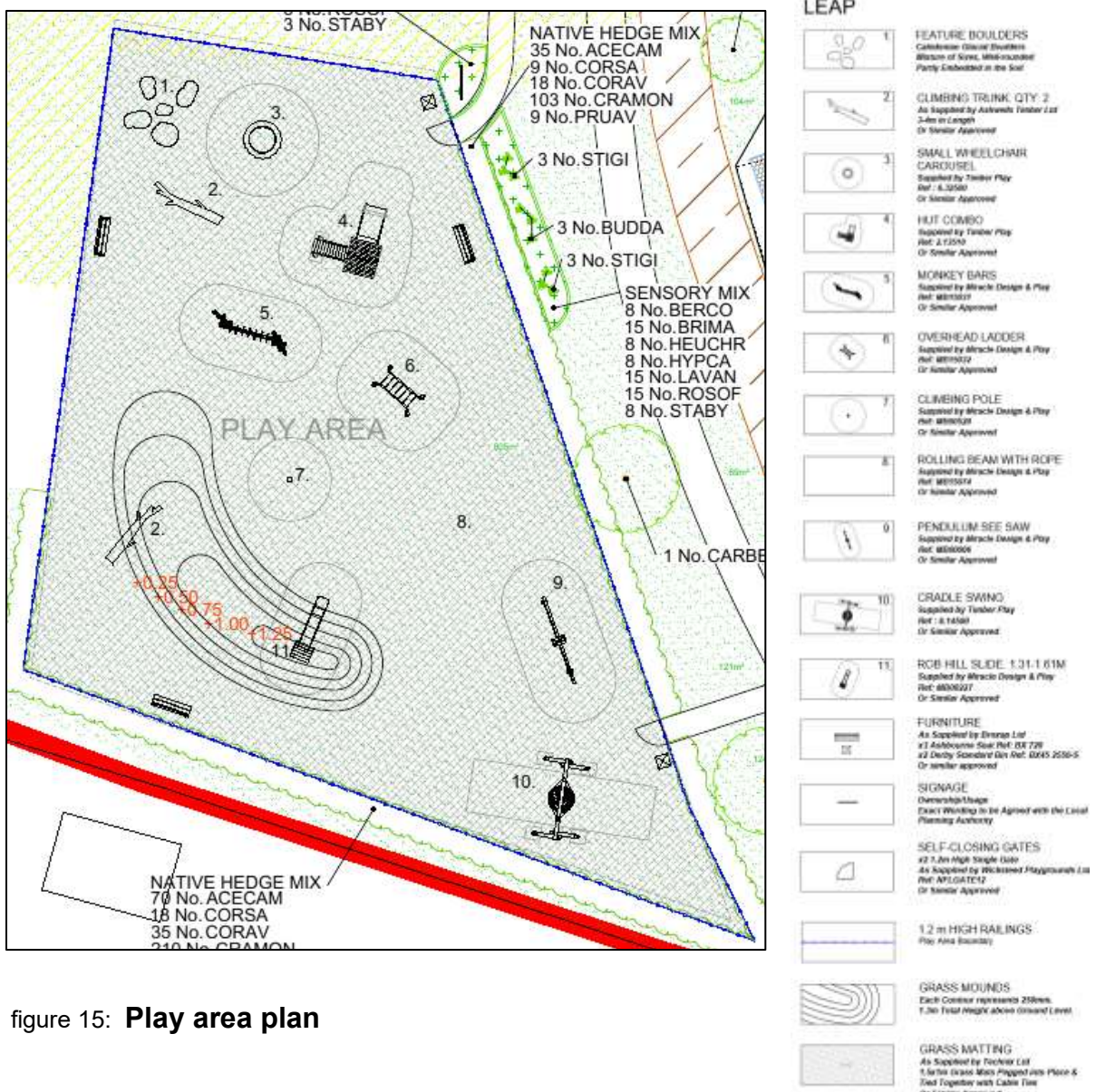


figure 15: **Play area plan**



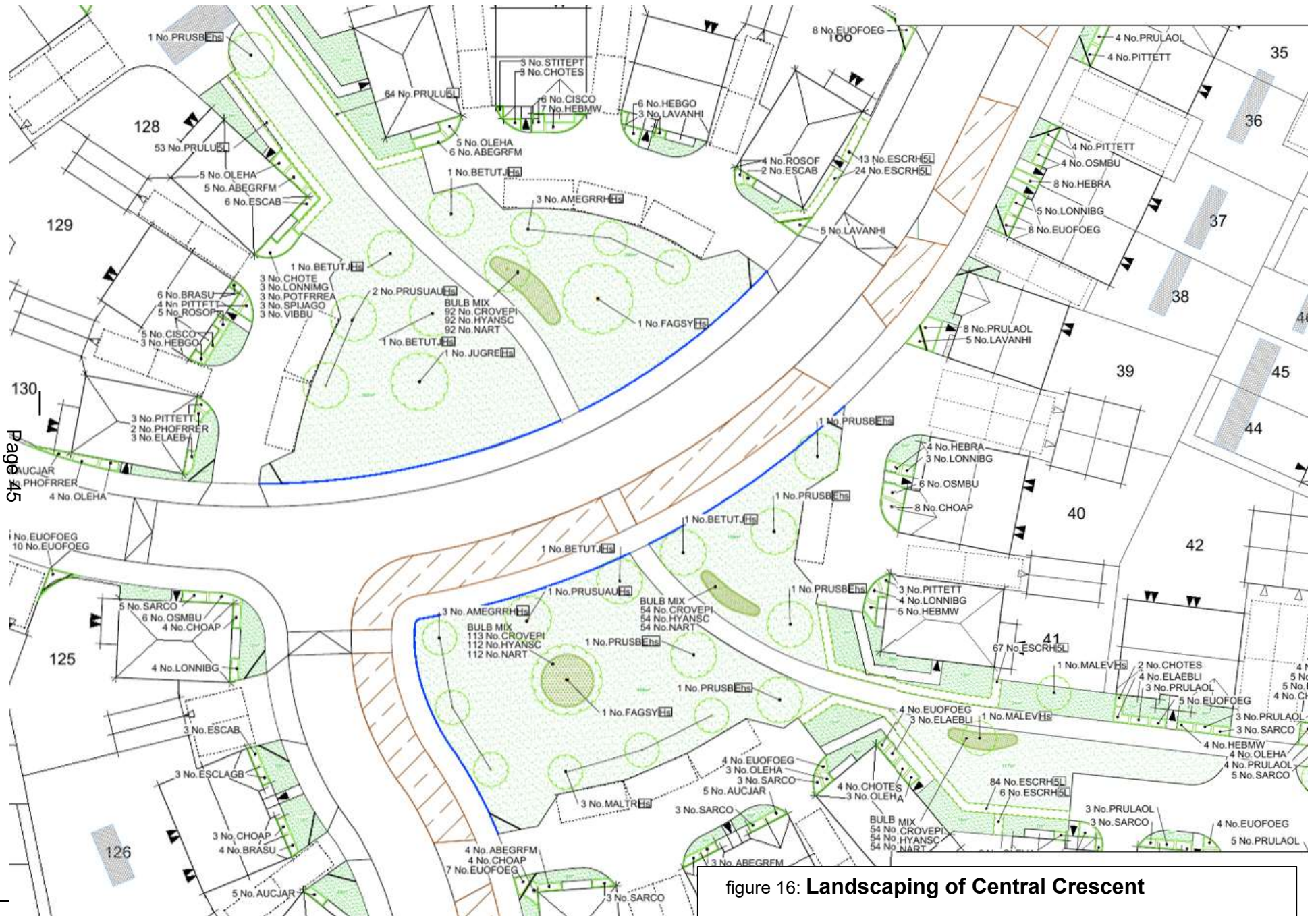


figure 16: Landscaping of Central Crescent





5.10. Extensive tree and hedge planting will be undertaken and in order to provide instant impact 149 extra heavy/heavy standards will be planted around the site. A management plan is also included to ensure that these trees are properly nurtured and tended to ensure that they can establish themselves well to their new environment. The list includes field maple, hornbeam, lime, alder, oak, birch, willow, beech, rowan and more.

**PROPOSED TREES -Extra Heavy Standard**

Number	Abbreviation	Species	Girth	Height	Pot Size	Specification
12 -	ACECAMST	Acer campestre 'Streetwise'	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem min. 200cm
17 -	PRUSB	Prunus 'Sunset Boulevard'	16-18cm	400-450cm	80-100L	Extra Heavy Standard: C: Clear Stem min. 200cm
9 -	PRUPAAL	Prunus padus 'Albertii'	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm
5 -	PYRCACH	Pyrus calleryana 'Chanticleer'	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm
8 -	TILCOGR	Tilia cordata 'Greenspire'	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm

Total :51 -

**PROPOSED TREES - Heavy Standard**

Number	Abbreviation	Species	Girth	Height	Pot Size	Specification
7 -	ACECAM	Acer campestre	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: B: Clear Stem min. 200cm
2 -	ALNGL	Alnus glutinosa	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: B: Clear Stem min. 200cm
6 -	AMEGRRH	Amelanchier x grandiflora 'Robin Hill'	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm
1 -	BETPU	Betula pubescens	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
5 -	BETUTJ	Betula utilis jacquemontii	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm
13 -	CARBET	Carpinus betulus	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm
2 -	FAGSY	Fagus sylvatica	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
1 -	JUGRE	Juglans regia	12-14cm	350-425cm	50 x 35cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
7 -	MALEV	Malus 'Evereste'	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm
5 -	MABASP	Malus baccata 'Street Parade'	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm
3 -	MALTR	Malus trilobata	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm
2 -	MORNI	Morus nigra	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 150-175cm
24 -	PRUSNG	Prunus 'Snow Goose'	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm
3 -	PRUSUAU	Prunus x subhirtella 'Autumnalis'	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm
1 -	QUERO	Quercus robur	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
3 -	SALCAP	Salix caprea	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
4 -	SORARLU	Sorbus aria 'Lutescens'	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm
9 -	SORAUFA	Sorbus aucuparia 'Fastigiata'	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm

Total :98 -

**CONIFERS**

Number	Abbreviation	Species	Height	Pot Size	Specification
4 -	PINSY	Pinus sylvestris	150-175cm	3x:	Leader with Laterals: RB

Total :4 -

**SHRUBS - Specimen**

Number	Abbreviation	Species	Height	Diameter	Pot Size	Specification
3 -	BUDDA	Buddleja davidii	40-60cm		3L	Branched: 4 brks: C
6 -	STIGI	Stipa gigantea			5-7.5L	Full Pot: C

Total :9 -

**ORNAMENTAL HEDGE**

Number	Abbreviation	Species	Height	Diameter	Pot Size	Density	Specification
266 -	ESCRH	Escallonia 'Red Hedger'	60-80cm		5L	3/m	Bushy: 5 brks: C
50 -	GRILI	Griselinia littoralis	60-80cm		5-7.5L	3/m	Bushy: 5 brks: C
441 -	ILEAQJT	Ilex aquifolium 'J.C. van Tol'	40-60cm		5-7.5L	3/m	Leader with Laterals: C
98 -	PHOFRRER	Photinia x fraseri 'Red Robin'	40-60cm		5-7.5L	3/m	Branched: 6 brks: C
373 -	PRULU	Prunus lusitanica	40-60cm		5L	3/m	Bushy: 5 brks: C

Total :1228 -

figure 18: Extract from latest planting schedule



## **6.0 Foul drainage arrangements**

6.1. Members will have noted that Anglian Water in its formal consultation response of 24 February 2023 has stated that:

*“ Foul Water*

*We have reviewed the applicant’s submitted drainage strategy 1707\_020\_ST003h and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage”*

6.2. It is intended to pump foul water from a pumping station in the southeast corner of the site into AW’s public foul drainage system.

## **7.0 Surface water**

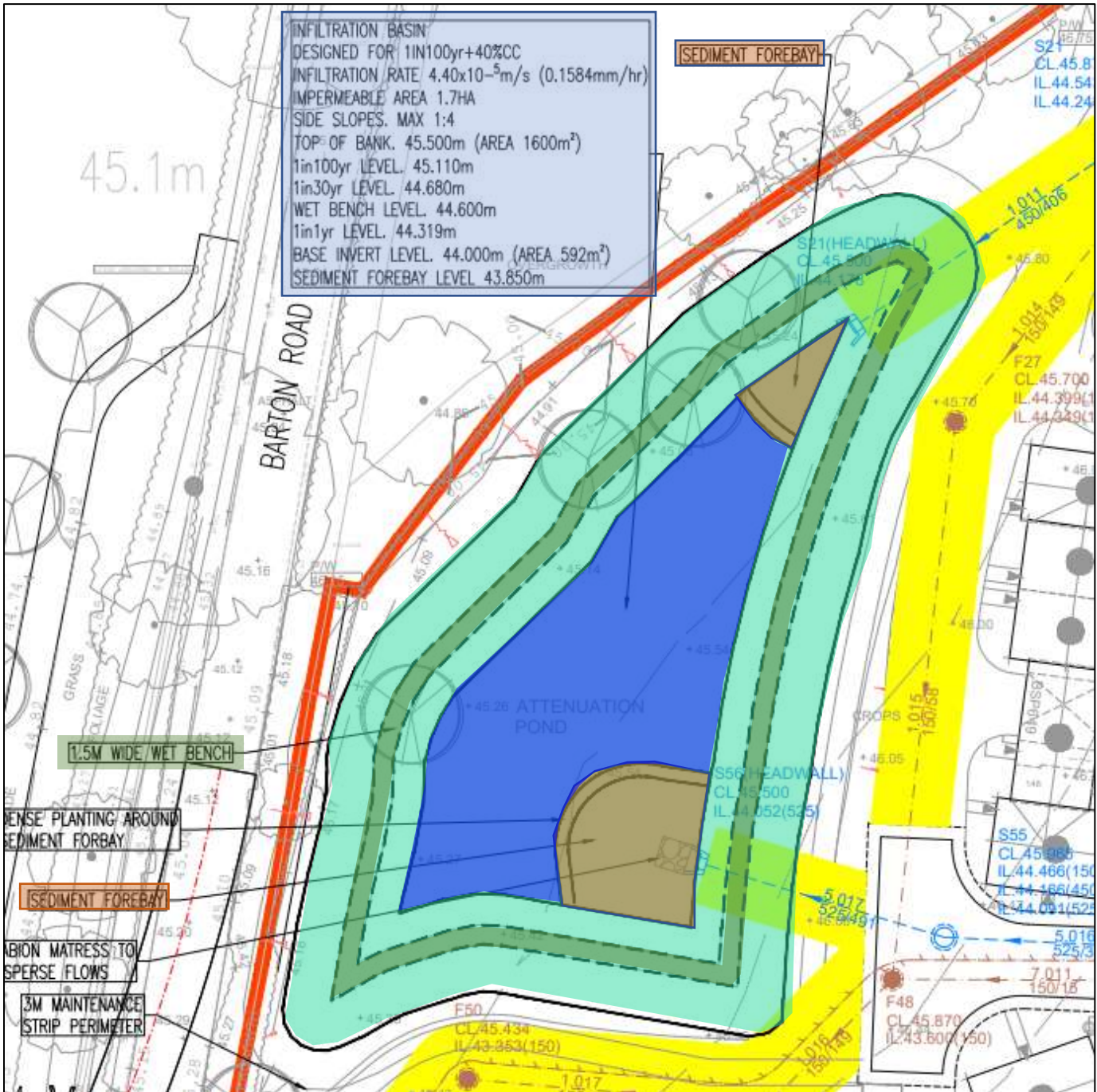
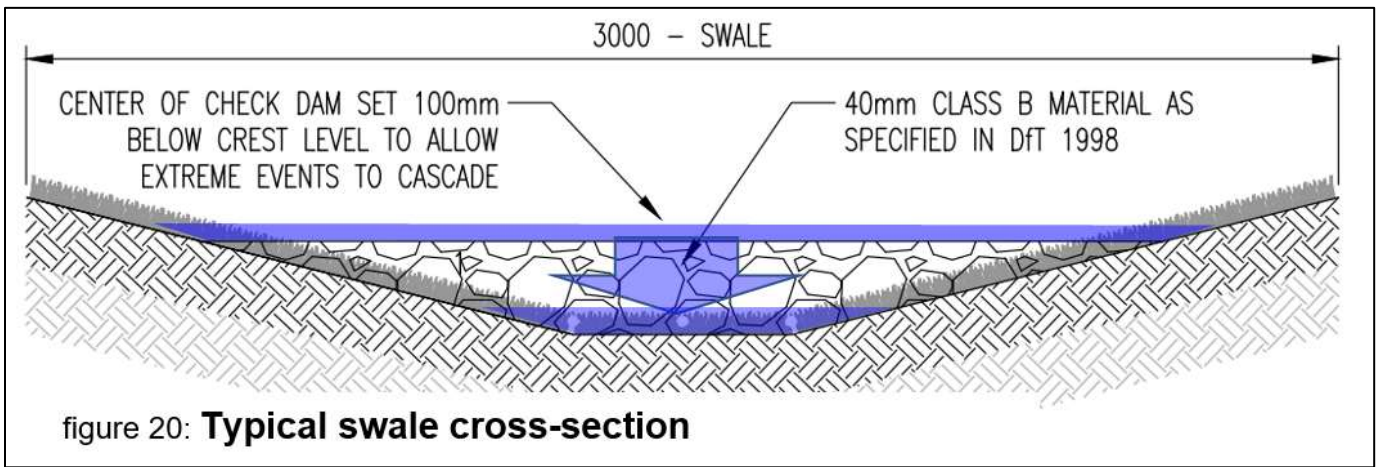
7.1 Members will have noted that the LLFA has raised no objection.

7.2 An important component of the comprehensive approach taken to delivering a SuDS solution on this site is the inclusion of swales that feature as attractive integral landscape/streetscape features within the design whilst providing effective functional drainage capability and water conservation. They will also serve to encourage biodiversity.



figure 19: **Location of attenuation basin and swales**







## 8.0 Sustainability

8.1. Since the Reserved Matters details were last considered Bloor has now agreed in writing a delivery of an expanded package of 'green' measures. In summary this includes:

An overall reduction of 56.93% in energy requirements across the site and an overall CO2 reduction of 24.87% over Approved Document Part L 2021 (an approx./estimate until ASHP designs are finalised). This will be achieved with the following measures:

- 50% of Plots will be provided with Solar Photovoltaic Collectors (PV Panels) – 105 Plots
- 50% of Plots will be provided with Air Source Heat Pumps (ASHP) – 105 Plots
- 50% of Plots will be provided with Waste Water Heat Recovery (WWHR) – 105 Plots
- 53% of Plots will be provided with Flue Gas Heat Recovery (FGHR) – 111 Plots
- 100% of Plots will be constructed with a Fabric First approach. – 210 Plots

8.2. The plan below shows the proposed pv and air source heat pump distribution on a plot by plot basis.



figure 22: **PV and air source heat pump distribution**

8.3. In addition it will have been noted from previous sections of this report that Bloor has also committed to:

- 100% ev charging across the site
- Inclusion of swales as an integral part of the estate layout
- Measures to improve active travel and wellbeing

8.4. It is acknowledged that Bloor is demonstrating that it is taking a 'green' lead amongst national housebuilders undertaking development in Mid Suffolk. This is a welcomed reaction to helping tackle the climate emergency.

## **9.0 Other Matters**

### **9.1 Residential Amenity**

9.1.1 Outlook from, daylight and sunlight levels to and the privacy of neighbouring residential properties are safeguarded through the respectful siting of the proposed dwellings. The same applies within the development itself with dwellings sited in a manner that will ensure that amenity is safeguarded. The high degree of passive surveillance afforded to all green space areas is a particularly pleasing aspect of the scheme, as shared amenity spaces must offer conditions for users to feel safe and secure in order for them to be successful. Environmental Health has recommended suitable construction working hours and these can be conditioned accordingly. The development does not give rise to any amenity-related concerns such that they warrant the withholding of an approval of the reserved matters as currently presented.

9.1.2 New properties on the site's Beyton Road frontage are set back behind a landscaped Greensward. This provides a generous separation between new and existing dwellings on the opposite side of the road such as to avoid a material adverse impact on outlook from the existing dwellings (which are themselves in many cases also set back from the road).

9.1.3 Whilst existing dwellings may lose a private view to what is currently a field the outline planning permission established the acceptability of residential development on that field.

9.1.4 Members will of course be familiar with the established tenet of the planning system that it cannot protect private views, such as those presently enjoyed by residents on the north side of Beyton Road.

9.1.5 Unacceptable overlooking and/or overshadowing of existing dwellings in Beyton Road such as to warrant a refusal on amenity grounds will not arise due to acceptable degree of separation.



figure 23: **The separation between proposed dwellings and existing dwellings in Beyton Road**

- 9.1.6 Similarly there is a generous separation between existing dwellings at the end of New Road and proposed dwellings in the south-west corner of the development site. This will ensure there is no unacceptable impact on the residential amenity enjoyed by occupiers of those properties from the new dwellings.
- 9.1.7 It is considered that the siting of the proposed LEAP in the south west corner of the development site, along with the pumping station will not adversely impact the amenity of residents in crossways cottages again because of the degree of separation that will exist. A modest adjustment to the location of the LEAP and additional planting is also suggested between the play area/pumping station and existing dwellings to the south which are themselves set centrally in large plots to provide even greater protection. This planting must however not provide a place of concealment.

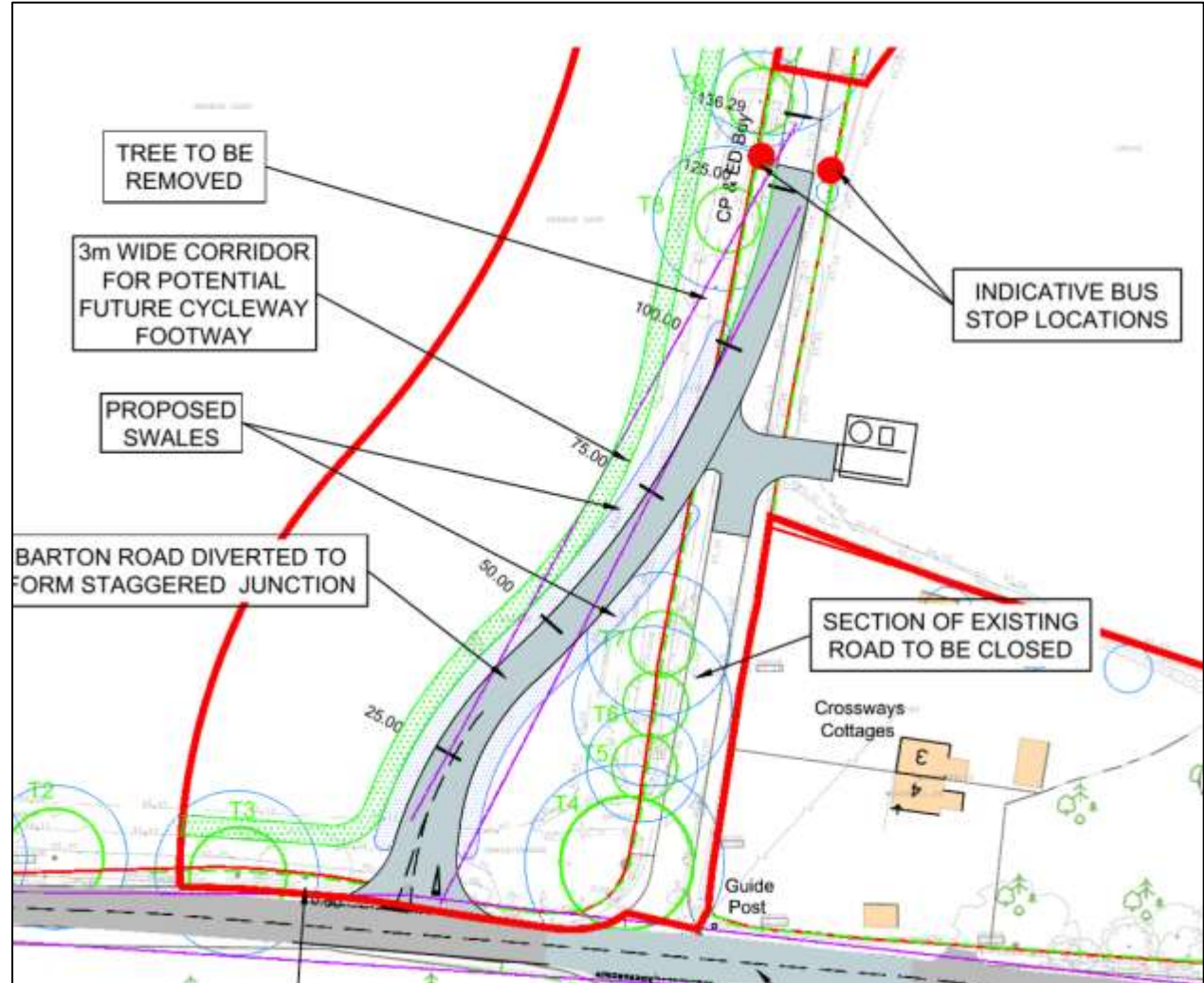
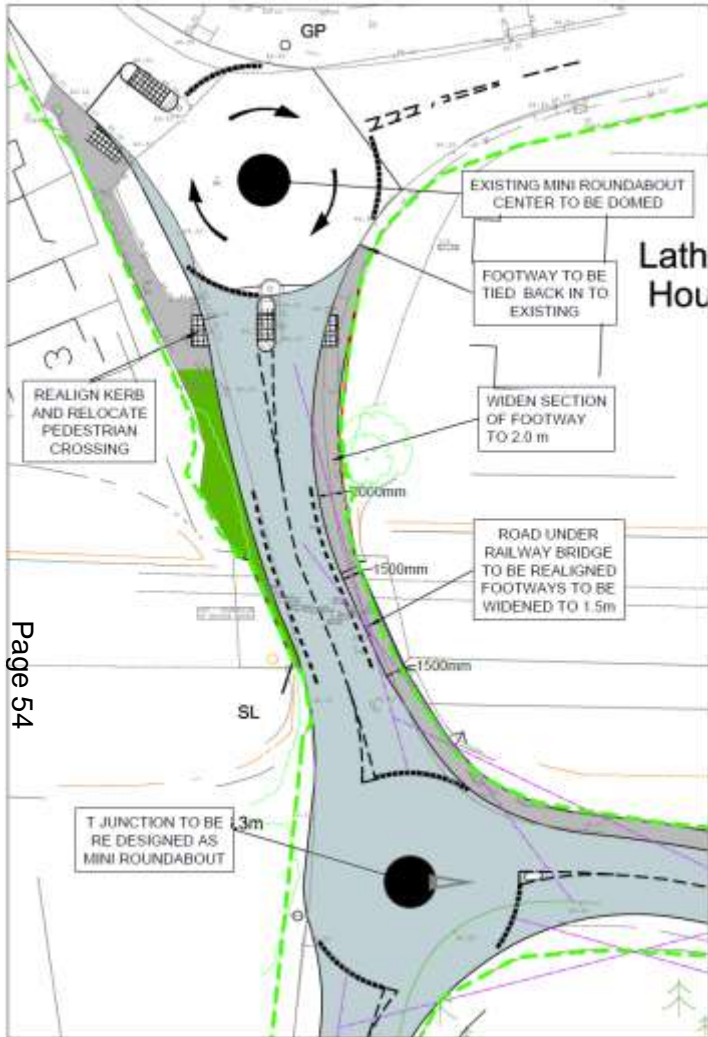




figure 24: **Suggested modest adjustment of LEAP and additional planting [proposed condition]**

## 9. 2 Connectivity

- 9.2.1 With the extensive off-site highway improvements secured at outline stage and the inclusion of a 3m wide cycleway/footpath across the site occupiers of this development will enjoy high levels on non-car-based connectivity.
- 9.2.2 The diagrams that follow shortly highlight these.
- 9.2.3 Easy access to Thurston is achieved from the site and could become even easier if platform improvements are secured. (currently Council has identified fundi for Network Rail to undertake an options feasibility study.
- 9.2.4 Walking and cycling to Thurston Community College and the new Thurston CoE Primary School is possible from the site.
- 9.2.5 Planned new bus stops within the Fishwick Corner improvements will also aid travel by public transport. [noting the height restriction under the railway bridge.

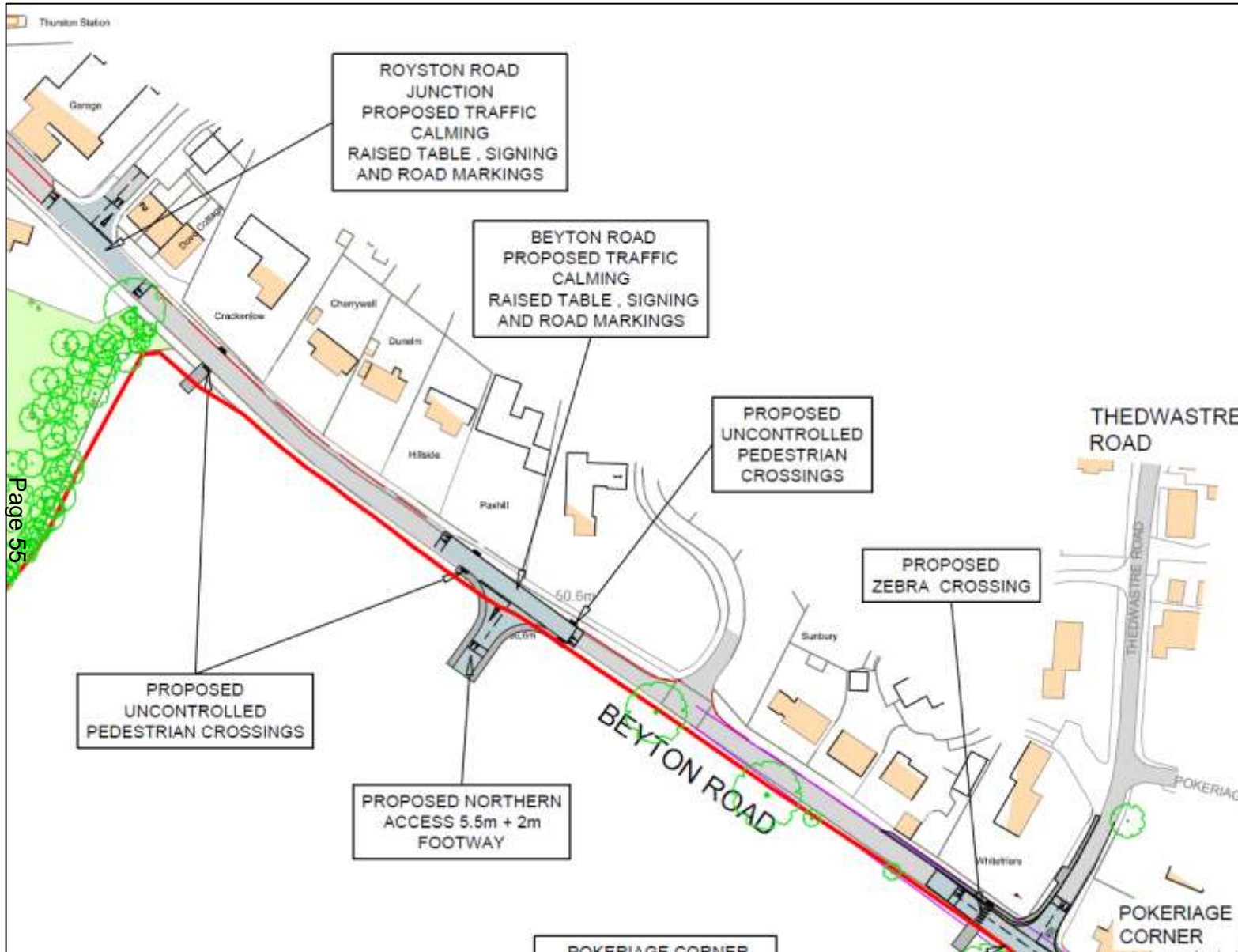


Page 54

North of, under and south of the railway bridge

Fishwick Corner

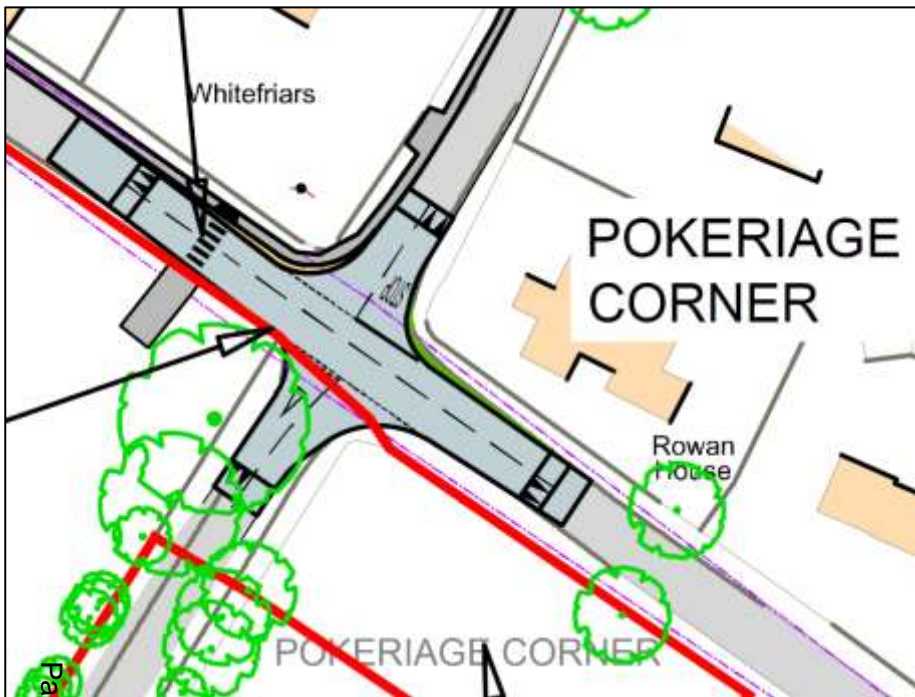
figures 25A : **Outline permission off-site highway improvement package**



Beyton Road

figure 25B : Outline permission off-site highway improvement package





figures 25C : **Outline permission off-site highway improvement package**

Thedwastre Bridge

Page 50  
Pokeriage Corner







figure 26 : **Connections**

### 9.3 Associated S106 Agreement

9.3.1 The Section 106 associated with the outline planning permission provides for:

- The need for a highway works phasing plan and a comprehensive package of highway improvements that include

Widening of footpath under Thurston Railway Bridge

New junction at Fishwick Corner

Improvements to Pokeriage Corner junction

New roundabout on New Road/Beyton Road junction [West Suffolk District Council]

Cycleway connection from Fishwick Corner back to Bury St Edmunds [West Suffolk District Council]

New Crossings on Beyton Road

Improvements to footpath on Thedwastre bridge

- On-site delivery of 35% affordable housing as required<sup>15</sup> by the Council's Housing Strategy Service
- £30,000 financial contribution towards a Thurston Station platform improvement feasibility and design study
- Delivery of no less than two car club vehicles within the village
- Provision of a public electric charging point within the village
- Provision of urban gym trail facilities within the development and an equipped local play area. [with appropriate maintenance arrangements]
- Provision and maintenance of open space
- Travel plan monitoring fee
  
- Payment of the Education contributions
- New primary school land cost : £67,288
- New primary school build cost: £1,019,772
- New early years build cost: £372,609

Total £1,459,669 [or such other sum as shall have been agreed with SCC]

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## 9.4 Heritage

9.4.1 In respect to potential heritage impacts, there are listed buildings close enough to the site for their setting to be harmed.

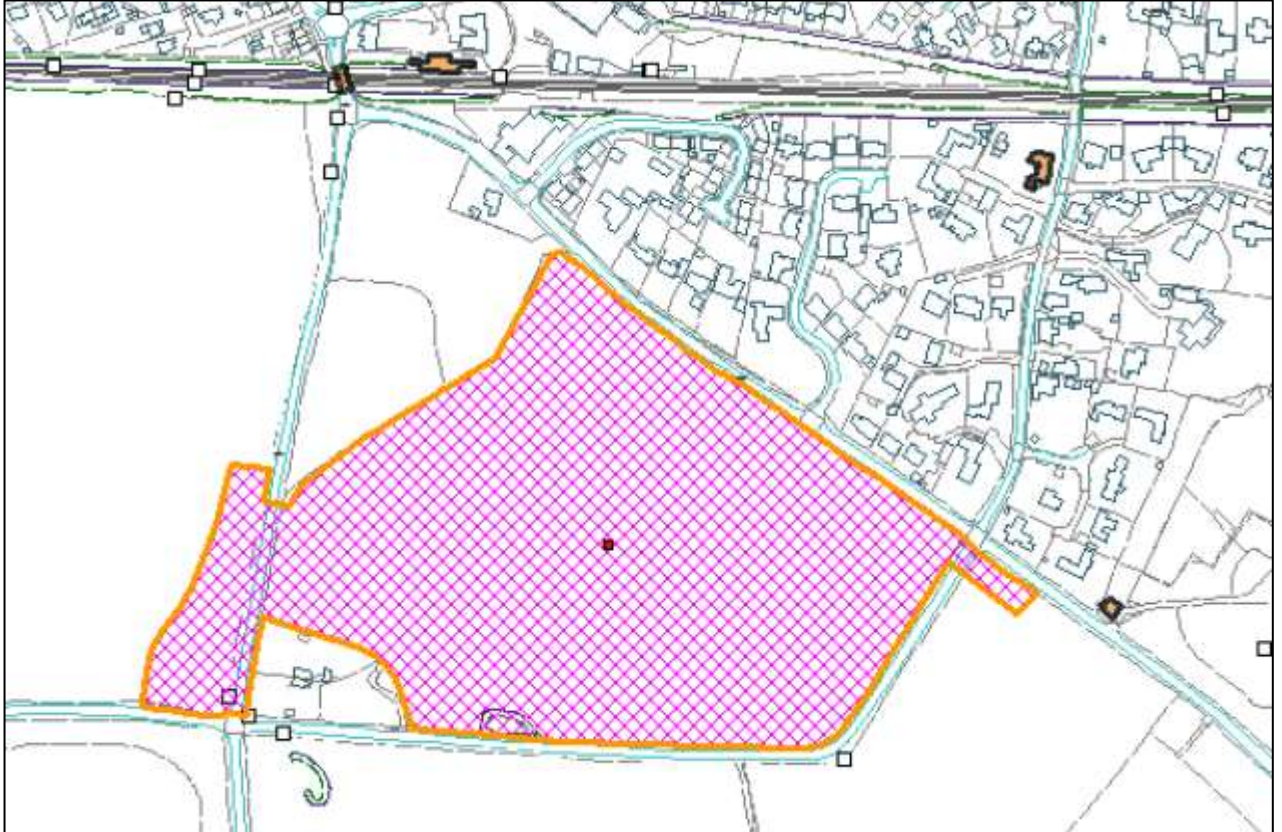


figure 27 : **Listed Building [orange Grade II]**

9.4.2 The nearest non-designated heritage assets are Crossways Cottages. The impact on these assets has been considered by the Heritage Officer who deems the harm to be at a low level. Officers concur. It is important to note that this level of harm is outweighed by the public benefits of the proposed development [the conclusion reached at outline stage in respect of heritage impacts, where considerable importance and great weight was afforded to the harm identified, consistent with statutory duties, local planning policy, and the NPPF]. The Reserved Matters details to not alter that balance.

## 9.5 Conditions attached to relevant outline planning permission

9.5.1 Matters subject to current undetermined Discharge of Condition submissions under separate references:

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DC/19/03486 - Condition 14 (Construction Management)

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DC/19/03486- Condition 23 (Electric Car Charging)

DC/19/03486- Condition 10 (Details of Highway Improvements and Mitigation)

DC/19/03486- Condition 11 (Estate Roads and Footpaths), Condition 12 (Loading/Unloading, Manoeuvring, Parking and Cycle Storage) and Condition 13 (Refuse/Recycling Bins)

DC/19/03486 - Condition 27 (Fire Hydrants)

DC/19/03486- Condition 8 (Surface Water Drainage)

DC/19/03486- Condition 21 (Materials)

- 9.5.2 These matters will be decided outside of the present Reserved Matters arena and whilst some of the detail may appear on the submitted drawings were Members to approved the Reserved Matters details that relate to any pf the above would be excluded from the RM permission pending determination under the Discharge of Condition submissions.

#### **9.6 . Bloor’s commitment to ongoing liaison with Thurston Parish Council**

- 9.6.1 Bloor has committed to ongoing regular liaison with Thurston Parish Council during the lifetime of this build and the details can be secured by conditions. Bloor has a good track record of delivering on their promise in this regard within Mid Suffolk.

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## **PART FOUR – CONCLUSION**

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### **10.0 Planning Balance and Conclusion**

- 10.1. Outline consent has been granted for 210 dwellings, establishing the in-principle acceptability of advancing a housing scheme at the site. Access was approved as part of the outline permission and therefore is not material to the subject assessment but noting that the reserved matters submission is in conformity with that detail. The level of affordable housing was secured by planning obligation at the outline stage and the proposed plans are consistent with that requirement.
- 10.2. The character response is one informed by a local character appraisal, as well as a comprehensive constraints and opportunities analysis. Site context analysis of the type undertaken is welcomed, as is a design that responds to a site’s constraints and opportunities. The scale and layout of development follows that approved at the outline

stage. The form and design detailing of the dwellings are appropriate, consistent with those found across the district. The mix of single and double storey dwellings follows the neighbouring development typology and is therefore not out of place in character terms. The development will create an acceptable townscape quality. There is no heritage character harm greater than that already anticipated and assessed in granting permission.

- 10.3. The development will not compromise the amenity of residents occupying the northern side of Beyton Road. The development will offer appropriate internal amenity for its future occupants, as well as abundant opportunity for social connection and interaction.
- 10.4. The landscaping theme, dominated by an integrated green infrastructure response, is supported by the landscape consultant. Removal of existing trees is minimised. The landscaping scheme gives effect to the ecology assessments that supported the outline consent, ensuring the development will deliver positive biodiversity outcomes in addition to ensuring a positive landscape character response is provided.
- 10.5. On-site car parking and cycle provision is standard compliant
- 10.6. The development includes higher than required by Adopted Policy sustainable features including energy generation, heat generation, SuDS and habitat creation.
- 10.7 The applicant has delivered in the latest submitted Reserved Matters the high quality design and sense of place anticipated when the Council approved the outline planning permission.
- 10.8 If approved the Council will expect this quality to be maintained during the build process and for there to be no watering down of this quality via Non-material amendments and/or S73 applications.
- 10.9. The details submitted in support of the reserved matters application conform with the requirements of all relevant TNP policies, giving positive effect to the objectives of the TNP. The details also respond positively to the National Design Guide, providing an attractive, safe and well-designed place for its future residents.
- 10.10. The development will add positively to the Thurston community and the reserved matters are accordingly recommended for approval. The reserved matters detail demonstrates that the development to be provided is consistent with the requirements of the outline planning permission. The submission accords with the development plan as a whole and policies of the NPPF.

RECOMMENDATION follows.....



## **RECOMMENDATION**

(1) That the reserved matters of scale, layout, appearance and landscaping are approved subject to the following conditions:-

- Approved Plans (Plans submitted that form this application)
- Further details as to the external appearance and enclosure to pumping station
- Construction Management Plan + include Parish Liaison commitment & working times as recommended by EHO
- Parish Liaison Plan
- External Materials full details
- Archaeology
- 100% Electric vehicle charging
- Delivery of air source heat pump and pv commitments
- Minor adjustment to LEAP position and additional planting to its south
- Delivery trigger for the start and finish of construction of the 3m wide cycleway/footpath to be agreed
- Drawing attention to the associated S106, its triggers in respect of off-site highway improvements
- As required by Committee
- As deemed reasonable by the Chief Planning Officer when issuing the decision
- Notice to be displayed within play area site during construction of dwellings stating that the site will become a play area. That sign to remain in situ until play area is open for use

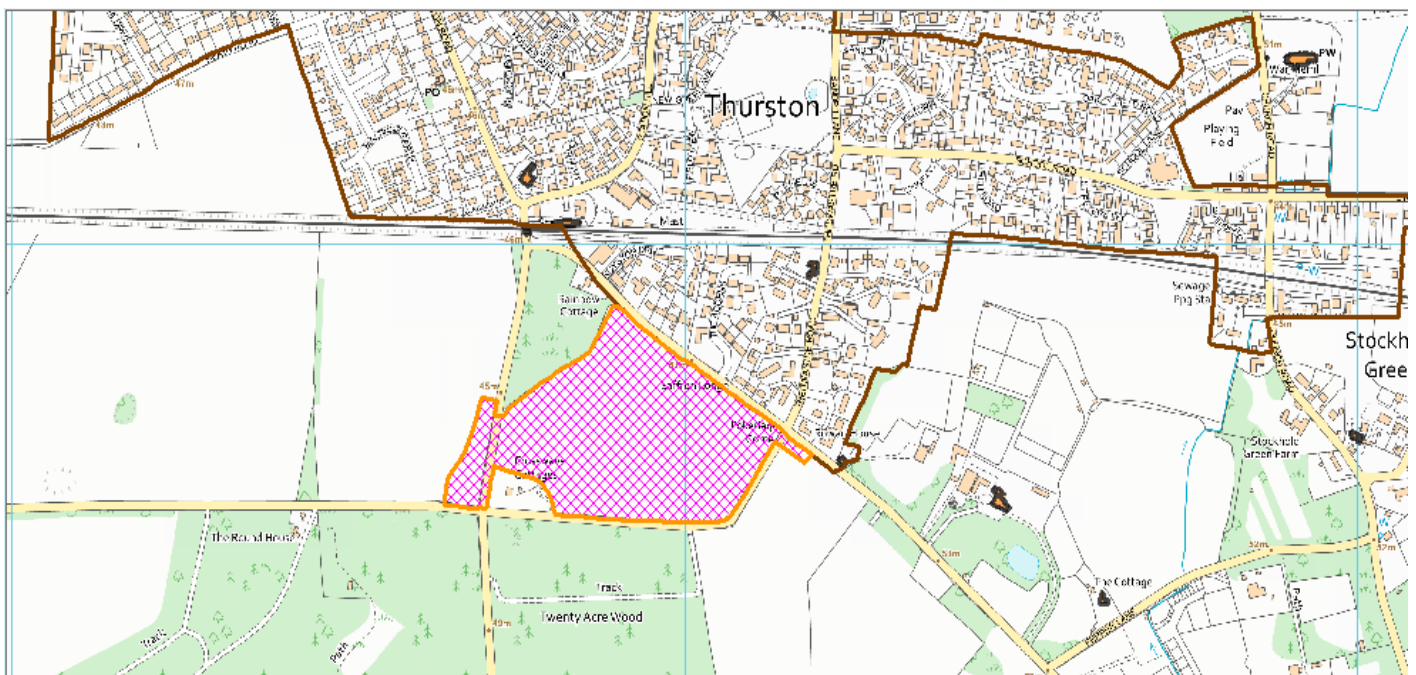
(2) And the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement

Application No: DC/20/05894

Parish: Thurston

Location: Land South West Of, Beyton Road, Thurston, Suffolk



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# Agenda Item 7b

## Committee Report

**Item No:** 7B

**Reference:** DC/20/05126

**Case Officer:** Bradly Heffer

**Ward:** Stradbroke & Laxfield.

**Ward Member/s:** Cllr Julie Flatman.

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## RECOMMENDATION – GRANT OUTLINE PLANNING PERMISSION

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### Description of Development

Outline planning application (all matters reserved, access to be considered ) Residential development of up to 80No dwellings (including affordable dwellings), provision of a new school car park and bus drop off area, land for a new pre-school facility, public open space, upgrades to Mill Lane and associated works.

### Location

Land South Of, Mill Lane, Stradbroke, Suffolk

**Expiry Date:** 31/03/2023

**Application Type:** OUT - Outline Planning Application

**Development Type:** Major Small Scale - Dwellings

**Applicant:** Earlswood Homes

**Agent:** Mr Billy Clements

**Parish:** Stradbroke

**Site Area:** 4.1 hectares

**Density of Development:**

Gross Density (Total Site): 19.2 dwellings per hectare approx

Net Density (Developed Site, excluding open space and SuDs): 28 dwellings per hectare approx

**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:** Yes - DC/19/04225

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## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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

It is a major development proposal for more than 15 dwellings and has to be determined by Planning Committee under the Council's adopted scheme of delegation.

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## **PART TWO – POLICIES AND CONSULTATION SUMMARY**

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## **Summary of Policies**

NPPF - National Planning Policy Framework

Core Strategy (adopted September 2008)

CS1 - Settlement Hierarchy  
CS2 - Development in the Countryside & Countryside Villages  
CS3 - Reduce Contributions to Climate Change  
CS4 - Adapting to Climate Change  
CS5 - Mid Suffolk's Environment  
CS6 - Services and Infrastructure  
CS9 - Density and Mix

Core Strategy Focused Review (adopted December 2012)

FC1 – Presumption In Favour Of Sustainable Development  
FC1\_1 – Mid Suffolk Approach To Delivering Sustainable Development  
FC2 – Provision And Distribution Of Housing

Mid-Suffolk Local Plan (adopted July 1998)

SB2 - Development appropriate to its setting  
GP1 - Design and layout of development  
HB1 - Protection of historic buildings  
HB8 - Safeguarding the character of conservation areas  
H3 - Housing development in villages  
H7 - Restricting housing development unrelated to needs of countryside  
H13 - Design and layout of housing development  
H14 - A range of house types to meet different accommodation needs  
H15 - Development to reflect local characteristics  
H16 - Protecting existing residential amenity  
H17 - Keeping residential development away from pollution  
CL11 - Retaining high quality agricultural land  
T9 - Parking Standards  
T10 - Highway Considerations in Development  
T12 - Designing for people with disabilities  
RT4 - Amenity open space and play areas within residential development  
RT12 - Footpaths and Bridleways

Stradbroke Neighbourhood Plan (March 2019)

STRAD1 – Development Strategy and Principles  
STRAD2 – Design Principles  
STRAD3 – Housing Mix  
STRAD4 – Utilities Provision  
STRAD5 – Flood Mitigation  
STRAD6 – Education and Health Infrastructure  
STRAD8- Highway Access and Pedestrian Movement  
STRAD9 – Parking Provision  
STRAD11 – Historic Environment and Design  
STRAD18 – Land South of Mill Lane



## Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area. The Stradbroke Neighbourhood Plan has been adopted and forms part of the development plan. It has full weight in the consideration of this planning application.

## Consultations and Representations

[Click here to view Consultee Comments online](#)

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

### A: Summary of Consultation

#### Parish Council

The comments of **Stradbroke Parish Council** on the initial submission were as follows:

1. *Councillors strongly recommend that Mid Suffolk consider this site as a scheme for 80 homes and not 89.*
2. *The Stradbroke Neighbourhood Plan tested the site viability and the Plan Examination found it was marginally viable because it gives back land for the primary school car park and to replace the current nursery building. The site policy reflects this risk in permitting a reduced number of homes.*
3. *Stradbroke Parish Council wish to prioritise the land for both the school car park and replacement of existing nursery building. Stradbroke Parish Council would request this requirement be carefully considered in the MSDC sponsored viability appraisal. This appraisal should also include the cost of bunding and landscaping to offset the impact of the development - see point 4 below.*
4. *The site is overcrowded with 89 houses and this overcrowding impacts adversely on drainage and amenity. Swales must be larger than for fewer homes. Reducing the scale allows for other land use; eg acoustic bunding. The northern edge of the site needs an acoustic buffer from the adjoining factory and 89 homes restricts available space to construct the bund.*

Following on from the submission of a revised scheme for 80no. units the following comments were received:

*'Note: It has been brought to the attention of the Parish Council that Mill Lane has been misidentified in the made Neighbourhood Plan and therefore also in this application, the road adjacent to the site is in fact **Mill Road**.*

*The made Stradbroke Neighbourhood Plan contains the site as an allocated site in Policy STRAD18.*

*The Parish Council notes:*

- *that this is an outline planning application with all matters reserved, access to be considered.*

- *the application is in accordance with Policy STRAD18 which states any proposal should provide approximately 75 dwellings, with a car park and bus drop-off facility for Stradbroke Primary School and land for a new pre-school facility.*
- *Suffolk County Council highways officers raise no objections on the proposed access and propose conditions to be included in a grant of planning.*

*The Parish Council SUPPORTS the application and recommends that Mid Suffolk District Council GRANTS permission.*

*The Parish Council submits the following comments:*

*During July 2022, the nursery facility closed and as a consequence there is no longer a pre-school facility available in the village. The Parish Council notes that the land which will be made available with this development is now crucial to a new facility being built to ensure adequate provision is available.*

*The Parish Council has reviewed the various reports submitted since its last response dated 8th November 2021.*

*With regards to the outcomes of the noise and various odour reports, the Parish Council has recently submitted full comments regarding noise and odour from the neighbouring factory in response to a consultation on planning reference DC/22/02971 where Councillors noted comments received from residents of a neighbouring housing estate that there has been a significant increase in smell from the factory. The Parish Council feels the issue of odour is best dealt with at source which will assist the amenity of not only the residents of this development but all nearby residents who are more directly affected by the odour from the factory, given the evidence of the prevailing winds in the odour report.*

*The Parish Council is surprised that the matters raised by consultees were not raised during the consultation stages of both the now made Stradbroke Neighbourhood Plan and the draft Joint Local Plan, both of which contain this site for development.*

*As an additional note, the Parish Council was pleased to note the rigour with which the Environmental Health department have reviewed the odour reports and methodology used, and hope that the same rigour will be applied when reviewing the odour reports submitted to support planning reference DC/21/06824 as recently requested by the Parish Council.'*

### **National Consultee**

**Historic England** has advised it does not wish to offer any comment on the proposals. It is suggested that the views of the Council's own specialist advisers are sought in this regard.

The **NHS Clinical Commissioning Group** has inter alia advised as follows:

*'...This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at Stradbroke Medical Centre and/or Fressingfield Medical Centre, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community...'*

**Natural England** has no comment on the application and draws the Council's attention to its standing advice in relation to assessment of impacts on protected species and ancient woodland.

**Anglian Water** advises that there are no assets within the development site boundary. It is also advised that foul drainage from the development is in the catchment of Eye-Hoxne Road Water Recycling Centre which has available capacity. It is identified that the preferred means of surface water drainage would be via SuDS. Lastly, it is requested that various informatives are added to the decision notice in the event that outline planning permission is granted.

### **County Council Responses**

**SCC Highway Authority** has advised it has no objection to the proposals, subject to the imposition of conditions on a grant of planning permission.

**SCC Public Rights of Way** team advises that it accepts this proposal, and is pleased to see that the Applicant has acknowledged the PROW in the immediate vicinity of the proposed site. A link from the site on to FP2 is also identified as desirable. Various notes relating to statutory requirements are also included.

**SCC Travel Plan** officer has no comments to make.

**SCC Development Contributions** has identified necessary mitigation of the impacts of the development, to be secured through s106 agreement and CIL.

**SCC Lead Local Flood Authority** recommend approval of the application, subject to the imposition of conditions.

**SCC Archaeological Service** identifies that the site lies in an area of archaeological potential, and the inclusion of conditions on a grant of planning permission is recommended.

**SCC Fire and Rescue Service** has requested a condition for the provision of fire hydrants. The installation of sprinklers within buildings is also recommended.

### **Internal Consultee Responses**

The **Planning Policy** team has provided the following comment as part of its overall consultation response:

*' The site proposed (DC/20/05126, Land south of Mill Lane, Stradbroke) is in outline with all matters reserved with access for consideration for up to 80 dwellings. The site in question is situated to the north west of Stradbroke.*

*The site is allocated for residential development and a car park and bus drop-off to serve Stradbroke Primary School in Policy STRAD18: Land South of Mill Lane in the made Stradbroke Neighbourhood Plan (March 2019). The Neighbourhood Plan covers the period 2016 – 2036. It is noted that this application refers to a site area of 4.16ha, with STRAD18 referring to an area of approximately 2.9ha. This difference is deemed to be acceptable in this instance.*

*Overall, there does not appear to be any significant policy conflicts between the proposal, and the made Stradbroke Neighbourhood Plan.*

*The Stradbroke Neighbourhood Plan is the adopted development plan document and the proposal is supported in principle...'*

The **Arboricultural Officer** has advised no objection to the proposal. It is also advised that an Arboricultural Impact Assessment would be required as part of a detailed submission.

The **Public Realm** team has no objection to the proposals and states that the inclusion of play areas and open space is appropriate. The opportunity to comment on the detailed design of these features would be welcomed.

**Environmental Health – Noise/Odour/Light/Smoke** has provided a series of comments in its latest consultation response which are included below for Members’ information:

- Environmental Protection have provided previous consultation responses in respect of ongoing concerns regarding the potential impact on future occupants from operations undertaken at the adjacent B2 pet food manufacturer.
- On site discussions have taken place with the developer and the factory to discuss this further.
- A meeting was held with Environmental Health, Planning, Earlswood and NoiseAir (consultants for the applicant) on 16th January 2023 and further odour report provided.
- Odour is not anticipated to have a significant or adverse impact on the quality of life and wellbeing of future occupants, however following the concerns raised by this service, the concept of mitigation funding was discussed at the meeting on the 16th January.
- Earlswood Homes have proposed a contribution to a mitigation fund for the development, having regard to an assessment of viable mitigation options available in respect of operations currently undertaken at the adjacent factory.
- The fund would be held by the Council and become available for use should odour complaints are received from future occupants of the proposed development, and those complaints are substantiated as having a significant adverse effect on residential amenity for this development.
- This would be formalised as part of a Section 106 Agreement.
- Noise has been assessed by planning under separate cover in consultation with Sharps Acoustics.

On the basis of the above, it is confirmed that there is no objection to the proposals and two conditions are recommended to be added to a grant of planning permission.

The **Strategic Housing** team advises that the findings of the viability assessment are accepted; resulting in the provision of 20% units on the site – which equates to 16 units if the full 80 homes are to be delivered.

**Environmental Health – Air Quality** has confirmed that a development of this scale is unlikely to cause a significant adverse impact on local air quality, and no objection is raised. It is also noted that electric vehicle charging points should also be provided.

**Environmental Health – Land Contamination** has no objection to the proposed development, subject to a condition requiring development to be carried out in accordance with the recommendations in the submitted Environmental Phase I report.

**Environmental Health – Sustainability** identifies that the submission does not include energy efficiency measures and a condition is requested to be imposed on a grant of planning permission.

In regard to comments from the **Heritage Team**, the initially submitted scheme for up to 89no. units was considered to result in an anticipated low level of harm bearing in mind the outline nature of the submission. Following a reduction in the number of proposed units to up to 80no. the Team confirms that the same comments apply.

**Place Services – Heritage** has advised that it considers the proposal would result in less than substantial harm to identified heritage assets due to the layout and density, and is unable to support the application.

**Place Services – Ecology** has no objection to the proposals, subject to the imposition of conditions on a grant of planning permission.

**Place Services - Landscape** has provided a number of comments and advises that there is no objection to the proposals, subject to the imposition of conditions.

The **Waste Services** team has no objection to the proposals subject to conditions. It should be ensured that the development is suitable for a 32 tonne refuse collection vehicle.

**East Suffolk Internal Drainage Board** has identified that the site is within the Board's Watershed Catchment. It is recommended that surface water discharge from the site is attenuated to the Greenfield Runoff Rates wherever possible.

**Mid Suffolk Disability Forum** would like to see a commitment that all dwellings will meet Part M4 of the Building Regulations. It is also the Forum's view that 3% of the dwellings in housing developments of over 10 dwellings should be bungalows to assist people with mobility problems/those wishing to downsize. All footpaths should be wide enough for wheelchair users and dropped kerbs level with the road. Durable surfacing should also be required.

**Suffolk Wildlife Trust** advises it has no objection to the proposals and recommends the imposition of a condition requiring that recommendations made in the submitted ecological reports are secured.

## **B: Representations**

At the time of writing this report at least 24 letters/emails/online comments have been received. It is the officer opinion that this represents 16 objections, 3 support and 5 general comment. A verbal update shall be provided as necessary.

Views are summarised below:

- The proposal constitutes an overdevelopment of the land.
- The use of the land for residential development is incompatible with the established factory use directly to the north of the site. Complaints could arise that could hinder the operation of the factory.
- An adequate supply of land for housing already exists in Stradbroke and other Key Service Centres to meet requirements.
- The proposal does not accord with the adopted Stradbroke Neighbourhood Plan or the adopted development plan.
- The submission will cause harm to heritage assets and will have a detrimental impact on the landscape.
- Inadequate affordable housing provision is made on the site.
- The proposal will give rise to traffic problems in Queen Street, and will give rise to noise and light pollution issues. Development proposals planned elsewhere will further exacerbate the situation.
- The proposal would obscure views of open countryside that are currently enjoyed.
- Local service provision, including schools and healthcare provision, is inadequate and will not be able to accommodate the increase in demand. There is no indication that the primary school will be improved.
- The proposal will give rise to drainage issues locally due to inadequate provision.
- The factory nearby could give rise to complaints from the residents of the development. The established use of the factory will give rise to noise nuisance. The residents of the development would not have a good standard of amenity.
- The proposals could create loss of privacy and security issues.
- The proposed location of social housing is not acceptable.
- There are existing problems with odour from the factory premises.



- The site does not need affordable housing on it, and would be better located elsewhere in the village.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

## **PLANNING HISTORY**

None applicable

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## **PART THREE – ASSESSMENT OF APPLICATION**

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### **1. The Site and Surroundings**

- 1.1. The site for this proposal is an irregularly-shaped area of relatively level land, having a given area of 4.1 hectares, located to the south of Mill Lane in Stradbroke. The site abuts part of the established settlement boundary for the village, on its western side, as designated in the adopted development plan. This part of the village is also identified as within a conservation area; the application site is outside of and abuts the conservation area.
- 1.2. The eastern boundary, and part of the northern boundary of the site, adjoins the boundaries of existing properties that are located along Queen Street and Mill Lane. The site also adjoins the boundary of the playing field serving Stradbroke Primary School. The south-western portion of the boundary adjoins an established tree/hedging boundary, together with a small, wooded area immediately to the south. The western boundary of the site is currently undefined, forming part of a previously cultivated field. The northern boundary fronts on to Mill Lane, which provides vehicular access to the Skinners factory site immediately to the north, as well as a small ribbon of residential development that fronts on to the Lane near to its junction with Queen Street. The remainder of the northern boundary fronts on to part of the route of Public footpath no.2 Stradbroke.

### **2. The Proposal**

- 2.1. This submission seeks outline planning permission for the erection of up to 80no. dwellings on the identified site, including the provision of affordable units. The proposal would also include the provision of a new car park to serve the primary school and a drop off area accessible by bus. Another aspect of the development proposal would be the provision of land to provide space for a new pre-school facility. The submission would also include upgrade works to Mill Lane. In this regard, Members should note that the submission, although made in outline, does seek approval for the detailed means of vehicle access to the site.
- 2.2. As part of the application submission, the proposals include an illustrative site layout plan, showing a possible organisation of development across the identified site. The plan shows vehicular access to the site being provided off Mill Lane; this leading to a looped road system and a series of culs de sac to serve individual groups of dwellings. As well as the proposed areas for residential development, the plan shows a central area of open space (that would include a play

area) and the location of the proposed car park, with a site for a new nursery building (shown indicatively) immediately adjacent. The proposed location of the bus drop off point is shown located immediately north of the location of the car park/nursery. Lastly the plan shows areas of open space, including a noise attenuation and landscape buffer located to the north of the site nearest the factory building, and areas shown as being used for SuDS purposes.

- 2.3 As Members are aware, the Council declared a climate emergency in 2019 and has an aspiration to be carbon neutral by 2030. In this regard, the consideration of sustainability issues at an early stage, in order that sustainable development may be achieved. The application submission does not include details of how sustainability issues are to be addressed in the construction and ongoing operation of the buildings – this reflecting the outline nature of the proposals. That said, a conditional requirement of a Reserved Matters submission to the Council can secure these details in order that they can be properly considered. This approach is recommended by the Sustainability officer and is supported.
- 2.4 Members are advised that when this application was originally submitted, outline planning permission was sought for the erection of up to **89no.** units on the site. This overall number has been revised to the current proposal for up to **80no.** units. For further context, remarks made in the concluding section of the submitted Design and Access Statement are included for Members' information, written in support of an 89no. unit scheme:

*'...The illustrative Masterplan has been underpinned by a thorough analysis of design policy requirements, site specific constraints and local character to ensure that the development would add to the character of Stradbroke. The illustrative Masterplan robustly demonstrates that the site can accommodate up to 89no. dwellings and the important new facilities for Stradbroke Primary School, along with associated infrastructure, SuDS and public open space. This can be achieved within a density range which fits comfortably with the village context...Furthermore, the illustrative Masterplan confirms that the proposed site area is necessary to achieve a high-quality landscape given the constraints of the site. The DAS and illustrative Masterplan promote a landscape led approach to the site, seeking to harness and supplement existing landscape features and green infrastructure. A key feature is the creation of a new green 'soft edge' to the village, combining new native planting, natural open space and dwellings oriented to out towards the countryside in order to assimilate the development into the surrounding landscape. The design principles within the DAS will ensure a development which promotes local vernacular and a cohesive but interesting character. The design principles encourage well-considered variety to add richness to the development, promote sense of place and avoid homogeneity. These principles can guide future detailed reserved matters applications on the site. The scheme will deliver the aspirations of the Neighbourhood Plan and achieve a high-quality residential-led development which contributed positively to the housing needs of the village and beyond. The proposals offer a range of benefits including:*

- High quality new homes, including affordable properties, with a focus on smaller properties and family homes to meet local need and support the vitality of the village*
- Land for a new pre-school to replace the ageing facility at Stradbroke Primary, and new car park/drop off facilities for the school to alleviate pressure on Queens Street and facilitate future growth of the school*
- A landscape led approach with significant areas of new public open space*

*- Improvements to Mill Lane, including a new pedestrian footway, and linkages to the wider PRow network.'*

- 2.5 The application submission is supported by a suite of documents including inter alia a Planning Statement, Heritage Impact Assessment, Landscape and Visual Impact Assessment, Ecology report and Flood Risk Assessment. The submission documents may be viewed on the Planning website.

### **3. The Principle Of Development**

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that '*If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.*' In this regard, the relevant development plan documents consist of the published policies in the Core Strategy (2008), the Core Strategy Focused Review (2012) the saved policies of the Local Plan (1998) and the Stradbroke Neighbourhood Plan (2019). A key material consideration is the National Planning Policy Framework (NPPF) 2021. Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At paragraph 8, this is defined as meaning that there are three overarching objectives which are interdependent and need to be pursued in mutually supportive ways: economic, social, and environmental. The NPPF goes on to state, however, that they are not criteria against which every decision can or should be judged (para. 9).
- 3.2 As Members will be aware, paragraph 11 of the NPPF describes the application of the presumption in favour of sustainable development. In summary, in the case of decision making this means approving applications in accordance with an up-to-date development plan without delay. In this regard, the application site is located outside of the settlement boundary for Stradbroke, as allocated in the Local Plan (1998). However, the adopted Stradbroke Neighbourhood Plan (SNP – 2019) does identify a site for residential development in the same location as that proposed under this application but for reasons explained the application site is of a larger size than the land allocated in the SNP. The SNP, being an adopted document, does form part of the relevant development plan for determination of the application and, on this basis, it is considered that the principle at least of residential development taking place in this location is acceptable in planning terms.
- 3.3 Turning first to policy STRAD1, this policy identifies that a minimum of 219 new dwellings have been planned for in the Plan period (2016 – 2036) and allocated sites for development are identified; land south of Mill Lane is included in the list, with an allocation of approximately 75no. dwellings. The policy also includes criteria that development on the identified sites will be expected to address, including housing that addresses evidence-based need, provision of key infrastructure and high quality buildings and landscaping.
- 3.4 Policy STRAD18 of the SNP relates specifically to the site and the text of the policy is included below for Members' information:

*POLICY STRAD18: LAND SOUTH OF MILL LANE*

*Land to the south of Mill Lane (approximately 2.9 hectares as identified on the Proposals Map) is allocated for residential development and a car park and bus drop-off to serve Stradbroke Primary School. Proposals will be supported subject to the following criteria:*

- *it provides approximately 75 dwellings; and*

- *it provides a car park and bus drop-off facility to serve Stradbroke Primary School, adjacent to the existing school grounds; and*
- *it enables the relocation of the existing pre-school facility and any subsequent expansion of Stradbroke Primary School; and*
- *it provides a mix of dwellings in accordance with Policy STRAD3; and*
- *the design of dwellings is in accordance with the requirements of Policy STRAD2; and*
- *a direct footway link is provided on the south side of Mill Lane to link up with the footway on the west side of Queen Street; and*
- *an appropriate drainage solution and management strategy is provided to serve the needs of the development in accordance with Policies STRAD4 and STRAD5; and*
- *it is served by a sustainable long term solution in respect of electricity provision in accordance with Policy STRAD4; and*
- *in order to protect the amenity of neighbouring properties and to provide an appropriate buffer with the open countryside, landscape buffers are provided on all boundaries of the site and, where relevant, meet the requirements of Policy STRAD2; and*
- *the settings of the Conservation Area and the Grade II listed buildings adjacent to the site are preserved and, where possible, enhanced.*
- *As the site is on the edge of the medieval settlement and has not been systematically assessed for archaeological remains, any planning application should be supported by the results of an archaeological evaluation which enables impacts on archaeological remains to be considered and to allow for preservation if appropriated, or proposals for other mitigation.*

3.5 The policy contains eleven criteria that identify various points that development on the land is expected to comply with. In this regard, the following comments are made:

1. The policy advises of an approximate number of units being suitable for the site, and in this regard officers consider that an 80no. unit scheme would be a reasonable proposal. The proposed quantum of development, having been reduced from 89no. initially, is nearer to the estimated amount in the policy and is within reasonable tolerance.
2. A car park and drop off facility to serve the school would be provided as part of the development proposals. Although not explicitly identified in the policy, this requirement also links to policy STRAD6, which is concerned with education and health infrastructure.
3. The plan includes the provision of land for a new pre-school facility on the site and an attendant s106 agreement would secure a contribution towards construction costs.
4. The Planning Statement advises of the mix of market and affordable units and advises that *'...this indicative mix has been designed to strike a balance between the wider district needs, as well as the village level aspirations for a greater proportion of smaller units to suit first-time buyers and downsizers...In this regard the proposed housing mix directly supports the ambition in the Neighbourhood Plan to bring more families to the village...'*
5. Design of buildings would be part of the consideration of reserved matters, but it is anticipated that an architecturally-appropriate response can be secured on the site.

6. The identified footway link would be provided as part of the new access proposals, for which full planning permission is being sought at this stage.
7. The means of drainage of the site has been considered and agreed with the County Council as Lead Local Flood Authority.
8. In this regard, the SNP identifies that Stradbroke experiences partial blackouts due to the way in which electricity is supplied to the village. The SNP identifies that developers engage with the electricity provider in order to avoid the likelihood of power outages being increased. This matter is captured by policy STRAD4. As a planning judgement it is considered that the developer's responsibilities would include the provision of a suitable electricity supply to the development.
9. The layout proposals would be a reserved matter and the landscaping of the site (including the treatment of boundaries) would be considered at that point. That said, the illustrative plan does show the provision of landscaped areas to the boundaries in anticipation of this requirement.
10. As explained elsewhere in this report, the likely impacts of the proposed development on heritage assets has been considered, and determined to be at a low level of less than substantial harm. The policy criterion identifies that the settings of heritage assets should be *preserved*. Therefore the proposal conflicts with this limb of the policy in that preservation is interpreted to do no harm.
11. The recommended conditions to be attached to a grant of outline planning permission would include archaeology conditions as recommended by the County Council's Archaeology adviser.

- 3.6 Within the SNP the site identified for development has an estimated area of 2.9 hectares, and is identified as being suitable for a residential development of approximately 75no. homes. In this regard the outline proposal exceeds both the estimated site area and number of units and is, in both respects, a departure from the development plan. The given area of the application site, being 4.1 hectares, is 1.2 hectares larger. The number of dwellings proposed is 80no. which is 5no. more than the estimated capacity. While these increases are noted, it is also pertinent to note that the figures in the SNP are estimated, and the proposal is not considered by officers to represent an unacceptable increase in either site area or dwelling numbers – being in each case modest. In this regard, it is also noted that the Parish Council does not object to the proposals on grounds of either site area or dwelling numbers. Following the initial submission of the application, which sought outline planning permission for 89no. units, the Parish Council requested that the number of units proposed should be reduced to 80.no. The current proposal accords with the Parish Council's request. The proposed site area and the number of proposed units is also not identified as a concern by the Council's Spatial Policy Team. On that basis subject to the consideration of other planning issues within this report it is considered that the departure from the development plan may be balanced by the material considerations in the round.
- 3.7 In relation to the issues of site area and proposed numbers of dwellings, these were addressed in the Planning Statement that accompanied the initial submission (which proposed 89no. units on the site). By way of further context, the following extracts from the Statement are included for Members' information:



*Whilst it is acknowledged that the number of units proposed through the application is greater than identified in the Neighbourhood Plan, the housing requirements in the Plan are expressed as a “minimum” and the unit numbers for each site allocation – including STRAD18 – are expressed as “approximately” thus allowing for a degree of latitude for planning applications to be advanced in a way which makes best use of the land available (in line with national and local policy) and in a way which ensures the deliverability of individual allocations. This was reflected in the conclusions of the Stradbroke Neighbourhood Plan Examiner who concluded in her report that “to restrict the total number of dwellings on each allocated site would not constitute sustainable development”... It is also acknowledged that the application site area is larger than that proposed in the Neighbourhood Plan. This increase in site area is driven not by the increase in the number of units, but by the constraints and policy requirements imposed on the site, and on the need to achieve a high-quality landscape-led layout at a density which is appropriate to the edge of village location. There are several factors which contribute to the need to increase the site area, the most significant being the need to deliver an effective and sustainable solution to the management of surface water. As demonstrated within the Flood Risk Assessment & Drainage Strategy, to maintain run-off and discharge to the surrounding ditch network at existing greenfield rates (and taking account of climate change), large attenuation basins are required within the site. In line with best practice and Suffolk County Council SuDS guidance, these are designed to be natural features (rather than urban, hard-engineered basins) to maximise multi-functional benefits, improve long-term inspection/maintenance and enhance aesthetics. The result however is that, based on the volumes required and margins required around the basins, the total required land take is approximately 0.4ha, representing a significant proportion of the land available. Furthermore, the location of such basins is, to some degree, fixed in order that they work successfully with the topography of the site and maximise efficiency of a gravity system.*

*In addition, delivering the important new facilities for Stradbroke Primary School involves further land take which cannot therefore be developed for housing. Land for the new 28-space car park, bus turning area and new pre-school (enabling space for buildings and outdoor play), represents a further 0.2ha of land take.*

*Additional requirements arising from the constraints of the site including: retention of – and greater space around – existing field boundary vegetation (particularly along the southern boundary where significantly larger gardens are indicated on the illustrative Masterplan to enable long-term retention; provision of a landscaped gateway at the site entrance and buffer to the commercial premises; and wider ecological mitigation, create additional pressures on the land budget for the site.*

*With these constraints and land deductions, the ‘usable’ site area based on the allocation in the Neighbourhood Plan would be reduced to approximately 2.2-2.3ha. Even based on the minimum 75 units, this would represent a relatively high density of 32dph, even before allowance is made for public open space. At this density, there would be compromises and insurmountable challenges to achieving a high-quality, landscape led development which fits comfortably in this edge of village location and which is capable of mitigating potential impacts on – for example – neighbouring heritage assets. This density, being comparable to Ash Plough, could result in some of the shortcomings which are frequently identified locally with that development.*

*As demonstrated in the Design & Access Statement, the increased site area is the minimum necessary to achieve a high-quality development at an appropriate density and deliver the right number of homes to make the development viable. The extent of the site has been carefully considered and, as demonstrated on the illustrative Masterplan, has been designed to ensure that built development on the site does not project any further into the countryside than the existing Skinner’s factory...’*

- 3.8 The site's inclusion (save to the extent of the departure noted above) in the Stradbroke Neighbourhood Plan as being suitable for residential development was also reflected in the allocations contained in the emerging Joint Local Plan. However, as Members are aware, the status of the JLP is such that allocations proposed previously have no weight as a material planning consideration at this stage. Nevertheless, the relevant allocation (LA080) did state:

*'Development of approximately 75 dwellings, will be supported in principle in accordance with the relevant policies of the Plan and Stradbroke Neighbourhood Plan.'*

- 3.9 In conclusion, it is your officers' opinion that the principle of residential development taking place in this location is largely established through the adopted SNP, which forms part of the development plan. The fact that the site area and number of units for the proposed development exceeds the estimates in the Plan is fully acknowledged as a technical departure from the Plan. However, for the reasons identified above it is considered that the overall site area and the proposed number of units are not excessive, given the development expectations that are identified in the site specific policy STRAD18. The application is made pursuant to the policy and would secure its planning objectives, save for the tension identified in relation to the limb regarding preservation of significance of heritage assets. This is a matter of great weight and is dealt with later in this report.

#### **4. Nearby Services and Connections Assessment Of Proposal**

- 4.1 Within the adopted Mid Suffolk Core Strategy document, Stradbroke is identified as a Key Service Centre. These are defined as *'Villages capable of providing local services and facilities to a dispersed rural population as described in the Regional Spatial Strategy. The type and scale of development proposed must target the identified needs of the village in question and its surrounding communities.'* In this regard, it is noted that Stradbroke benefits from local service provision including shops, schools, community centre, swimming pool and fitness centre etc. which could be utilised by the occupiers of the proposed development.
- 4.2 In terms of access to public transport, the nearest bus stops to the application site are located in Queen Street and the application submission advises that these are approximately 300 metres distant from the centre of the site. That said, the bus services locally are limited. The nearest railway station is at Diss, which is approximately 10 miles distant from the village. In regard to the above, it is a fair assessment that the residents of Stradbroke are more reliant on private motor vehicles to access services in the wider area.

#### **5. Site Access, Parking And Highway Safety Considerations**

- 5.1. The NPPF identifies at paragraph 110 that in assessing specific applications for development it should be ensured that, inter alia, significant impacts on the transport network and highway safety can be cost effectively mitigated to an acceptable degree. Paragraph 111 recognises that development *'...should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe...'*
- Leading on from this, SNP policy STRAD8, which is concerned with highway access and pedestrian movement identifies that, amongst other things, the improvement of the flow of traffic and pedestrian safety on highways will be encouraged. The policy also identifies a network of 'Walkway Routes' within the village, one of which runs north/south along Queen Street and travels along Mill Lane, connecting with the public footpath network at this point. The policy makes clear

that the enhancement of the identified routes will be strongly encouraged and development is *'...encouraged to link in to the public rights of way network where possible.'*

- 5.2 As advised elsewhere, this application submission is an outline application proposal with all matters reserved, except for the means of vehicular access to the site, for which full planning permission is being sought at this stage. To this end, the application submission includes a Transport Assessment that inter alia describes the access proposal as follows:

*'...Mill Lane will be improved from the Application Site access roads to its junction with the B1118 Queen Street to provide a minimum 5.5m wide carriageway and 1.8m wide footway. Minimum visibility splays of 2.4m x 43m will be maintained at the Mill Lane/B118 Queen Street junction...'*

- 5.3 A plan included in the Assessment shows the provision of the new access, together with the widening of Mill Lane to create a 5.5 metre wide carriageway, and 1.8 metre footway on the southern side of the Lane, extending from the junction of Mill Lane with Queen Street, to the proposed new vehicular access to the site. Other elements shown on the plan include the provision of 3no. parking spaces on the periphery of the application site, that would replace those on-street spaces that would be displaced by the widening/footway works, and the reconstruction of a headwall to enable the provision of the footway connection on to Queen Street.

- 5.4 In regard to the proposed road layout within the site, the illustrative plan submitted with the application shows a main spine arrangement (that would help to define a central open space within the site); this spine leading to a series of private drives and culs de sac. In addition, to reflect the requirements of policy STRAD18, the plan shows the provision of a car park area, located in the vicinity of the indicative location of a new nursery building, and a drop-off location for buses serving the adjacent Stradbroke Primary School site.

- 5.5 Acknowledging that the proposals as shown on the submitted plans are indicative at this outline application stage, it is considered that the arrangement of development and the associated means of access would be an appropriate response

- 5.6 Members will note that the Highway Authority has confirmed it has no objection to the proposals and makes the following comment as part of its consultation response:

*'...We consider the proposal would not have an impact on the public highway with regard to congestion, safety or parking. This development can provide safe and suitable access to the site for all users (NPPF Para 108) and would not have a severe impact on the road network (NPPF para 109) therefore we do not object to the proposal...'*

- 5.7 In regard to parking provision development, development proposals should accord with the requirements of policies T9 of the Local Plan and STRAD9 of the SNP. Both policies require that parking provision is in accordance with the Suffolk Guidance for Parking Technical Guidance document. Although policy STRAD9 refers to the 2015 version of the document, it was subsequently updated in 2019 and this version of the document is applicable.

- 5.8 Again, due to the outline nature of the proposal, it is not possible to consider the detailed provision of parking space in order to assess its acceptability. However, it is noted in the DAS accompanying the application submission that *'...Parking provision will be defined at Reserved Matters stage when the layout and housing mix has been fixed. However, as a matter of principle, parking provision on the site will be designed to meet, as a minimum, the Suffolk County Council standards in respect of residential and visitor parking...'* In relation to the proposed new car park

to be located within the site, policy STRAD18 does not prescribe a number of spaces that should be provided. However, the application's Transport Assessment does advise that the car park would contain 28no. spaces. The Assessment also confirms that parking provision across the site would be in accordance with the Council's adopted standards. As Members are aware, the current standards also include the provision of charging facilities for electric vehicles. The suite of recommended conditions from the Highway Authority include a requirement for the details of the provision of charging facilities to be agreed.

- 5.9 Lastly, as part of the response received from the County Council's PROW team, it is recommended that development on the site includes a pedestrian link from the north-western corner of the site onto footpath no.2 adjacent. This in order to ease access to the PROW network from the development. Officers support this recommendation and condition is recommended to this effect.
- 5.10 On the basis of the above it is anticipated that a scheme that fully accords with the Council's adopted standards can be achieved on this site.

## **6. Design And Layout**

- 6.1. Good design is a key aspect of sustainable development, as made clear in the NPPF. This requirement is reflected in adopted development plan policies CS5 and GP1, both of which identify that development will be of high quality design that respects the local distinctiveness and built heritage of Mid Suffolk. Leading on from this SNP policies STRAD2, 3 and 8 are also relevant.
- 6.2 Specifically, STRAD2 identifies contains a number of criteria that describe good quality design in Stradbroke. This policy would clearly assist in the formulation of reserved matters proposals on the application site. STRAD3 describes the mix that housing proposals are to achieve. In the case of developments of five or more units, these must deliver at least 40% as one or two bedroom properties. In addition, if this formula requires the provision of more than 5 units, a 30% minimum of these should be one-bed properties. The policy recognises that an alternative mix may be permitted where evidence is provided in support.
- 6.3 Policy STRAD8 is, inter alia, concerned with pedestrian movement within the Neighbourhood Plan area and identifies the need to enhance defined Walkway Routes around the village. In this regard the associated SNP shows part of a Walkway Route along Mill Lane, on the northern boundary of the site, which links to the wider public right of way network.
- 6.4 As advised elsewhere, the application is an outline proposal (except for the means of vehicular access), which seeks to establish the acceptability, in principle, of a maximum of 80no. residential units being provided on the identified site. In this regard, the submission includes an illustrative plan showing a layout containing 80no. units. The plan shows a point of access obtained off Mill Lane, serving a road layout consisting of a series of culs de sac, together with a central loop that would define a central open space area that would also incorporate a include a LAP space. The arrangement of dwellings is based on perimeter blocks across the majority of the site, with a looser form of development towards the western boundary of the site, which has a direct interface with the surrounding countryside. The plan also shows the provision of landscaped areas, located on the periphery of the site. Specifically, given the location of the factory premises immediately to the north, it is proposed that the northern/north-western corner of the site is defined by a 'green landscaped buffer'. Other areas would be landscaped open space, with SuDS features included.
- 6.5 Other key features that are included on the plan are the provision of a car park, together with a site for a new early years building, located to the north of the playing field serving Stradbroke

primary school. Importantly, a link is shown on the plan that would provide pedestrian access from the car park to the school grounds. These elements are also shown as located near to the proposed central open space. It is therefore anticipated that this overall space would become a localised focal point.

- 6.6 Members are also advised that the illustrative layout plan includes reference to an indicative position for noise attenuation boundary screening, along the northern boundary of the site where it abuts Mill Lane. This detail had been included as part of the proposed on-site mitigation measures to deal with noise disturbance generated by the factory premises. Bearing in mind that, subsequently, officers understand that an at-source mitigation scheme has now been agreed (as explained elsewhere in this report) it is anticipated that this feature could be reduced or possibly removed. As a principle, officers would not want to encourage the use of noise attenuation boundary screening in this location, bearing in mind the visual sensitivity of the setting, and an at-source mitigation solution would clearly be preferable in this regard.
- 6.7 Given the status of the application it is not possible at this stage to describe the proposed built form in detail. Nevertheless, the plan does indicate the use of traditional architectural forms, with buildings provided in detached, semi-detached and terraced forms. In terms of scale and massing the submitted DAS states that the development would *'...primarily be 2 storeys, although will range from 1 storey (i.e. bungalows) to a maximum of 2.5 storeys...The depth and width of buildings will be designed to achieve forms, spans and roof pitches which are characteristics of the village and Suffolk vernacular more generally...'*

The DAS also advises as follows:

*'...Architecturally, the development should strike a balance between creating cohesion in the design of buildings and street frontage whilst avoiding bland homogeneity. Subtle and well-considered variation in materials, building forms, roofscape and design detailing should be used to create interest, with sudden or jarring changes avoided. The scheme should have an identifiable character which is sympathetic to local context and the vernacular of Stradbroke...'*

- 6.8 Officers are supportive of this considered approach and would expect it to be translated into reserved matters proposals for the site, in full recognition of the particular sensitivity of the location.
- 6.9 In summary although the layout plan is illustrative (given the outline nature of the proposals) it is considered, generally, by Officers to show a responsive and sympathetic proposal for the site. It is capable, therefore, as serving as a 'masterplan' to guide Reserved Matters submission(s). It is also borne in mind that comments that have been received from the Highway Authority, Heritage Team, LLFA etc. are based on the details shown on the plan. Therefore, were Members minded to approve the proposal in accordance with the Officer recommendation, a condition would be attached to the outline planning permission that would require reserved matters to be substantially in accordance with the details shown on the plan.

## **7. Landscape Impact, Trees, Ecology, Biodiversity And Protected Species**

- 7.1. Conservation and enhancement of the natural environment is a fundamental theme of the NPPF and one reflected in policies CS4, CS5, CL1, CL8 and STRAD2. of the development plan. The site identified for the proposed development has previously been used for arable purposes, and therefore the majority of land is without specific features. That said, the margins of the site with adjoining land to the east and south contain hedgerows and established tree planting. The



northern boundary of the site is currently open, and the western boundary of the site is undefined on the ground as it falls within the field used for arable purposes. Further to the west, the line of a public right of way runs parallel to the site on a north-south axis and there are groups of trees and hedging along this route.

- 7.2 Members are advised that the application submission includes a suite of documents to quantify various impacts that would arise from the proposed development, including an Arboricultural Report, Ecology Report and a Landscape and Visual Impact Assessment (LVIA). The information contained in these documents has been considered by the relevant consultees and no objection has been received in relation to the submitted development proposals.
- 7.3 In regard to the likely landscape impacts that would arise from the proposals, the LVIA inter alia concludes, in relation to the landscape effects that effect on landscape character '*...is considered slight/moderate due to the medium sensitivity of the landscape of the 'Plateau Claylands' and the low magnitude of change to the wider landscape. In regard to the setting of the adjacent Conservation Area and listed buildings, the landscape effect is considered moderate/slight due to the high sensitivity of the setting and the low magnitude of the change...The visual effect will be felt most by properties adjacent to the site to the east...Three footpaths are considered to have high sensitivity; however, the magnitude of change is low due to the existing settlement edge and distracting feature of the factory leading to a moderate/slight effect on views...*' By way of mitigation the LVIA states that '*...Careful design and visual impact consideration...*' will be a requirement at the detailed planning stage, in order to maintain the character of the existing settlement. It is also recommended that a Construction Environmental Management Plan is utilised, as is the use of landscape features such as heavy standard trees and native species hedging.
- 7.4 In this regard, the Council's retained landscape consultants identify that '*...While there will be a level of landscape harm associated with the development of this site, we are of the judgement that the scheme can be delivered sensitively, subject to further design development...therefore we have no landscape objection...*' A number of conditions are recommended for inclusion on a grant of outline planning permission and these have been included in the list recommended to Members at the end of this report.
- 7.5 In relation to the likely impact of the development on trees, the Arboricultural Report submitted with the application included a constraints plan that showed the location of trees in vicinity of the site. Of these, two were classed as category A, a group of trees along the southern boundary of the site were classed as category B, and the remaining trees given a category C classification. Of the category A trees, one (an oak) is located within the development site, and the submitted illustrative layout plan shows the retention of this tree within an area of public open space. The other category A tree is located to the east of the site, adjacent to the line of the public right of way, and therefore should be unaffected by the development proposal. As a general comment, given the location of trees in relation to the proposed development, it is anticipated that the majority, if not all trees, could be retained as part of the formulation of reserved matters proposals for the site. In this regard, it is noted that the Council's Arboricultural Officer inter alia, has commented as follows:

*'I have no objection in principle to this application as the existing land use means it should be possible to avoid conflict between development and any significant trees on site due to their boundary location. The Tree Constraints Plan provided should be used to inform the site layout design and all category A and ideally Category B trees should be retained and given sufficient space for future growth...'*

- 7.6 In relation to ecological impacts, the supporting information accompanying the initial submission included a Preliminary Ecological Appraisal which identified that the site has the potential to support foraging bats, breeding birds, reptiles, Great Crested newts (GCN) and invertebrates. In relation to GCN, survey work revealed that there are ponds and a ditch within the vicinity of the site that are a suitable habitat for GCN, particularly near the south-eastern and southern boundaries of the site. In this regard, the Council's retained ecological consultants advised that a holding objection was lodged, on the basis that the submission provided insufficient information with regard to a finalised mitigation strategy for Great Crested Newts. A mitigation strategy was subsequently provided by the applicant, following additional survey work undertaken during an appropriate time of the year.
- 7.7 The findings of the additional survey works revealed that whilst the arable field is negligible in suitability as terrestrial habitat for great crested newts, features on the boundary of the site are '*...theoretically suitable for sheltering, foraging and dispersing great crested newts...*' In response the proposed mitigation would include the provision of wildlife fencing around the site during the construction process. In addition the proposed development itself would include the provision of SuDS basins that can potentially be utilised as a suitable habitat for GCN, as well as foraging and sheltering habitats. In addition, existing boundary hedgerows would be permanently excluded from new gardens by fencing. Members are advised that the Council's ecological consultants have considered the proposed mitigation strategy, and this has led to the previous holding objection being lifted. As with landscape, a series of conditions are recommended as part of an outline planning permission, and these would be included within a decision notice.

## **8. Land Contamination, Flood Risk, Drainage and Waste**

- 8.1. The NPPF at paragraph 183 identifies, inter alia, that planning decisions should ensure that a site is suitable for its proposed use. In addition, paragraph 184 makes clear that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner. In addition, Local Plan policy SC4 identifies the Council's intention to ensure that new development proposals minimise the risk of contamination of underground water resources.
- 8.2 In this regard, the application submission includes a Phase 1 Desk Study and Preliminary Risk Assessment. This undertaking identified that a potential contaminant source was located off site, namely a slurry pit located approximately 15 metres to the south. In this regard, the Assessment inter alia recommends that '*...a targeted intrusive-based investigation is undertaken to determine the presence and extent of any potential contamination within the soils and, if necessary, the groundwater towards the south of the site. It is recommended that monitoring wells for ground gas / groundwater should be constructed onsite as part of the investigation to allow for subsequent monitoring...*'
- 8.3 Bearing the above in mind, the Land Contamination officer has recommended that a condition (and associated advisory note) be attached to a grant of outline planning permission, that would capture the recommendations made in the submitted assessment whereby further investigation and, if necessary, remediation is agreed. Officers support the inclusion of this condition.
- 8.4 In relation to the issue of flood risk and drainage, as identified by mapping facilities, the entire site for the application proposal is located within flood zone 1 i.e. at the lowest risk of fluvial flooding (< 0.1% annual probability). Nevertheless the scale of development proposed means that a Flood Risk Assessment is required as part an application submission, and in this regard the proposals include a Flood Risk Assessment and Surface Water Drainage Strategy. This document inter alia confirms the location of the application site within flood zone 1.

- 8.5 As regards surface water (pluvial) flooding, submitted information shows that nearly all of the identified site is outside of areas shown to be at risk. Two areas of the site that are affected by surface water flood events are shown as being at the south eastern corner of the site where it abuts the rear boundaries of development along Queen Street, and also at the southern end of the site.
- 8.6 When the application was originally submitted, seeking permission for the erection of up to 89no. units on the site, the County Council as Lead Local Flood Authority advised of a holding objection, on the basis that the proposal included a hybrid SuDS solution, and no information had been provided to demonstrate why a fully open SuDS system could not be provided. In addition, notwithstanding the outline nature of the application, it was determined that insufficient information had been provided in relation to the proposed SuDS features. The subsequent amendment to the overall quantum of development (from 89no. to 80no.) inter alia prompted the submission of an addendum to the Flood Risk Assessment that reconsidered the proposed method of surface water drainage, and the proposal put forward for Members' consideration includes a greater area of open SuDS. The LLFA has subsequently confirmed it has no objection to the proposals, subject to the imposition of conditions on a grant of outline planning permission.
- 8.7 In regard to the disposal of foul drainage, Anglian Water has confirmed no objection to the proposals, and advises that the site falls within the Eye – Hoxne Road Water Recycling Area and capacity for the proposed development is available. It is also noted by Anglian Water that a public sewer is shown on record plans within the land identified for the proposed development. Various informatives are requested for inclusion if permission is granted for the proposal.
- 8.8 Following on from the Council's resolution on water quality, further information has been requested from Anglian Water in relation to the anticipated impact of the proposed development on watercourses, and Members will be updated at the meeting.

## **9. Heritage Issues**

- 9.1. The protection of heritage assets from inappropriate forms of development is an established tenet of planning control. Section 66(1) of the Planning (LBCA) Act 1990 requires local authorities to afford special attention to the desirability of preserving listed buildings, including through development within their settings. The NPPF at paragraphs 194 – 198 describes how development proposals affecting heritage assets should be considered. In addition, paragraph 199 makes clear that *'...When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation...'* The NPPF also identifies at paragraph 202 that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...'* Core Strategy policy CS5, inter alia, identifies the Council's aim *'...to protect, conserve and where possible enhance the natural and built historic environment...'* In addition, policy HB1 deals with the protection of listed buildings, and specifically states that *'...Particular attention will be paid to protecting the setting of listed buildings.'* Policy STRAD11 of the SNP relates to the historic environment and design, and identifies the need for all types of development proposals to contribute towards the local distinctiveness of the Stradbroke Neighbourhood Plan Area. A specific criterion of the policy requires that proposals should *'...Ensure that the significance of designated heritage assets and their settings is preserved and where possible, enhanced...'*
- 9.2 Within the Neighbourhood Plan, policy STRAD18 advises that land to the south of Mill Lane (with an approximate area of 2.9 hectares) is allocated for residential development and a car park and

bus drop-off to serve Stradbroke Primary School. Proposals will be supported subject to eleven criteria, one of which states '*...the settings of the Conservation Area and the Grade II listed buildings adjacent to the site are preserved and, where possible, enhanced...*' In this regard, heritage assets identified as being impacted by the development would be the listed buildings, including the parish church, to the east of the site in Queen Street, and two listed buildings located to the west of the site. The setting of the defined conservation area, part of which abuts the site, would also be affected.

- 9.3 This application is submitted in outline, with all matters reserved except for the means of vehicular access. Therefore Members are asked to consider the acceptability, in principle, of the proposed development taking place on the identified site. Detailed consideration of likely impacts arising from the proposal is therefore not possible at this stage. That said, the application submission is accompanied by a Heritage Impact Assessment (HIA). The HIA has been provided to consider the likely impacts that would arise from the scheme as shown on the illustrative plan, and the document states that an in-depth assessment can also be prepared at reserved matters stage.
- 9.4 In this context, it is noted that the proposal does not give rise to an objection from the Council's Heritage Team. Notwithstanding the illustrative nature of the layout plan, the Team notes that the proposed location of a SuDS feature would limit the impact of development on identified listed buildings. In addition, the position of rear gardens would also serve to mitigate impact. In this regard, it is the Heritage Team's opinion that harm to significance in this regard would be between low and very low. In addition the role of the church tower as prominent landmark when viewed across the application site is also noted by the Team. While acknowledging that the proposed development would alter the setting of the church it is stated that '*...as the illustrative plan shows, it is possible by handling of such matters as design, layout, and distribution of building types to maintain views of the tower through and over the proposed dwellings...*' It is concluded that the impact on views of the tower and setting of the church are expected to be no more than low. In relation to impact on the conservation area, it is identified that this would, again, depend on the definitive layout, but is expected to be low, and harm to its significance expected to be very low. The summarised comments above were based on the original submission proposal for 89no. units on the site. This current scheme is for a lesser number of units (80no.) but it has been confirmed by the Heritage Team that the same comments apply.
- 9.5 While some concerns are raised by Historic England in relation to the impacts that could arise from the proposed development, the outline status of the application is recognised, and there is no objection raised to the principle of the development taking place. This is in recognition of the allocation in the Stradbroke Neighbourhood Plan which, as explained elsewhere, forms part of the adopted development plan. Lastly, Members will note the comments received from Place Services in relation to the proposal. However, it is noted that these comments do not acknowledge the formal allocation of land in this location for residential development, through the Neighbourhood Plan adoption process.
- 9.6 Having considered the opinions expressed in relation to heritage matters officers consider that a degree of harm – albeit low, but nevertheless 'less than substantial' in NPPF terms – would result from the development taking place. In line with statutory duties, considerable importance and great weight has been applied to the harm that has been identified and the desirability for keeping heritage assets from harm. In such circumstance where 'less than substantial harm' has been identified, the NPPF requires that harm, to which great weight is attached (para.199) to be weighed against the public benefits of the proposal (para.202). Officers have undertaken that balance.
- 9.7 The benefits that would result from allowing development to proceed are of significance and principally relate to the provision of up to 80no. dwellings and infrastructure provision that would

provide wider utility and meet IDP requirements. Even where considerable importance is attached to the heritage harms within the balance, the benefits of the development are considered to outweigh them also noting that the development would support the broader objectives of the SNP in meeting its identified housing requirement.

- 9.8 In relation to archaeological impacts that may arise from the development, it is noted that the County Council's Archaeology Officer identifies the application site as being located within an area of archaeological potential, and there is '*...high potential for the discovery of below-ground heritage assets of archaeological importance within this area...*' In this regard, two conditions are recommended for inclusion on a grant of outline planning permission; the completion of archaeological work in accordance with an agreed written scheme of investigation, and no occupation of the development until the results are analysed etc. Officers support the inclusion of these conditions.

## **10. Impact On Residential Amenity**

- 10.1. The consideration of residential amenity impacts is a key planning consideration. The Council's adopted development plan policies SB2 and H3 make clear that development proposals would be considered inter alia in respect of the likely impacts that would arise in relation to residential amenity. It is clear that the current aspect viewed from properties adjacent to the site will inevitably alter as a result of the development taking place. However, as Members are aware, the protection of views across third party land is, in itself, not a valid planning consideration.
- 10.2 In relation to other issues such as loss of privacy, light and/or overbearing impacts etc. this application is submitted in outline, with all details reserved (save for vehicular access to the site). Therefore it is not possible, at this stage, to assess the likely residential amenity impacts that could arise from the provision of new built form on the identified site. However, given the size of the site and the indicative material submitted in support of the application, it is anticipated that it would be possible to locate the proposed dwellings on the land without unacceptable impacts being experienced by existing residents by reason of overshadowing or overlooking.
- 10.3 Another important consideration is the impacts on the amenity of the future occupiers of the development that could arise from the operation of the established factory premises to the north of the application site. The NPPF identifies, as part of the environmental objective to achieving sustainable development, through conserving and enhancing the natural environment, that new development should be prevented from being at risk from '*...unacceptable levels of soil, air, water or noise pollution...*' (para. 174 e) This approach is reflected in Core Strategy policy CS4 and Local Plan policy H17. In the case of policy H17 this policy states, inter alia, that '*...Residential will normally be refused in areas which have, or are likely to have, significantly reduced amenity or safety by virtue of proximity to noise, smell or other forms of pollution emanating from nearby agricultural or other premises...*'
- 10.4 In terms of context, it is important to bear in mind that the factory (which is used for the manufacture of pet food) is an historically established business in Stradbroke, and its location was clearly known at the time land to the south was identified as being suitable for residential development in the adopted SNP. Nevertheless, the impacts of the factory on the proposed residential development is an important consideration.
- 10.5 Following initial submission of the application, the Environmental Health Team identified that the amenity of the occupiers of the proposed dwellings could, potentially, be adversely affected by the operation of the factory, through noise and odour impacts. This contradicted the findings of the applicant in the application submission, which determined that any adverse impacts from noise



could be mitigated satisfactorily on the application site, through the use of noise barrier etc, and mitigation of odour impacts was not required.

- 10.6 In regard to this issue, it is considered by your officers (including the Environmental Health officer) that were mitigation required, this would be preferable at source i.e. within the factory building, as opposed to mitigation on the application site. Notwithstanding the applicant's clear view that the proposals put forward to mitigate noise impacts on site are acceptable, and in the case of odour impacts mitigation is not necessary, they have chosen to engage positively with Officers regarding this issue. In addition, Officers and the applicant's representatives have also engaged with the owners of the factory, including undertaking site visits.
- 10.7 Following extensive consideration of this issue (which has been a primary factor in the delay in presenting this application to Members) a position has been reached whereby it is understood the applicant has come to an agreement with the owners of the factory to fund noise mitigation measures in the factory premises. It is further understood that the works have been programmed to take place. Details of the proposed noise mitigation have been provided, and considered by the Council's retained noise consultants. Bearing in mind that the agreed works involve a third party, i.e. the factory owners, notwithstanding that the works are intended to be carried out, in order that the Council can be sure that they would take place, it would be necessary to incorporate the agreed scheme within the s106 agreement.
- 10.8 In addition, the proposed s106 agreement would include a commitment for the applicant to pay a bond, to be held by the Council, to mitigate odour generation, in the event that justifiable complaints were to be received by occupants of the development in the future. This precautionary approach has been agreed with the Environmental Health Team and is reflected in that Team's latest consultation response.
- 10.9 The allocation of land to the south of Mill Lane for residential purposes in the SNP was obviously cognizant of the location of factory premises immediately to the north. Nevertheless, the impacts arising from that land use on the proposed development is an important consideration. Equally, it is important to recognise that the factory is a long established use in this location and is a key economic resource. In this regard, Officers are particularly mindful of paragraph 187 of the NPPF which states:

*Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.*

- 10.10 In regard to the identified paragraph, it is considered that the agreed approach to mitigation has reflected the NPPF's requirements.

## **11. Planning Obligations / CIL**

- 11.1. By way of context the preamble to site specific policy STRAD18 in the SNP includes the following comments:

*'...The significant policy benefits of developing this site outweigh the sizable list of requirements. However, ensuring that these policy benefits are realised may mean that other benefits such as the provision of affordable housing cannot be met in full by a viable scheme...the delivery of a sustainable development delivering positive benefits outweighs any policy matters not addressed in full and all whilst ensuring a viable scheme. It is considered that these matters should be given primacy in determining planning applications on the land allocated in Policy STRAD18...'*

- 11.2 Members are advised that the application submission made to the Council included an assessment of the proposed development's viability, this on the basis of the costs arising from the development of this site. As a result of the assessment the applicant proposed an affordable housing provision of 10%, on a then total of 89no. units. However, following ongoing assessment of viability (involving specialist consultants retained by officers) an increased figure of 20% has been secured, on an 80no. unit development. This equates to 16no. units.
- 11.3 Importantly, the Council's Strategic Housing Team has confirmed its agreement with that revised figure, which would be included within a s106 agreement. That Team's requirements in relation to specification would also be included within the agreement, as would trigger points for construction and occupation of the identified units.
- 11.4 In relation to mix, SNP policy STRAD3 identifies specific percentage requirements for 1 and 2-bedroom properties, as explained elsewhere in this report. Of the 80no. units proposed for the site, it is advised in the submission that 41no. (approximately 50%) would be 1 or 2 bed units. Of these 41no. units, 10no. would be 1 bed units, in the form of apartments. The overall number of 1 and 2 bed units on the site comfortably exceeds the policy requirement (approximately 50% rather than 40%). There is a slightly lesser number of 1 bed units (10no. as opposed to 12no.) but this figure is not objected to by either the Strategic Housing Team or the Parish Council.
- 11.5 In addition to references to affordable provision, other elements of the development that would be included in the agreement would include specification and management of the open space areas on the site and a commitment to provide the LAP as shown on the indicative plan. In addition, the agreement would secure the use of the proposed car park by members of the public, bearing in mind its role in providing parking spaces for visits to the school which currently have to take place in Queen Street.
- 11.6 The proposed s106 agreement would also include the agreed mitigation in relation to potential noise and odour impacts on the development, arising from the factory development to the north. Firstly, in relation to odour impacts, the agreement would secure a bond from the developer, set at £65 000, that could be utilised by the Council in the event that justifiable complaints regarding odour were received from future residents of the development. This sum is determined by the applicant's consultants to achieve an appropriate level of mitigation.
- 11.7 As regards noise impacts, a scheme of mitigation at source has been agreed between the applicant and the owners of the factory, and the provision of this mitigation scheme would be included within the agreement. In relation to both noise and odour mitigation your officers are continuing to review the extent to which the commitments to delivery of mitigation should be secured by Section 106 and a verbal update will be given at your meeting.
- 11.8 Other elements to be secured through s106 agreement, as identified by the County Council, that would be attached to a grant of outline planning permission are listed below for Members' information:

- Early Years contribution - £152 418
- Land for Early Years – 537.7 square metres

In this regard, Suffolk County Council has advised of a £412 monitoring fee per trigger.

11.9 Members are advised that other elements, proposed to be secured through CIL are as listed below:

- Primary education contribution - £327 336
- Secondary education contribution - £252 530
- Sixth Form contribution - £77 759
- Libraries improvements - £17 280
- Waste - £10 880

## **12. Parish Council Comments**

12.1 Members will note the comments of Stradbroke Parish Council and the fact that it is supportive of the proposal following the amendment to the proposed number of dwellings. Specific comments in relation to the potential impacts on the development that may arise from the established factory premises to the north are acknowledged and, in this regard, Members will note the comments made in section 10 of this report.

## **PART FOUR – CONCLUSION**

### **13. Planning Balance and Conclusion**

13.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The principle of residential development taking place on land to the south of Mill Lane Stradbroke is partly established through its allocation in the Stradbroke Neighbourhood Plan, which is adopted and thus a part of the development plan. As noted above part of the site land is not allocated and to that extent the application is a partial departure. Moreover the amount of dwellings applied for itself exceeds that set for the allocation and that too represents a departure. This is evaluated above and in summary it is concluded that the material considerations in the round outweigh withholding planning permission on that technical departure point alone.

13.2 As noted in the report, the area of the application site exceeds the estimation in the Neighbourhood Plan albeit the number of homes proposed falls within a reasonable approximation of the allocation policy. The application would also fail to preserve the significance of designated heritage assets which is a policy requirement under the allocation, notwithstanding that the harm is outweighed by the benefits of allowing development to proceed. Therefore, the application cannot be said to accord with the allocation policy in regard to these points. However, considered in the round, the application is nevertheless considered to accord with the allocation policy and its assessment criteria when viewed as a whole. In addition, the increase in the site area would enable a greater degree of open SuDs to be provided and also a wider landscaped periphery, particularly along the western boundary of the site; its interface with the countryside beyond. As a planning balance Officers consider that the clear benefits that would accrue as a

result of the development taking place (reflective of the important attached to the site in the Neighbourhood Plan) outweigh any minor policy conflicts.

- 13.3 The Council embraces its statutory duties in relation to the historic environment and considerable importance has been attached to the harm, albeit limited, that has been identified in relation to heritage assets. As stated, the benefits of the development outweigh that harm and the application satisfies the policies of the development plan and the NPPF.
- 13.4 Notwithstanding the allocation in the Neighbourhood Plan, impacts arising from the location of the industrial use immediately to the north of the site has been the subject of considerable assessment, subsequent to the initial submission of the application. The extent to which the applicant can secure and ensure the retention of the noise mitigation has not been conclusively clarified. At the time of writing this appears to be the subject of goodwill and a spirit of co-operation between the applicant and the adjacent business. That cannot be relied upon in the grant of planning permission. On that basis Officers consider that it is appropriate to seek a delegated authority [a] to negotiate with the parties to secure their agreement in principle to enter into a Section 106 and [b] to proceed to secure that Section 106 such noise and odour mitigation can be secured. Officers will continue to review what common ground there is on these issues and what the appropriate approach should be. A verbal update will be given at the meeting.
- 13.5 It is considered that the proposal can reasonably be determined to be sustainable development bearing in mind its location, access to local service provision etc. In addition the population generated by the development would assist in helping to sustain local services. The impacts arising from the development could, it is felt, be adequately mitigated through s106 agreement and the imposition of conditions on a grant of outline planning permission. Lastly, the outline nature of the application means that the Council would be able to consider detailed development proposals through submission of Reserved Matters. The application is considered to accord with the policies of the NPPF when taken as a whole; the NPPF directs that planning permission should be granted without delay, and this reinforces the direction of the development plan.

## **RECOMMENDATION**

That authority be delegated to the Chief Planning Officer to GRANT OUTLINE PLANNING PERMISSION FOR THE SUBMITTED DEVELOPMENT PROPOSAL INCLUDING MEANS OF VEHICULAR ACCESS TO THE SITE

- (1) **Subject to (a) officers negotiating with the relevant parties to secure their agreement in principle to enter into a s106 agreement to secure noise and odour mitigation measures and (b) prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer as summarised below and those as may be deemed necessary by the Chief Planning Officer to secure:**
- Affordable housing – note this reflects the acceptance that a 20% (16no. units) is justified in this case through viability assessment.

Other requirements for affordable housing:

- Affordable homes should be integrated within the scheme and avoid clustering in one area of the site. This provides for a more integrated cohesive community environment.
- All properties must be built to current Nationally Described Space standards as published March 2015 and meet Building Regulations Part M 4 Category 2.
- All ground floor 1 bed flats/houses to be installed with level access shower instead of a bath.
- The Council is granted 100% nomination rights to all the affordable units on all first lets and that all allocations for rented units are made through the Choice based lettings system known as Gateway to Homechoice and for shared ownership via the Help to Buy Agents process
- Adequate parking provision is made for the affordable housing units and inclusion of cycle storage/sheds.
- Standard triggers points as set out below to be included in the S106: -

(a) Not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and

(b) Not Occupy or permit Occupation of more than eight per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider

#### **Other s106 agreement requirements**

- On site open space and includes management of the space to be agreed and requirement for public access at all times.
- Provision of the LAP as shown on the submitted illustrative plan
- Use of the proposed car park by the public
- Bond to be utilised by the Council in the event of justified odour mitigation - £65 000
- Provision of the submitted noise mitigation in the factory premises prior to first occupation of the approved development.
- Early Years contribution - £152 418 as requested by Suffolk County Council as education authority
- Land for Early Years development – 537.7 square metres area – as requested by Suffolk County Council as education authority



**(2) That the Chief Planning Officer be authorised to GRANT Outline 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 (Outline/Full for means of access)
- Approved Plans (Plans submitted that form this application)
- Layout of Reserved Matters submission to be substantially in accordance with the Illustrative Masterplan submitted with the outline planning application
- Phasing Condition
- Market housing mix prior to or concurrent with reserved matters to be agreed
- Approval of a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development
- Submission of a landscaping scheme and landscape management plan
- Ecological mitigation measures carried out in accordance with submitted reports as identified
- Approval of a Biodiversity Net Gain Design Stage Report
- Approval of a Landscape and Ecological Management Plan
- Approval of a Wildlife Sensitive Lighting Design Scheme
- Access visibility condition
- Details of the access and associated works to be submitted and approved
- Details and construction of footways on Mill Lane between site access and Queen Street, and site access and PROW footpath FP2
- Details and construction of improvements to footway on Queen Street to the bus stops
- Details of estate roads and footpaths
- Parking details, electric vehicle charging points and secure cycle storage in accordance with Suffolk Parking Standards
- Details of storage/presentation of refuse and recycling facilities
- Submission of a Construction Management Plan
- Provision of Fire Hydrants
- Reserved Matters proposal to include a pedestrian link from the north-western corner of the site on to Footpath No. 2 Stradbroke
- Tree Constraints Plan used to inform the Reserved Matters and submission of Reserved Matters accompanied by detailed Arboricultural Impact Assessment/Method Statement
- Details of on-site children's play space provision.
- Archaeological Written Scheme of Investigation and post investigation assessment conditions
- Conditions as recommended by SCC as Lead Local Flood Authority
- Development capable of accommodating a 32 tonne Refuse Collection Vehicle
- Investigation/Assessment/Remediation of contaminated land
- Construction hours restriction as recommended by the Environmental Health officer.

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

- Proactive working statement
- SCC Highways notes

- Anglian Water Informatives
- LLFA Informatives
- Land contamination advisory note

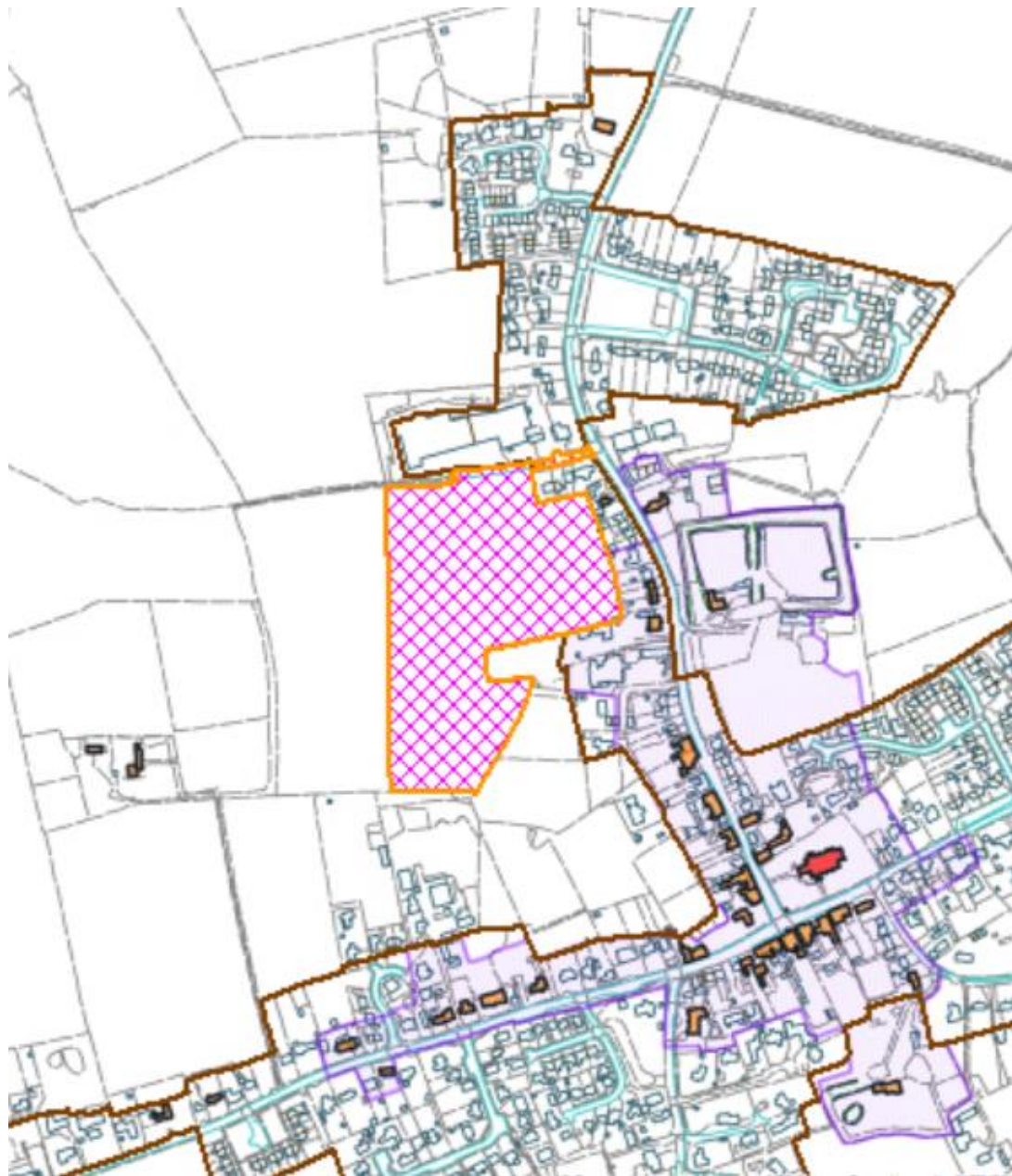
**(4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured and/or not secured within 6 months that the Chief Planning Officer be authorised to refuse the application on appropriate grounds**

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Application No: DC/20/05126

Parish: Stradbroke

Location: Land South of Mill Lane



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# Agenda Item 7c

## Committee Report

**Item No:** 7C

**Reference:** DC/22/04002

**Case Officer:** Daniel Cameron

**Ward:** Elmswell & Woolpit.

**Ward Member/s:** Cllr Helen Geake. Cllr Sarah Mansel.

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## **RECOMMENDATION – GRANT HYBRID PLANNING PERMISSION SUBJECT TO CONDITIONS**

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### **Description of Development**

Hybrid Application. Full planning Application for B8 storage and E(g) office uses for Land Parcels 4 and 5. Outline Planning Application for B2 light industrial, B8 storage and E(g) office uses for Land Parcel 6.

### **Location**

Land At Lawn Park Business Centre, Warren Lane, Woolpit, IP30 9RS

**Expiry Date:** 17/03/2023

**Application Type:** FUL - Full Planning Application

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

**Applicant:** C & K Smith

**Agent:** Mr James Bailey

**Parish:** Woolpit

**Details of Previous Committee / Resolutions and any member site visit:** This application was previously considered at the meeting of 18<sup>th</sup> January 2023. Minutes note that members deferred the application for an update to come forward with regards to ecology and landscaping comments which were not available at the time of the original meeting. Further information was requested with regards to heritage impacts, particularly with regards to listed buildings located on Haughley New Street and with regards to previous refusals of planning permission at Lawn Farmhouse; the highways impact with regards to the road surface of the Old A45 and with regards to HGV movements and the movements of smaller vehicles on the surrounding road network; amenity impacts regarding to light and noise impacts from the proposed development of parcels 4 and 5. Updated information is provided prior to report.

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

**Has the application been subject to Pre-Application Advice:** Yes (DC/22/00404)

## **Update on Ecology and Landscaping Matters**

Comments from Place Services Ecology and Landscaping were received on the 27<sup>th</sup> and 30<sup>th</sup> January respectively and are available on the planning file.

Place Services Ecology note no objection subject to securing biodiversity mitigation and enhancement measures within development. Conditions are suggested to achieve this and have been added to the recommendation within the report below.

Similar conclusions are noted from the Place Services Landscaping response, which does note concerns with regards to the screening of the site at present, but notes that conditions to limit the heights of stored goods on Plots 4 and 5 (which are already included within the scheme of recommended conditions) will act to limit the impact of the development to below that of the neighbouring buildings which also provide some screening in and of themselves. Conditions are suggested to secure landscaping details prior to commencement of development and to secure the management of said landscaping to ensure it thrives on site and is fit for purpose. Again, these are added to the recommendation within the main report.

## **Heritage Report**

Following the last meeting, further heritage advice was secured from Place Services Heritage.

They consider the immediate surroundings of the listed buildings, Lawn Farmhouse and Lawn Cottage, have already been compromised by the development of Lawn Farm Business Park. They note that use of landscaping mitigates the issue to an extent, however, they also note harmful issues arising from the position of lighting poles in close proximity to Lawn Cottage. In summation, they identify a level of less than substantial harm in the low to medium range. This is a slight increase over that identified at pre-application stage and they note that the balancing of the harm to the setting of the heritage assets should be undertaken in line with the requirements of the NPPF which is set out within body of the report below in Section 9.

No harm to listed properties located on Haughley New Street is identified, nor is harm to the Grade I listed Haughley Park, further to the east.

## **Highways Impacts**

Review of the comments from the Highway Authority and National Highway Authority note no objections to the application and it has been confirmed verbally with the Highway Authority that consideration of the junction into the site was undertaken and that there was sufficient highway capacity to take the accommodate the additional HGV movements proposed by this application. With regards to the necessity of a slip road onto the A14 at this location, this was considered by Highways England during both this and the original application, with no requirement for the additional highways infrastructure was found.

The supporting documents brought forward with the application notes an HGV routing plan utilising only roads shown within the Suffolk HGV Routing Map. Similar routing plans apply to the other

users of the site and the applicant has no records of complaint regarding their vehicles which are also tracked. Travel Plans for staff working on the site are in place. Control over access from small and medium sized vehicles not connected with the site would not be able to be controlled via planning condition as the enforcement of such a condition would render it useless in practice. A scheme of signage directing users to the site is already in place and advertised as the preferred route to and from the site.

It is understood through the applicant that Bacton Transport are in discussions with Elmswell Parish Council regarding a speed reduction on the Old A45, however, this has not progressed to discussions with the Highway Authority, which would be the next step towards implementing a Traffic Regulation Order (TRO). The applicant has confirmed their support of such a measure and would be happy to be involved with the work should that be necessary, however, no such requirement has been noted by the Highway Authority. It should be noted that a TRO is a separate legal process and may not be successful as it requires support from other stakeholders, notably the Police, which is not secured at this time. Members could consider a planning condition in this regard; however, it is advised that such a condition would fail the necessity test set out within NPPF as no requirement for a TRO is noted in the comments from the relevant Highway Authorities and further, would tie the development to the outcome of a legal process which the Local Planning Authority has no control over and could take significant time to progress.

Concern regarding the state of the road surface on the Old A45 was also raised. This related to the spreading of mud and other debris on the road from the quarry operated by AggMax and located to the east of the application site. It is noted that concern over the road surface related to an operator not connected to the applicant and from a site not under their control. Investigation by Officers notes that wheel-washing conditions have been applied to planning permission given on the site which raises the question of whether enforcement action from the relevant Planning Authority (Suffolk County Council in this instance) would be able to resolve the issue. Given the site is not within the ownership of the applicant, it would not be reasonable to require they address the issue which is not of their making or within their control.

### **Amenity Impacts**

Further comments were sought from the Environmental Health Team, received on 27<sup>th</sup> February. Having reviewed the committee report and action sheet, and taking into consideration their original comments, they have no further comments to make at this time.

They confirm that sufficient information has been submitted with the application to give certainty that subject to the conditions previously requested being applied, there are no adverse amenity impacts to nearby residential dwellings from light and noise pollution arising from development on Plots 4 and 5.

Development on Plot 6 can similarly be conditioned to ensure sufficient information is presented with submission of any reserved matters application that may come forward to ensure that Members have sufficient certainty on these issues in the future.

## **Conclusions**

Officers consider that sufficient information regarding the issues raised by Members at the previous meeting of 18<sup>th</sup> January 2023 with regards these issues is now present, and that Members can undertake debate and reach a valid conclusion with regards to the planning application presented.

Having had the benefit of the additional information presented here, Officers consider that their recommendation of approval still remains and that the conditions that Officers would suggest should Members resolve to approve the application is provided below and has been updated to reflect the consultation responses received from Place Services Landscaping and Ecology and is produced here for clarity:

### **Full Planning Permission:**

- Development to be commenced within 3-year time scale.
- Development to accord with submitted drawings.
- Use class confirmation – B8 storage with E(g) office (no change of use within B or E use classes).
- Limit to external storage height and location of storage.
- Car, HGV and cycle parking to be provided as shown.
- Provision of EV charging points.
- Archaeological investigation to be agreed and undertaken.
- Fire hydrants to be provided.
- SuDS landscaping and maintenance details.
- Sustainability details to be agreed, including 10% requirement for renewable power generation.
- Lighting to comply with submitted details.
- Limit to external noisy works.
- Noise management plan to be submitted and agreed.
- Hours of work.
- Acoustic fencing to be erected.
- Bin storage details to be agreed.
- Details of security fencing to be agreed.
- Work to be undertaken in accordance with ecological appraisal recommendations
- Natural England Great Crested Newt Mitigation Licence
- Biodiversity enhancement strategy
- Wildlife sensitive lighting scheme
- Landscape details
- Landscape management plan

### **Outline Planning Permission:**

- Outline commencement requirement. Reserved matters to be made within 3 years, commencement within two of reserved matters approval.
- Reserved matters details to include access, appearance, layout, landscaping and scale.
- Development to accord with indicative drawings.
- Use class confirmation – B2 light industrial, B8 storage or E(g) office.
- Archaeological investigation to be agreed and undertaken.
- Fire hydrants to be provided.
- Sustainability details to be agreed, including 10% requirement for renewable power generation.
- Lighting details, including light spill to be submitted.
- Noise details to be submitted.
- Hours of work to be agreed.
- Work to be undertaken in accordance with ecological appraisal recommendations
- Natural England Great Crested Newt Mitigation Licence
- Biodiversity enhancement strategy
- Wildlife sensitive lighting scheme
- Landscape details
- Landscape management plan

### **And the following informative notes as summarised and those as may be deemed necessary:**

- Pro-active working statement
- Public Rights of Way informative
- Land contamination informative

In coming to this conclusion, Officers reflected on the comments for the Economic Development Team noting a lack of the type of business units require within the District and the comments from the emergent Joint Local Plan which identifies Lawn Farm Business Park as a strategic employment site where their use is protected and proposed expansions acceptable in principle and their district-wide importance is emphasised. While Officers accept the limited weight that can be attributed to the emergent Joint Local Plan, it does give an indication on the future direction of travel for the site. Within the policy explanation, a clear need for flexible commercial space is clear, which would be brought forward on Plot 6.

Moreover, in regards to highways impacts, the site is well placed with regards to access to the A14 and benefits from existing highways infrastructure to support HGV movements. The HGV routing map for Suffolk does not recommend HGV movements outside of their shown routes and these are the routes that HGV vehicles arriving at or leaving from the site are already making use of. Support for the implementation of a speed reduction on the Old A45 is noted but would be

progressed outside of the planning system and is subject to third-party approval. The road surfacing issues relating to another user of the Old A45 are also noted.

No amenity issues are noted that cannot be dealt with via planning conditions already proposed to be applied to the development and ecological and landscaping can be dealt with in a similar manner.

Finally, with regards to the balancing exercise, the low to medium level of less than substantial harm identified in the further heritage comments are noted. The development as proposed would still bring benefits to the district in terms of FTE employment and wider benefits in terms of supporting development further afield in the district. The land in question, while presenting a link to the agricultural heritage of Lawn Farmhouse in particular, is no longer farmed and would likely remain as grass, although Members should note that outline planning permission for plot 4 is in place.

Members should be certain to refamiliarise themselves with the specifics of the application which is set out within the report below. They should note that it has not be altered since its original submission for use at the meeting of January 18<sup>th</sup> 2023.



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## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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The application is referred to committee for the following reason:

The Head of Economy considers the application to be of a controversial nature having regard to the nature of the application.

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## **PART TWO – POLICIES AND CONSULTATION SUMMARY**

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### **Summary of Policies**

NPPF - National Planning Policy Framework  
NPPG-National Planning Policy Guidance

#### Core Strategy Focussed Review (2012)

FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development

#### Core Strategy (2008)

CS01 - Settlement Hierarchy  
CS02 - Development in the Countryside & Countryside Villages  
CS03 - Reduce Contributions to Climate Change  
CS04 - Adapting to Climate Change  
CS05 - Mid Suffolk's Environment

#### Local Plan (1998)

GP01 - Design and layout of development  
HB01 - Protection of historic buildings  
HB14 - Ensuring archaeological remains are not destroyed  
CL02 - Development within special landscape areas  
CL08 - Protecting wildlife habitats  
E02 - Industrial uses on allocated sites  
E03 - Warehousing, storage, distribution and haulage depots  
E04 - Protecting existing industrial/business areas for employment generating uses  
E06 - Retention of use within existing industrial/commercial areas  
E08 - Extensions to industrial and commercial premises  
E10 - New Industrial and commercial development in the countryside  
E12 - General principles for location, design and layout  
T09 - Parking Standards  
T10 - Highway Considerations in Development

## **Neighbourhood Plan Status**

This application site falls within the Woolpit Neighbourhood Plan which was formally adopted on 31<sup>st</sup> October 2022. Accordingly, the Woolpit Neighbourhood Plan enjoys full material weight. In particular attention is drawn to the following policies which will be discussed in further detail within the relevant sections of the report below:

Policy WPT6 – Location and Sustainability of Business Sites

Policy WPT11 – Settlement Gaps and Key Views

## **Consultations and Representations**

[Click here to view Consultee Comments online](#)

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)**

##### **Elmswell Parish Council Comments Received 27<sup>th</sup> September 2022**

Elmswell Parish Council objects to this application for the following reasons:

1. The Proposal seeks to impinge on the adjacent Listed properties at Lawn Cottage and Lawn Farmhouse to the detriment of their setting and to the enjoyment of those occupying them. Previous attempts to develop this site have failed, including at Appeal, on these grounds.
2. The doubling of employees which would result should this application succeed will exacerbate the existing problems as these people travel by car to and from work along the inadequate roads in Woolpit village as well as down the single-track Warren Lane in Elmswell.
3. The resultant nuisance and pollution, including light pollution, from a dramatic increase in industrial activity on the site adjacent to the growing built-out residential mass of Woolpit runs counter to NPPF strictures on sustainability.

##### **Wetherden Parish Council Comments Received 20<sup>th</sup> September 2022**

No comments for the above planning application.

##### **Woolpit Parish Council Comments Received 7<sup>th</sup> September 2022**

Woolpit Parish Council objects to this application on the following grounds:

This industrial site will be immediately adjacent to the Grade 2 listed properties of Lawn Farmhouse and Lawn Cottage and will be severely detrimental to their setting and to the quality of life of occupants of these dwellings and of neighbouring houses.

On several occasions applications and appeals for 5 dwellings on the former farmyard /scaffolding

site have been refused because of the proximity to these listed buildings.

Some 300 people are employed on this site, and this will rise to some 600 when all the land available is developed. It will not be possible to control their travel routes to and from work and many already pass through the already narrow Warren Lane, Wood Road and Borley Green then onto congested Heath Road by the School and Health Centre or travel along equally unsuitable roads to access the A14 via Elmswell.

There is no public transport or safe cycle or pedestrian access to the site.

There is much more light pollution from the existing development than was expected and we can only expect more. This is detrimental to both human and animal life

There will be loss of habitat for birds of prey and the animals they rely on.

Suffolk is a rural county. This proposal will add to the urbanization of farmland alongside the A14 and contribute to the feel of driving through a ribbon of development. Industrial development should be confined to the designated areas near the major towns.

Woolpit is the fourth largest centre of commercial development in Mid Suffolk and its proximity to the A14 encourages workers to travel large distances to work. Additional employment areas should be located on already existing sustainable sites near centres of population with public transport and lower travel-to-work distances.

If the application is approved the following requirements should be incorporated:

1. In order to encourage sustainable travel to work, a footbridge should be provided over the A14 to give pedestrian/cycling access to the site from Old Stowmarket Road or from Warren Lane south.
2. An HGV ban should be placed on Warren Lane and Wood Road together with the imposition of other measures to discourage workers private vehicles using these roads.

**Officer's note that Haughley Parish Council was consulted in response to this application, however, no response was received.**

#### **National Consultee (Appendix 4)**

##### **Anglian Water Comments Received 17<sup>th</sup> August 2022**

No connection to Anglian Water sewers is proposed as part of the development. Therefore, Anglian Water have no comments.

##### **Historic England Comments Received 17<sup>th</sup> August 2022**

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers.

##### **National Highways Comments Received 15<sup>th</sup> August 2022**

Referring to the planning application referenced above, dated 15 August 22, notice is hereby given that National Highways formal recommendation is that we recommend that planning permission not be granted for a specified period.

#### **Further National Highways Comments Received 24<sup>th</sup> November 2022**

Referring to the planning application referenced above, dated 15 August 22, notice is hereby given that National Highways formal recommendation is that we recommend that planning permission not be granted for a specified period.

#### **Final National Highways Comments Received 7<sup>th</sup> December 2022**

Referring to the planning application referenced above, dated August 22, notice is hereby given that National Highways formal recommendation is that we offer no objection.

### **County Council Responses (Appendix 5)**

#### **SCC Archaeological Service Comments Received 19<sup>th</sup> August 2022**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. Trenched Evaluation (MOLA, 2018) identified two trenches in the south-eastern most extent of the site which contained undated deposits of extensive burnt debris that contained substantial quantities of fire cracked flint. As a result, there is high potential for the discovery of further below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development will likely damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

#### **SCC Fire and Rescue Service Comments Received 6<sup>th</sup> September 2022**

##### **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), 2019 Edition, 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, 2019 Edition.

##### **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 firefighting purposes. The requirement will be determined at the water planning stage when site plans have been

submitted by the water companies. 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.

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

#### 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.

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

#### **SCC Flood and Water Team Comments Received 23<sup>rd</sup> August 2022**

The following submitted documents have been reviewed and we recommend a holding objection at this time:

- Site Location Plan Ref 175/2022/03 P2
- Site Layout Plan Ref 175/2022/07 P3
- Flood Risk Assessment and Drainage Strategy Ref 175/2022/FRADS P1

A holding objection is necessary because whilst the LLFA is generally happy with the level of detail for the outline application (plot 6), the level of detail provided for the full application (plots 4 & 5) is not sufficient and only indicative. The LLFA recommends full and final detailed design is submitted for the full application.

#### **Further SCC Flood and Water Team Comments Received 26<sup>th</sup> October 2022**

The following submitted documents have been reviewed and we recommend maintaining holding objection at this time:

- Site Location Plan Ref 175/2022/03 P2
- Site Layout Plan Ref 175/2022/07 P3
- Flood Risk Assessment and Drainage Strategy Ref 175/2022/FRADS P2
- Email from Applicant to LPA 2nd September 2022

A holding objection is necessary because whilst the LLFA is happy with the level of detail for the outline application (plot 6), the level of detail provided for the full application (plots 4 & 5) is sufficient, but additional information is required relating to the landscaping and establishment of the SuDs features.

For plots 4&5 it is recommended that a landscaping and establishment plan detailed for the first five years for all SuDs features be provided unless the LPA is minded to condition this requirement.

#### **SCC Highways Team Comments Received 3<sup>rd</sup> November 2022**

Notice is hereby given that the County Council as Highways Authority does not wish to restrict the grant of permission due to the application not having a detrimental effect upon the adopted highway.

Please note: 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.

**SCC Travel Planning Team Comments Received 15<sup>th</sup> August 2022**

No comment on this application.

**Internal Consultee Responses (Appendix 6)**

**Economic Development Comments Received 14<sup>th</sup> September 2022**

Economic Development fully supports this application.

This development brings forward a further phase of a now established and successful employment site, well located for the A14, a recognised driver for growth in the district and region.

There is an undersupply of suitable modern business accommodation available locally, this development will be supportive of this need, providing opportunity for businesses wishing to grow and to locate within the district and adjacent to the A14.

**Environmental Health – Air Quality Comments Received 31<sup>st</sup> August 2022**

This application does not meet the criteria for requiring an air quality assessment, and I have no objections with regard to air quality.

**Environmental Health – Land Contamination Comments Received 20<sup>th</sup> September 2022**

Many thanks for your request for comments in relation to the above application. Having reviewed the Phase I report by Norfolk County Laboratories I can confirm that I agree with the findings of the report that the risks from the former uses of the site are low. The report recommends that additional sampling is undertaken to confirm the low risk however I feel that it would not be necessary for these to be undertaken by means of condition. I therefore have no objection to the proposed development from the perspective of land contamination.

Should the developer wish to undertake the precautionary works then we would be willing to review their findings but this would be outside of the planning framework.

**Environmental Health – Noise, Odour and Smoke Comments Received 5<sup>th</sup> September 2022**  
**Plots 4 & 5**

Lighting - I am not satisfied that the lighting diagram considered light intrusion to neighbouring residential premises. The Kingfisher plan dated 04/05/2022 clearly states that for light trespass they were unable to calculate this but also indicate that this passed.



I require clarification that this has been considered. I shall also require that the submitted scheme shall include a polar luminance diagram (based on the vertical plane and marked with 1,2,5,10 lux contour lines at the windows of the nearest residential premises).

Noise - The consultant has made some assumptions with regards to a 1.8 m close board fence being installed. The Nova Acoustic reports ref: 7709CK -v2 and CK7710-V2 dated 08/06/2022 appear to be robust and consider site vehicle movements and activities at both plots.

The reports author also makes the following recommendations regarding mitigation:  
*closed board acoustic fence has been should be installed along the eastern perimeter of the proposed development as per Appendix C. - A noise management plan should be implemented, and all staff trained on noise reduction processes. The findings of this report will require written approval from the Local Authority prior to work*

Based on the reports for the full application, I recommend the following conditions is added to any permission granted for plots 4 and 5:

- Limit on external noise levels.
- Noise management plan to be agreed.
- Operating hours to be limited to 06:00 – 18:00 weekdays, 06:00 – 15:00 Saturdays, none at all on Sundays and public holidays.
- Acoustic fencing to be erected as specified within submitted acoustic report.

#### Plot 6

I am unable to see any supporting documents in terms of noise/light/odour/smoke for this plot within the application documents. As such I am unable to recommend that this hybrid application is approved due to insufficient supporting evidence.

#### **Further Environmental Health – Noise, Odour and Smoke Comments Received 31<sup>st</sup> October 2022**

I am now satisfied that the Tetra Tech report ref: 784-B042059 dated 23 September 2022 revision 1 addresses the questions I raised and demonstrates that the levels at the nearby residential premises from plots 4 and 5 will be within the ILP guidance levels. I would still require the previously suggested conditions to be added to any permission granted for these plots.

I am still unable to see any noise impact assessment from this plot or other supporting documents with regards to Plot 6.

**Officers note that as the application on Plot 6 is made in outline only, such additional details would not usually be present at this stage in the application, given the spread of final uses sought, it is considered that a more appropriate time to require this information would be on submission of any reserved matters application as the required reports could then be varied to suit the end user of Plot 6.**

#### **Environmental Health – Sustainability Comments Received 25<sup>th</sup> August 2022**

Many thanks for giving me the opportunity to comment on the Application. I have reviewed the available documents and request that a condition be applied to secure a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development which shall be submitted to and approved, in writing, by the Local Planning Authority.

### **Place Services – Ecology Comments Received 17<sup>th</sup> October 2022**

Holding objection due to insufficient ecological information on European Protected Species (Great Crested Newt).

**Officers note that previous development on site has taken place in line with Natural England's District Level Licencing scheme whereby development impacts are offset through the creation of off-site habitat creation for Great Crested Newts. It is understood that a similar approach would be taken here. Consultation on additional information in this regard is being undertaken with Place Services – Ecology and an update is to be reported at committee.**

### **Place Services – Landscaping Comments Received 5<sup>th</sup> September 2022**

#### Full application – Parcels 4 and 5

The full application is supported by the Landscape and Visual Impact Assessment, Arboricultural Report and Landscape Strategy drawing.

The Landscape and Visual Impact Assessment (LVIA) has been carried out in line with the principles set out on the third edition of "Guidelines for Landscape and Visual Impact Assessment"(GLVIA3) and includes an assessment of landscape and visual receptors. This report has been undertaken following the development of two parcels of land to the north of the site under granted permission DC/18/01279. We are generally in agreement with the baseline findings of the report, however there is a lack of detail provided with regards to the proposed layout of parcels 4 and 5, only details of the proposed small office building have been submitted therefore we are unable to assess if the likely visual and landscape character effects on the site and surrounding landscape have been adequately considered.

Given the site sensitivities and visibility we would recommend that a number of type 3 wireframe visualisations should be produced to demonstrate that effect of the development have been minimised; by considering the mass and location of the built form and that any proposed vegetative screening has been located for maximum effect. Therefore, we reserve judgement until further details of the buildings and layout have been submitted.

The Arboricultural Report fails to include details, location or protection measures for the areas of native species planting undertaken as part of the mitigation measures for DC/18/01279.

The Landscape Strategy focuses on the location of the proposed structural planting, though provides insufficient details of species, hard landscaping or boundary treatment. The indicated swales and SuDS are welcome, though also require further details regarding their visual appearance, management and maintenance.

#### Outline application – Parcel 6

The outline application is supported by the Arboricultural report and Landscape Strategy drawing (see above comments), the submitted LVIA does not include this parcel.

No details, indicative location or layout has been provided therefore we are unable to provide any further comment at this stage.

## **Summary**

Considering the above, we recommend that a holding objection be placed until such time that further details are submitted and agreed. The holding objection is a temporary position to allow reasonable time for the applicant and the LPA to discuss what additional information is required to overcome the concern(s). If minded for approval, we would be happy to suggest some appropriately worded landscape conditions for use as part of any granted permission. Should you have any queries please feel free to contact me.

**Officers note that additional information is being sought from Place Services – Landscaping to ensure the nature of the application is fully understood with regards to the open-air storage use of plots 4 and 5 and to gain further detail on the nature of additional information required or, should additional information not be required, to enquire to any planning conditions they would want to see imposed. Again, an update shall be reported at committee.**

## **Public Realm Team Comments Received 26<sup>th</sup> August 2022**

Thank you for consulting Public Realm on this application. Public Realm officers have no comment to make.

## **Waste Management Team Comments Received 1<sup>st</sup> September 2022**

No objection subject to conditions to ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around the site to make collections from the businesses. Please provide plans of the waste storage facilities for the business units/offices, these must be sufficient capacity to accommodate all the waste types to be collected and appropriate segregation. Details of storage compounds requirements can be located within the waste guidance on table 6. A dropped curb should always be used to enable safe manoeuvrability of the bins from the compound/storage area to the RCV.

## **B: Representations**

At the time of writing this report at least 2 letters/emails/online comments have been received. It is the officer opinion that this represents 2 objections. A verbal update shall be provided as necessary.

Views are summarised below:

- Impact on listed properties contrary to policy HB1 and paragraphs 201 and 202 of the NPPF.
- Noise and light pollution associated with site likely to increase as a result of the works. Proposed landscaping will not adequately shield the neighbouring properties from light and noise pollution.
- Intensification of the use of the highway, particularly by lorries and HGVs.
- Removal of trees will lead to a loss of ecological habitat.
- Development does not accord with Development Plan, particularly policy E10. There is no overriding need for the development to be located within the countryside and will lead to a loss of farmland.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

## **PLANNING HISTORY**

<b>REF:</b> 4422/16	Screening Opinion for proposed industrial development of Lawn Farm.	<b>DECISION:</b> EIA 29.11.2016
<b>REF:</b> DC/17/04953	Planning Application - Erection of two storage buildings for the use by Suffolk Lowland Search and Rescue	<b>DECISION:</b> GTD 24.01.2018
<b>REF:</b> DC/17/04954	Planning Application. Erection of a single storey extension	<b>DECISION:</b> GTD 10.01.2018
<b>REF:</b> DC/18/01279	Hybrid Application. (1) Erection of 2No warehouses, 2No offices, creation of car parking and storage yards, landscaping, sustainable urban drainage system, infrastructure and highway improvements. (2) Outline Planning Application. (Access and Landscaping to be considered) for erection of 1No warehouse, erection of an office and associated car parking and storage yard.	<b>DECISION:</b> GTD 24.08.2018
<b>REF:</b> DC/18/04293	Discharge of Conditions Application for DC/18/01279- Condition 8 (Programme of Archaeological Work), Condition 9 (Site Investigation and Post Investigation Assessment), Condition 10 (Construction Environmental Management Plan), Condition 15 (Farmland Bird Mitigation Strategy) and Condition 18 (Biodiversity Enhancement Strategy)	<b>DECISION:</b> GTD 27.03.2019
<b>REF:</b> DC/18/04409	Discharge of Conditions Application for DC/18/01279- Condition 23 for Full (Construction Surface Water Management Plan) and Condition 27 for Outline (Construction Surface Water Management Plan)	<b>DECISION:</b> REF 05.03.2019
<b>REF:</b> DC/19/00550	Planning Application - Erection of a B1 commercial building for use in association with new Suffolk Lowland Search and Rescue base.	<b>DECISION:</b> GTD 21.03.2019
<b>REF:</b> DC/19/01603	Discharge of Conditions application for DC/18/01279 - Condition 7 - Landscaping Scheme	<b>DECISION:</b> GTD 16.04.2019

<b>REF:</b> DC/19/02099	Discharge of Conditions Application for DC/18/01279 - Condition 4 (Visibility Splays), Condition 5 (Access), Condition 19 (Landscape and Ecological Management Plan), Condition 31 (Route Management) and Condition 34 (Sign Modification)	<b>DECISION:</b> GTD 24.07.2019
<b>REF:</b> DC/19/02339	Hybrid Application - Full Planning Application for conversion of cartlodge to residential dwelling and Outline Planning Application (some matters reserved) - Erection of 3no. dwellings and details for access and layout (following demolition of storage buildings).	<b>DECISION:</b> REF 30.07.2019
<b>REF:</b> DC/19/03361	Discharge of Conditions Application for DC/18/01279 - Conditions 6 (Highways-Surface Water Discharge), Condition 12 (Surface Water Design), Conditions 13 (SuDS Details) and Condition 23 (Construction Surface Water Management Plan).	<b>DECISION:</b> GTD 13.01.2020
<b>REF:</b> DC/19/03500	Application under Section 73 of the Town & Country Planning Act, Permission: DC/18/01279 without compliance with condition 7 (Landscaping Scheme) to relocate a landscape bund	<b>DECISION:</b> GTD 12.02.2020
<b>REF:</b> DC/19/03851	Outline Planning Application (some matters reserved -access and landscaping to be considered ) for development comprising of a mixture of B1/B2/B8 uses.	<b>DECISION:</b> GTD 20.02.2020
<b>REF:</b> DC/20/00233	Submission of details under Outline Planning Permission DC/18/01279 - Appearance, Layout and Scale for erection of 1no. warehouse, erection of an office and associated car parking and storage yard.	<b>DECISION:</b> GTD 01.04.2020
<b>REF:</b> DC/20/01416	Discharge of Conditions Application for DC/18/01279- Condition 16 (Construction Environmental Management Plan), Condition 17 (Farmland Bird Mitigation Strategy), Condition 24 (Surface Water Drainage Scheme), Condition 25 (Surface Water Drainage Implementation, Maintenance and Management) and Condition 27 (Construction Surface Water Management Plan)	<b>DECISION:</b> GTD 27.05.2020

<b>REF:</b> DC/20/02823	Planning Application. Erection of self contained B1 commercial units (4No.) and a proposed A1 commercial unit.	<b>DECISION:</b> GTD 02.10.2020
<b>REF:</b> DC/20/03548	Hybrid Application - Full Application for conversion of existing building into a dwelling and Outline Application (some matters reserved, access and layout to be considered) for erection of 5 no new dwellings.	<b>DECISION:</b> REF 03.11.2020
<b>REF:</b> DC/20/05069	Application under S73a to vary or remove a condition relating to DC/19/00550 dated 21/03/2019. Town and Country Planning Act 1990 to vary (Condition 2 Approved Plans and documents) - to facilitate building to be split into two class E units, as no longer to be used in association with Suffolk Lowland Search and Rescue as a new base.	<b>DECISION:</b> GTD 11.02.2021
<b>REF:</b> DC/20/05871	Planning Application. Erection of 2No self contained commercial units E(g), 1No retail unit E(a) and 1No restaurant E(b). (Alternative to scheme granted under DC/20/02823)	<b>DECISION:</b> GTD 16.02.2021
<b>REF:</b> DC/21/01481	Submission of Details (Reserved Matters) Application relating to DC/19/03851. Appearance, Layout and Scale for development comprising of a mixture of B1/B2/B8 uses. Relocation of the vehicle maintenance and service depot, including bodywork, accident and paint repairs, and associated buildings. Provision of landscaping and drainage.	<b>DECISION:</b> GTD 07.05.2021
<b>REF:</b> DC/21/03061	Discharge of Conditions Application for DC/19/03500- Condition 23 (SUDS Implementation) and Condition 27 (Decentralised Energy)	<b>DECISION:</b> GTD 22.06.2021
<b>REF:</b> DC/21/03565	Discharge of Conditions Application for DC/19/03500- Condition 5 (Surface Water) and Condition 28 (Route Management)	<b>DECISION:</b> GTD 24.06.2021
<b>REF:</b> DC/21/04524	Application for a Non Material Amendment relating DC/21/01481 - Additional roof vents added; ducting amended; rooflights relocated; doors and windows relocated; truck wash amended; environmental station relocated; and a smoking shelter added.	<b>DECISION:</b> GTD 09.09.2021



Full details are set out in the covering letter.

**REF:** DC/21/06430      Application for a Non Material Amendment relating to DC/21/01481 - Additional roof vents added; ducting amended; retaining embankment; alterations to surface water attenuation pond; and a reduction in car parking.      **DECISION:** GTD  
10.12.2021

Full details are set out in the covering letter.

**REF:** DC/21/06542      Application for Discharge of Conditions for DC/19/03851- Condition 3 (Construction Phase Management), Condition 7 (Surface Water Drainage), Condition 9 (Landscaping), Condition 12 (Environmental Management Plan) and Condition 16 (Construction Management)      **DECISION:** GTD  
17.02.2022

**REF:** DC/21/06933      Discharge of Conditions Application for DC/19/03851- Condition 11 (Sustainability Measures)      **DECISION:** GTD  
26.01.2022

**REF:** DC/22/00144      Application under Section 73 of The Town and Country Planning Act following grant of Planning Permission DC/20/05871 for Variation of Condition 2 (Approved Plans and Documents) in order to reposition one of the approved buildings to avoid a gas main.      **DECISION:** GTD  
21.02.2022

**REF:** DC/22/00638      Planning Application - Erection of 1no Class E(g) commercial building      **DECISION:** GTD  
04.04.2022

**REF:** DC/22/01735      Discharge of Conditions Application for DC/19/03851- Condition 13 (Landscape and Ecological Management Plan) and Condition 14 (Biodiversity Enhancement Strategy)      **DECISION:** GTD  
19.07.2022

**REF:** DC/22/02992      Application for approval of Reserved Matters (Appearance, Layout and Scale) and Discharge of Conditions 5 (Noise Impact Assessment), 6 (Lighting Assessment), 7 (Surface Water Drainage Scheme), 8 (SUDS Components/Piped Networks), 10 (Provision of Parking and Turning), 12 (Construction Environmental Management Plan), 13 (Landscape and Ecological Management Plan), 14 (Biodiversity Enhancement Strategy), and 15 (Wildlife Sensitive Lighting Design Scheme) pursuant to Outline Planning Permission      **DECISION:** WFI  
08.07.2022

DC/19/03851 dated: 20.02.2020 - Use of land for B8 and E(g) uses including construction of hard standing area to facilitate storage, and erection of an office block.

<b>REF:</b> DC/22/04086	Discharge of Conditions Application for DC/22/02993 - Condition 3 (Hours of Illumination)	<b>DECISION:</b> WFI 17.08.2022
<b>REF:</b> DC/22/04216	Planning Application - Erection of Hot Food Takeaway with Office above (revised application following permission DC/22/00144)	<b>DECISION:</b> GTD 18.10.2022
<b>REF:</b> DC/22/04479	Planning Application. Erection of 1No Class E(g) commercial building (revised application following planning permission granted under reference DC/22/00638) Revised position and size (Permission DC/22/00638 will not be constructed)	<b>DECISION:</b> GTD 21.11.2022
<b>REF:</b> DC/22/04909	Planning Application - Change of use of land and buildings from scaffolding business to scaffolding/mobile plant/vehicular hire business.	<b>DECISION:</b> PCO
<b>REF:</b> DC/22/04979	Discharge of Conditions Application for DC/19/03851 - Condition 8 (SUDS Component/Piped Networks)	<b>DECISION:</b> GTD 23.11.2022
<b>REF:</b> 4422/16	Screening Opinion for proposed industrial development of Lawn Farm.	<b>DECISION:</b> EIA 29.11.2016
<b>REF:</b> 2754/13	Proposed change of approved use of existing building from cafe use (Class A3) to office use (Class B1) and alterations to vehicle parking and turning area	<b>DECISION:</b> GTD 13.11.2013
<b>REF:</b> 3325/11	Application for a non-material amendment following a grant of planning permission 0668/10 - Removal of existing portacabins, toilet block and unauthorised hardstanding and erection of new cafe building with associated separate access and egress, turning area, parking and landscaping. Change of hard surfacing material for lorry parking bays from tarmac to concrete.	<b>DECISION:</b> GTD 20.10.2011
<b>REF:</b> 0668/10	Removal of existing portacabins, toilet block and unauthorised hardstanding and erection of new cafe building with associated	<b>DECISION:</b> GTD 24.03.2011

	separate access and egress, turning area, parking and landscaping.	
<b>REF:</b> 1226/09	Environmental Scoping Opinion for proposed strategic lorry park and associated road services	<b>DECISION:</b> EIA 13.08.2009
<b>REF:</b> 1522/09	New cafe building, associated parking & landscaping	<b>DECISION:</b> REC
<b>REF:</b> 3870/08	Screening Opinion	<b>DECISION:</b> EIA 25.11.2008
<b>REF:</b> 0067/08/EQ	Proposed lorry park	<b>DECISION:</b> REC
<b>REF:</b> 1538/04/	REPOSITIONING OF CAFE AND TOILET FACILITIES TOGETHER WITH ASSOCIATED PARKING	<b>DECISION:</b> GTD 12.05.2005
<b>REF:</b> 0567/95/	LAYOUT OF PICNIC AREA, CAR PARK AND STATIONING OF MOBILE CATERING UNIT AND ANCILLARY WORKS; ALTERATION TO EXISTING VEHICULAR ACCESS.	<b>DECISION:</b> GTD 15.08.1995
<b>REF:</b> 0019/96/A	THIS IS A SPLIT DECISION - SEE A/19/96/A AND A/19/96/R	<b>DECISION:</b> WDN 04.12.1996
<b>REF:</b> 0887/96/	RETENTION OF PORTABLE CATERING UNIT, STATIONING OF TOILET ACCOMMODATION AND PRIVATE FOUL SEWAGE SYSTEM.	<b>DECISION:</b> GTD 27.11.1996
<b>REF:</b> 1717/17	Application for Outline Planning Permission for the conversion of brick outbuilding to form a dwelling and the erection of 3no. new dwellings following demolition of storage buildings	<b>DECISION:</b> REF 06.11.2017
<b>REF:</b> 0567/17	Erection of new dwellings	<b>DECISION:</b> ECP 09.02.2017
<b>REF:</b> 4422/16	Screening Opinion for proposed industrial development of Lawn Farm.	<b>DECISION:</b> EIA 29.11.2016
<b>REF:</b> 0611/16	External and internal alterations as specified in Design, Access and Heritage Statement. (Retention of)	<b>DECISION:</b> GTD 16.09.2016
<b>REF:</b> 1150/14	Variation of Condition 9 of planning permission 2396/09 (working hours) "Change of use and alterations to	<b>DECISION:</b> REF 05.06.2014

agricultural buildings to be used as scaffolding company storage, office and staffroom" to vary the hours of the permitted use to between the hours of 0600 -1800 Monday to Friday and between the hours of 0700 -1500 Saturday

<b>REF:</b> 0489/14	Certificate of existing lawful development: Erection of kennels.	<b>DECISION:</b> LU 21.07.2014
<b>REF:</b> 1156/13	Retention of stabling, kennels and menage.	<b>DECISION:</b> DIS 26.06.2014
<b>REF:</b> 0876/10	Regularise demolition of wall; remove tie beams; replace part of roof structure; replace missing wall bricks; repair and repoint brick wall cracks; remove brick and concrete floor and install new floor; replace internal door; inject chemical DPC; insert 5 new rooflights and 3 new window openings; clad part of external walls; install kitchen and WC.	<b>DECISION:</b> GTD 13.08.2010
<b>REF:</b> 2396/09	Change of use of and alterations to agricultural buildings to be used as scaffolding company storage, office and staff room.	<b>DECISION:</b> GTD 12.11.2009
<b>REF:</b> 1226/09	Environmental Scoping Opinion for proposed strategic lorry park and associated road services	<b>DECISION:</b> EIA 13.08.2009
<b>REF:</b> 0757/09	Change of use from B1 to B8 - Scaffolding distribution, storage with office facility.	<b>DECISION:</b> REC
<b>REF:</b> 0067/08/EQ	Proposed lorry park	<b>DECISION:</b> REC
<b>REF:</b> 2080/06	Conversion and change of use of outbuildings to B1 office use and erection of garage and store.	<b>DECISION:</b> GTD 24.01.2007

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## **PART THREE – ASSESSMENT OF APPLICATION**

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### **1. The Site and Surroundings**

- 1.1 Lawn Farm Business Park is located to the south of the village of Elmswell and east of the village of Woolpit. The villages of Haughley and Wetherden are located further east of the site. The wider site is a roughly triangular parcel of land set to the immediate north of the A14 and to the immediate west of Warren Lane and Wood Road as they travel towards

Borley Green. At present, Bacton Transport Services, PreCon Products and TruckEast are all located on the site. A small group of black weatherboarded buildings are arranged to the immediate east around The Hungry Stag Café.

1.2 Two listed buildings are notable within the immediate surrounding area. Lawn Farmhouse and Lawn Cottage are both Grade II listed, and which were previously involved in agriculture although that use has since ceased with Lawn Farmhouse now utilised by a scaffolding company.

1.3 Historic England gives the following list descriptions for the two properties:  
 Lawn Farmhouse - *II Farmhouse, late C17. Red brick in Flemish bond, with old colourwash. A band at 1st floor and a dentil course beneath the eaves; parapet gables. Concrete plain tiled roof with axial C17 chimney of red brick. 2 storeys. 3 windows. C19 3-light casements with transomes, and at ground storey with chambered heads. C19 6-panelled entrance door with a canopy on console brackets. A C18 rear service wing on 2 storeys: red brick with similar details, but with flint fabric at the rear. Hipped plain tile roof. Ovolo-moulded first floor beams to earlier range.*

Lawn Cottage - *II House, probably C17 with C19 alterations. 1 storey and attics. 3-cell lobby- entrance plan. 3 windows. Timber-framed, encased in mid C19 red-brick. Glazed pantiled roof, once thatched; axial chimney, the shaft rebuilt in C19 red brick. C19 raking casement dormers. C19 3-light small-pane casements with cambered heads. C20 gabled entrance porch, boarded and battened door.*

1.4 A non-listed dwelling is noted to lie between the two listed buildings and is identified as Lawnswood.

1.5 A public right of way crosses through the site running roughly north to south following the route of internal roads within the site. No landscape designations affect the site itself although the dense woodland to the immediate east of Warren Lane is part of a special landscape area.

1.6 Planning history on the site is complex with most of the site already benefiting from planning permission for use as B1 office, B2 light industrial and B8 storage uses. It should be noted that changes introduced in 2020 altered the Use Class Order, such that B1 uses became Class E uses with office use specifically falling under Use Class E(g), hence the description of development sought and the difference between this application and the older permissions on the site. The older permissions are set out within the table below:

<b>Ref.</b>	<b>Description</b>	<b>Decision</b>
DC/18/01279	Hybrid application. (1) Erection of 2no. warehouses, 2no. offices, creation of car parking and storage yards, landscaping and highways improvements. (2) Outline (access and landscaping to be considered) for erection of 1no. warehouse, erection of an office and associated car parking and storage yard.	Granted

DC/20/00233	Submission of RM details under Outline DC/18/01279 (appearance, layout and scale) for erection of 1no. warehouse, erection of an office and associated car parking and storage yard.	Granted
DC/19/03851	Outline planning application (access and landscaping to be considered) for development of mix of B1/B2/B8 uses.	Granted
DC/21/01481	Submission of RM details under Outline DC/19/03851 (appearance, layout and scale) for development of mix of B1/B2/B8 uses. Relocation of vehicle maintenance and service depot, including bodywork, accident and paint repairs and associated buildings. Provision of landscaping and drainage.	Granted
DC/21/03296	Full application. Construction of an area of hardstanding for stationing of lorries. Erection of single-storey modular building, external lighting and 2m high security fence.	Granted

1.7 At present the site is laid to grass and slopes towards the south. The site is within flood zone 1 and lies between areas of grade 3 and grade 4 agricultural land.

## **2. The Proposal**

- 2.1 The proposed development brought before Development Control Committee is a hybrid application such that part of the application is made part in full and part made in outline such that it would require a further reserved matters application. If approved, conditions would be set out such that it would be clear which applied to the full part of the application and which related to the part made in outline.
- 2.2 With regards to this application, all works to plots 4 and 5, for the creation of a E(g) office and B8 storage use are made in full. All development relating to plot 6 is made in outline, such that only the principle of a B2 light industrial, B8 storage or E(g) office use on the site is considered at this time and would be subject to a reserved matters application if it were approved.
- 2.3 The proposed user of plots 4 and 5 is a building materials stockist, specialising in drainage and block paving which would be stored onsite. Storage height is to be limited to 5m high which is the same restriction that PreCon Products have on their open-air storage of materials. Access is taken off an internal road providing a route to the old A45, with access to the site being made at either junction 47A or junction 48 of the A14.
- 2.4 Together, plots 4 and 5 would cover some 4.04ha of land and development would entail a small office/administration building, car parking, cycle parking and HGV parking on site.



The office building would be a simple, single storey building with mono-pitched roof incorporating 52no. photovoltaic panels which would face east.

### **3. The Principle of Development**

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 3.2 As Members are aware, the examination of the Council's emerging Joint Local Plan (JLP) is currently paused, pending the submission of additional information. Within the emerging JLP, the site is allocated under reference LA120 for delivery of Class E/B2/B8 employment uses, with scope to provide flexibility within the use classes such that buildings might change use within the confines of Class E/B2/B8 without the need for express planning permission to do so provided the building itself did not change. Strategic Policy SP05 identifies Lawn Farm as part of the range of sites through which the Council would seek to meet the current and future economic needs. Nevertheless, Members are advised that the weight that may be attached to JLP as part of the consideration of development proposals is limited at this stage, it should be noted that the strategic policies are programmed to come forward at an earlier point.
- 3.3 Policy CS1 identifies a settlement hierarchy based on the services, facilities and access within the locality and accordingly directs development sequentially towards the most sustainable areas. The application site itself is located within the countryside as it does not fall within the established settlement boundaries of Elmswell, Woolpit, Haughley or Wetherden.
- 3.4 CS2 flows from CS1 and identifies the acceptable forms of development for countryside areas and includes new-build employment generating proposals where there is a strategic, environmental or operational justification for their location. In this instance, making use of the existing infrastructure at Lawn Farm Business Park, as well as the proximity of the site to the A14 would provide the strategic and operational justification for the location of the development.
- 3.5 The NPPF, however, is not as proscriptive with regards to the locations of businesses. At paragraph 84, the NPPF requires that planning decisions enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. Paragraph 85 goes on to recognise that sites to meet local business needs in rural areas may have to be found beyond existing settlements and in locations not well served by public transport. Taking both of these into account, it is considered that the fact that the site lies outside of the established settlement boundaries is not a determinative factor which would prove fatal to this application. CS2 allows for such new-build development and while the NPPF would support this approach it does not restrict development to new-build buildings but would allow existing businesses to expand as well.

- 3.6 Policies E6 and E8 seek retain to employment sites in their employment generating uses and extensions to existing employment sites respectively.
- 3.7 Woolpit Neighbourhood Plan contains policy WPT6. It gives support to the redevelopment of brownfield sites and development of greenfield sites for business and industrial use, provided that certain criteria are met, including:
- Being within the capacity of existing infrastructure and road layout of the village, providing additional capacity if necessary.
  - Having good access to the A14 avoiding the village centre.
  - Mitigating traffic and road impacts from development.
  - Improve pedestrian and cycle links with the built-up area of the village.
  - Providing enough on-site parking to meet the use.
  - Avoidance of nuisance (noise, fumes, smells, light or other source of disturbance) to neighbours.
  - Be submitted with a lighting plan that will keep pedestrians and other road users safe without detrimental effect on the environment.
  - Mitigate the visual aspects of development on the rural setting of Woolpit.
  - Enhance the environment.

Provided these can be delivered, there is no in principle objection to development from the Woolpit Neighbourhood Plan.

- 3.8 Given the above, it is considered that the principle of development is established. The development site has both operational and strategic justification for its location, making use of existing infrastructure already in place and moreover, would receive full support from the NPPF. No other conflicts with policies E2, E3, E6 or E8 are noted. It is therefore considered that planning policies would support the principle of the outline element of the application and that the full element would be further scrutinised within the following report below.

#### **4. Nearby Services and Connections Assessment of Proposal**

- 4.1 The site is immediately adjacent to the A14, a key strategic HGV route through the county. Access from the A14 can be taken from Junction 47A which is located close to the site. Access to the A14 is taken from Junction 48, close to Tot Hill, allowing vehicles to join the A14 travelling in either direction. The route from Junction 47A to Junction 48 is noted within the HGV traffic routing plan for Suffolk as being a tertiary route for HGVs, meaning that they either need to begin or end their journey on this part of the highway network in order to make use of it. No HGV routes are noted that would allow those vehicles to travel through Elmswell, Haughley or Wetherden.

#### **5. Site Access, Parking and Highway Safety Considerations**

- 5.1 Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles. Policy T10 is a general transport policy which is generally consistent with Section 9 of the NPPF on promoting sustainable transport, and therefore is afforded considerable weight.

- 5.2 Access to the site suitable for the use of HGVs is already in place and utilised on a daily basis by the existing businesses already located on Lawn Farm Business Park. Parking is to be delivered on site for cars, bicycles and HGVs in line with the adopted parking standards of the Local Planning Authority. Consultation with the Highway Authority notes no issues with the proposed development, with no issue noted regarding the additional HGV traffic that would access the site.
- 5.3 Paragraph 111 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this instance, no such evidence has been provided with regards to any adverse highway impacts relating to the proposed development.

## **6. Design and Layout**

- 6.1 As already noted, the design of the office building proposed to serve plots 4 and 5 is simple but would fit well with the functional nature of the buildings already on the site. The rest of those parcels would be utilised as open-air storage with maximum storage height of 5m, which is noted as being the limit on open-air storage at the PreCon Products. No conflict with the design policies present within GP01 or E12 of the Local Plan nor with the NPPF are identified.
- 6.2 With regards to parcel 6, Members are reminded that development of this parcel would be subject to a reserved matters application which would cover aspects of appearance, layout, scale, landscaping and access

## **7. Landscape Impact, Trees, Ecology, Biodiversity and Protected Species**

- 7.1 Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities 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 and encouraging development that is consistent with conserving its overall character. However, blanket protection for the natural or historic environment as espoused by Policy CS5 is not wholly consistent with the Framework and is afforded limited weight.
- 7.2 Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 7.3 With regards to landscaping, previous development on the site has already created a sizable landscape buffer planted with trees which would be expanded by this application and planted in a similar manner, matching the dense woodland on the other side of Warren Lane/Wood Road. Only one existing tree (category U) is proposed to be removed to accommodate the development of plots 4 and 5 and construction exclusion is proposed to be erected to preserve existing root protection areas. Consultation with the Council's Arboriculture Officer and with Place Services – Landscaping notes no issue with the

baseline conclusions of the supporting landscaping details, however, concern is raised regarding the lack of detail regarding building on plots 4 and 5, given that only a small office building is proposed with the rest of the site to be used as open-air storage, this is not surprising. Officers are engaging with Place Services – Landscaping to see whether they are clear on the nature of the application and to see whether the additional information is necessary.

- 7.4 In a similar vein, comments from Place Services – Ecology with regards to Great Crested Newts are being examined and additional dialogue is being sought with regards to whether additional information is required, or whether the use of the District Level Licensing Scheme to offset impacts is acceptable as has been the case elsewhere on the site. Both of these issues could either be resolved through dialogue or through additional detail submission and re-consultation.
- 7.5 At this point attention is drawn to policy WPT11 of the Woolpit Neighbourhood Plan. It seeks to retain a separate and distinct identity for Woolpit and surrounding settlements, looking to make sure development safeguards the integrity of the gap and the quality of the landscape. Ten key views are noted within the policy, including looking west towards Woolpit from the junction of Warren Lane and the old A45.
- 7.6 The view towards Woolpit takes in the existing businesses on the Lawn Farm Business Park site, and in expanding the use of the site, it is not considered that the view towards Woolpit would be adversely affected by the proposed development.

## **8. Land Contamination, Flood Risk, Drainage and Waste**

- 8.1 Land contamination details were supplied with the application and were reviewed by the Environmental Health Team. No issues have been identified and should the additional measures outlined within the plan be necessary, the Environmental health Team have requested to be made aware of the results, however, note this is more for information purposes. An informative is considered to be the most appropriate mechanism to secure this information should it become available.
- 8.2 With regards to flood risk, the site benefits from an existing drainage pond designed to take surface water run-off from across the entirety of the site. Consultation with the Lead Local Flood Authority notes no issue with the plots forming part of this application from utilising the drainage as it exists on the site. Comments note a lack of detail for landscaping and maintenance of landscaping around the drainage basin on site and note that these could be provided via use of planning condition which is considered reasonable.
- 8.3 Waste comments note the need to ensure that a waste tender can make a route around the site. Given that the highways within the site are designed to allow HGVs to make access, it is considered that waste tenders would be able to traverse the site as well. Details of bin locations as also requested can be secured via planning condition.

## **9. Heritage Issues**

- 9.1 Policy HB1 of the Local Plan seeks to protect the character and appearance of buildings of architectural or historic interest, particularly protecting the settings of Listed Buildings. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving a listed building, its setting or other architectural or historic features from which it draws significance. In practice, a finding of harm to the historic fabric of a listed building, its setting or any special features it possesses gives rise to a presumption against the granting of planning permission.
- 9.2 The Council's Heritage Team were consulted on the application and do not consider it necessary to provide comment in this instance. Full comments were given during pre-application discussions and are considered to be relevant here. They consider that the impact of the proposed development would be of a low level of less than substantial harm given that landscaping would buffer the development site and that the current setting of Lawn Farmhouse is dominated by the scaffolding business operating from the building.
- 9.3 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, as is the case here, the harm should be weighed against the public benefits of the proposal. The level of heritage harm must therefore be weighed, and considered in the context of the environmental, social and economic benefits that the scheme will bring about. With specific regard to the economic benefits of the scheme, these are significant, with the application considered to generate some twenty FTE jobs within the district.
- 9.4 Specific reference is made within the Parish Comments as well as in the objections to an appeal decision which turned on heritage grounds within the setting of Lawn Farmhouse. DC/20/03548 was another hybrid application seeking conversion of an existing building to a dwelling with outline planning permission for another five. The Appeal Inspector concluded that the proposed residential development would have a harmful effect on the setting of Lawn Farmhouse with the public benefits of the scheme not being held to be sufficient to outweigh the identified harm (APP/W3520/W/21/3267909). That development was located immediately adjacent to Lawn Farmhouse and a little way to the north of Lawnswood and Lawn Cottage. The Inspector also found the site to be unsustainable for residential uses having regard for the reliance on the private motor vehicle to make connections to the surrounding villages, and through the loss of the scaffolding business from the site.
- 9.5 With specific regard to this application, the same issues are not found to affect the development proposed, which would be a greater remove from Lawn Farmhouse and which carry significant public benefits.

## **10. Impact on Residential Amenity**

- 10.1 Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 130 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings.

- 10.2 Consultation with the Council's Environmental Health Team note no issues with the proposed development of plots 4 and 5 with conditions noted which would restrict hours of work on site, the illumination of the site and control noise from the site. With regards to plot 6 there is concern from the Environmental Health Team at the lack of information available, however, given the use of this land is made in outline and given the range of end users who might reasonably take on the site, it is considered more reasonable to impose conditions to require that information to come to the Local Planning Authority as part of the submission of reserved matters. This approach allows for bespoke reports to be prepared once the end user of the site is known. An office user is likely to give rise to fewer noise concerns but may have more issues around illumination than a storage warehouse might, which again would have very different impacts compared to an industrial user.
- 10.3 It is considered that the proposed development of plots 4 and 5 would not have detrimental adverse impacts on the nearby residential properties identified as Lawn Farmhouse, Lawnswood or Lawn Cottage given the intervening distance between the site and those buildings as well as the additional landscaping which is proposed.

## **11. Parish Council Comments**

- 11.1 Both Elmswell and Woolpit Parish Council's voice their objections to the application and fall into three broadly similar categories. Firstly, impact on the setting of the listed buildings of Lawn Farmhouse and Lawn Cottage which has already been addressed in Section 9 of this report. Secondly, additional traffic impacts arising from the movement of workers to and from their place of work and finally, additional pollution impacts.
- 11.2 With regards to the impact of vehicle movements, HGV movements to and from the site are already strictly controlled, while the movements of workers would be much more difficult to control or enforce, however, the increase in the number of employees at the site would be minimal compared to the estimated impact given within the Parish responses with an additional 20 jobs being created against the estimated 300 given by the Parish Council.
- 11.3 Finally, with regards to pollution, no objection is noted from Council's Environmental Health Team and no comment relating to complaints received by them have been made. The existing site is already governed by conditions to restrict light, noise and other forms of pollution, similar conditions are proposed to be applied here.

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## **PART FOUR – CONCLUSION**

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### **12. Planning Balance and Conclusion**

- 12.1 The principle of development is considered to be established. The site is in existence and makes a certain amount of spatial sense to congregate the various HGV dependent businesses within one site with existing infrastructure. The site forms part of the emergent

JLP to deliver economic growth within the two districts and is well placed adjacent to the A14.

- 12.2 The adopted development plan would support the expansion of the site as would the NPPF and no conflict with the Woolpit Neighbourhood Plan is noted.
- 12.3 The only issue identified with consultees (excepting Parish Councils) is with regards to landscaping and ecology and additional confirmation is being sought from those consultees such that the recommendation is to delegate authority to the Chief Planning Officer to ensure those additional details, if required, are suitable and to grant planning permission subject to the conditions laid out below.

### **RECOMMENDATION**

**That the authority of Development Control Committee be delegated to the Chief Planning Officer to GRANT Hybrid Planning Permission following agreement from the relevant consultees relating to ecology and landscaping and subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

#### **Full Planning Permission:**

- Development to be commenced within 3-year time scale.
- Development to accord with submitted drawings.
- Use class confirmation – B8 storage with E(g) office (no change of use within B or E use classes).
- Limit to external storage height and location of storage.
- Car, HGV and cycle parking to be provided as shown.
- Provision of EV charging points.
- Archaeological investigation to be agreed and undertaken.
- Fire hydrants to be provided.
- SuDS landscaping and maintenance details.
- Sustainability details to be agreed.
- Lighting to comply with submitted details.
- Limit to external noisy works.
- Noise management plan to be submitted and agreed.
- Hours of work.
- Acoustic fencing to be erected.
- Bin storage details to be agreed.
- Details of security fencing to be agreed.

#### **Outline Planning Permission:**

- Outline commencement requirement. Reserved matters to be made within 3 years, commencement within two of reserved matters approval.
- Reserved matters details to include access, appearance, layout, landscaping and scale.



- Development to accord with indicative drawings.
- Use class confirmation – B2 light industrial, B8 storage or E(g) office.
- Archaeological investigation to be agreed and undertaken.
- Fire hydrants to be provided.
- Sustainability details to be agreed.
- Lighting details, including light spill to be submitted.
- Noise details to be submitted.
- Hours of work to be agreed.

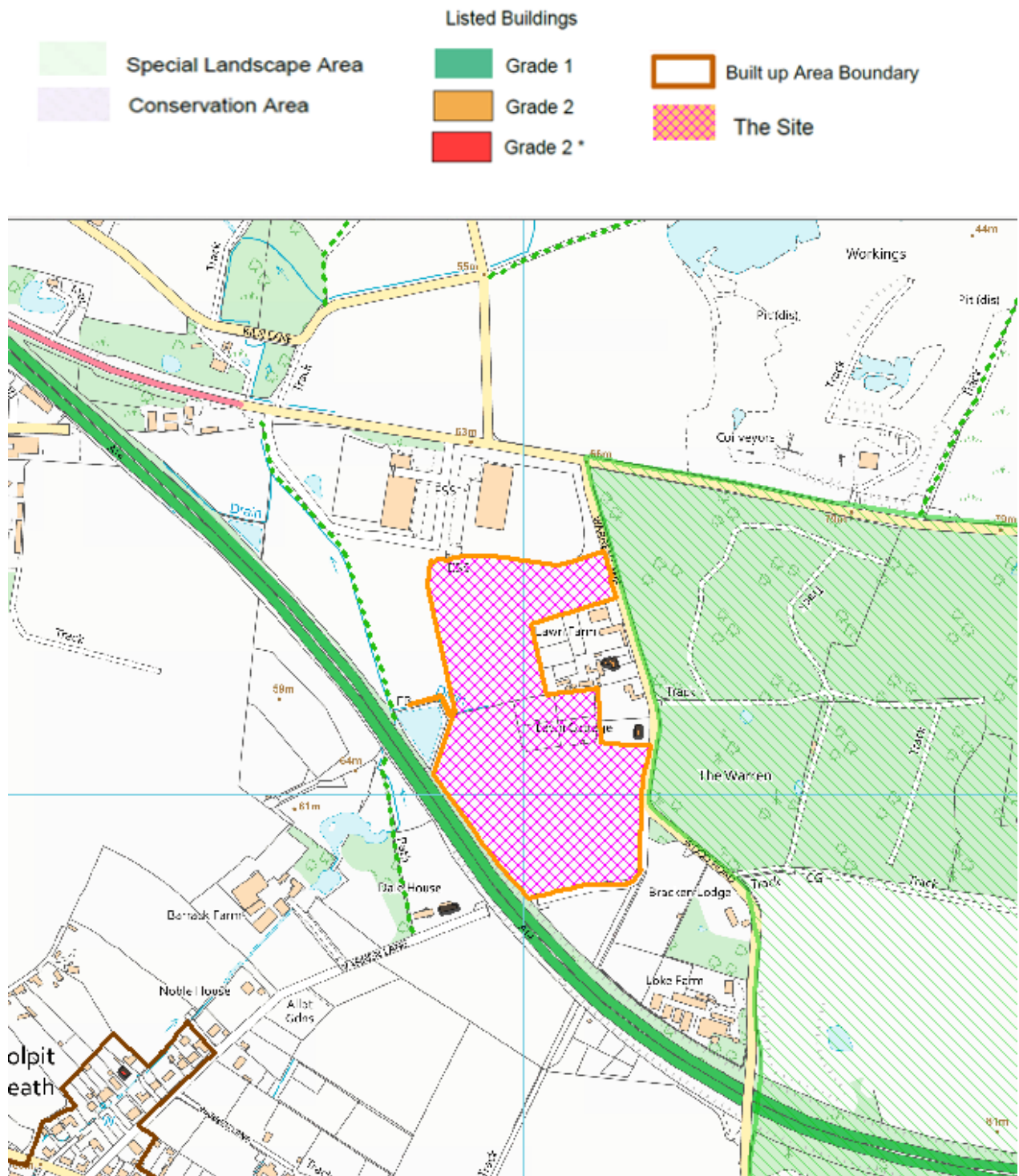
**And the following informative notes as summarised and those as may be deemed necessary:**

- Pro-active working statement
- Public Rights of Way informative
- Land contamination informative

Application No: DC/22/04002

Parish: Woolpit

Location: Land At Lawn Park Business Centre Warren Lane, Woolpit



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# Agenda Item 7d

## Committee Report

**Item No:** 7D

**Reference:** DC/22/04581

**Case Officer:** Sian Bunbury

**Ward:** Fressingfield.

**Ward Member/s:** Cllr Lavinia Hadingham.

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## **RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS**

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### **Description of Development**

Planning Application - Re-surface and landscape existing car park.

### **Location**

Car Park, Wingfield Barns, Church Road, Wingfield IP21 5RA

**Expiry Date:** 11/11/2022

**Application Type:** FUL - Full Planning Application

**Development Type:** Minor All Other

**Applicant:** Wingfield Barns CIC

**Agent:**

**Parish:** Wingfield

**Site Area:** 2354m<sup>2</sup>

**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

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## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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The application is referred to committee for the following reason:

The application site is Council owned land.

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## **PART TWO – POLICIES AND CONSULTATION SUMMARY**

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### **Summary of Policies**

NPPF - National Planning Policy Framework

CS02 - Development in the Countryside & Countryside Villages  
CS05 - Mid Suffolk's Environment  
FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development  
GP01 - Design and layout of development  
HB08 - Safeguarding the character of conservation areas  
T09 - Parking Standards  
T10 - Highway Considerations in Development  
RT6 - Sport and recreational facilities in the countryside.

### **Neighbourhood Plan Status**

This application site is not within a Neighbourhood Plan Area.

### **Consultations and Representations**

[Click here to view Consultee Comments online](#)

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

#### **A: Summary of Consultations**

##### **SCC - Archaeological Service**

No objections.

#### **B: Representations**

At the time of writing this report no comments have been received.

### **PLANNING HISTORY**

No relevant history on this site.

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## **PART THREE – ASSESSMENT OF APPLICATION**

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### **1. The Site and Surroundings**

- 1.1. The application site is owned by Mid Suffolk District Council and is currently being used as a car park for use by the Church and Wingfield Barns.
- 1.2. The site falls within a Special Landscape Area and Conservation Area. There are several listed buildings in close proximity to the site. To the north there are two Grade II listed buildings, The De La Pole and Wingfield Barns, a Grade II\*, Wingfield College and a Grade I, St Andrew Church. To the south-west there is Catlyns House, St Martin's Farm and the Barn at Martin's Farm.
- 1.3. The front (north) of the site is within a high-risk area for surface water flooding.

### **2. The Proposal**

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- 2.1. The proposal is to re-surface the whole of the site which includes the existing car park and an area of grass, which makes up approximately 1/3 of the overall site to enable year round parking on the site. The site currently has parking for approximately 50-60 cars, this will not change.
- 2.2. Landscaping to the front of the site will include a small nature pond with wild meadow planting. There will also be a low grass bund to the east, south and west boundaries. All existing landscaping will be retained.
- 2.3. The site currently allows parking for up to 50 cars. The proposal will allow for all these spaces to be used in all weathers as currently several spaces are un-used due to the condition of the surface during the winter months. The proposal also provides an area for coach parking. There is no proposal for disabled parking on the site as this is provided within the grounds of Wingfield Barns.
- 2.4. The materials to be used in the hardstanding area of the carpark will be conditioned to be agreed prior to commencement.
- 2.5. The site area is 2354m<sup>2</sup>.

### **3. The Principle Of Development**

- 3.1. There are no explicit policies for the provision of additional parking for an events venue, however RT6 supports new or extensions to existing uses in the countryside, subject to various considerations of landscape and amenity, amongst others. Furthermore Poliy T9 and T10 look to secure appropriate access, parking and turning for all development.
- 3.2. Saved Policy GP1 states that: layouts should incorporate and protect important natural landscape features, including existing trees, shrubs and hedgerows and landscaping should be regarded as an integral part of design proposals.
- 3.3. In light of the above the proposal is considered to be acceptable in principle, subject to compliance with the detailed provisions of the aforementioned policies.

### **4. Design and Layout**

- 4.1. The external works are extremely modest. There is no extension to the site. The re-surfacing of the carpark will require scraping off the sub-soil to create the grass bund around the perimeter and the surfacing will be shingle covered and is an acceptable landscape response.
- 4.2. The nature of the works is such that soft landscaping is welcomed to make the site more contained. The proposal responds positively to local Policy GP1, which seeks to maintain or enhance the character and appearance of their surroundings and respect the scale and density of surrounding development.

### **5. Residential Amenity**

- 5.1. The external works are cosmetic in nature only, limited to the existing carpark. For this reason, the residential amenity of neighbouring occupants is unaffected by the proposal.

### **6. Highway Safety**

- 6.1. The re-surfacing of the carport would result in an increase of available parking within the site. The applicant proposes to delineate (line mark) the spaces in the currently unmarked car park. This

delineation process will result in a more organised parking facility. There will be no changes to the access to the highway or the capacity of the parking facility, therefore the Highways Authority were not requested to comment.

## **7. Landscape Impact, Trees, Ecology, Biodiversity And Protected Species**

- 7.1. The existing trees and hedging within and around the site will be retained. An area to the front of the site will form a wildflower meadow with a natural pond included. The spoil from the re-surfacing works and the pond will be used to surround the site to protect the existing hedge. This bund will be planted with a wildflower mix. Three new trees will be planted in front of the pond area with two trees to be placed within the carpark to soften the site within this countryside location.
- 7.2. Although the site falls within a Special Landscape Area the proposal for the re-surfacing of the area is not considered to cause harm to the character of the area due to the nature of the development.

## **8. Land Contamination, Flood Risk, Drainage and Waste**

- 8.1. The site is not within an area considered to be at risk of contamination. The proposed use would not be impacted by any contamination risk.
- 8.2. The site does not fall within flood zone 2 or 3 but the front of the site does fall within an area at high risk of surface water flooding. Suffolk County Council Flood and Water Team were contacted and have no objections subject to conditions regarding a strategy for the disposal of surface water.

## **9. Heritage Issues [Including The Impact On The Character And Appearance Of The Conservation Area And On The Setting Of Neighbouring Listed Buildings]**

- 9.1. There are several listed buildings in close proximity and the site is within a conservation area, however this proposal is not considered to have any detrimental impact on the character and appearance of these heritage assets due to the nature of the development, and complies with policy HB8 of the Local Plan.

# **PART FOUR – CONCLUSION**

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## **13. Planning Balance and Conclusion**

- 13.1. The re-surfacing of an existing carpark in this location is supported. The external cosmetic works are very minor in scale, having been designed to seamlessly integrate with the existing landscape. The proposal will in no way detract from the street scene. There are no external amenity impacts and there are no adverse highway safety impacts.
- 13.2. The site falls within a high risk area for surface water flooding. Detailed strategy for the disposal of surface water has been conditioned.
- 13.3. The Parish Council has not commented on this application.
- 13.4. Planning permission is recommended.



## **RECOMMENDATION**

That authority be delegated to the Chief Planning Officer to approve this application:-

**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:**

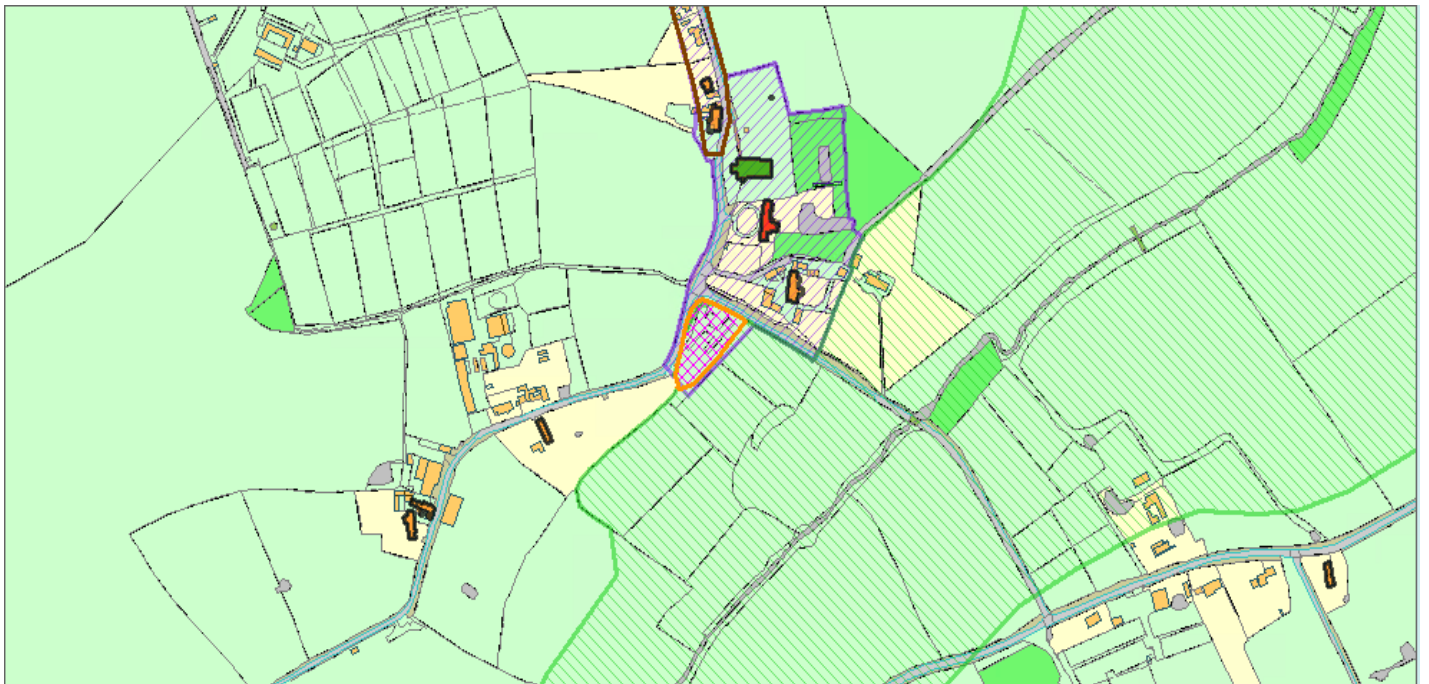
- Standard time limit (3yrs for implementation of scheme)
- Approved Plans (Plans submitted that form this application)
- Landscaping
- Surfacing Materials to be agreed
- Strategy for disposal of surface water including management and maintenance to be agreed
- Construction surface water management plan to be agreed

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Application No: DC/22/04581

Parish: Wingfield

Location: Car Park, Wingfield Barns, Church Road, Wingfield, IP21 5RA



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