

Committee Report

Item 7B

Reference: DC/19/01602

Case Officers: Vincent Pearce

Ward: Thurston

Ward Member: Councillor Harry Richardson & Councillor Wendy Turner

RECOMMENDATION: APPROVE RESERVED MATTERS

Application Description

Reserved Matters Application - Appearance, Scale, Layout, and Landscaping in respect of Phase 1 - Erection of 87 No residential dwellings (30 affordable), pursuant to Outline Planning Permission 5070/16.

Location

Land on the North Side of Norton Road, Thurston

Parish: Thurston

Site Area: approx. 2.59ha [building land] + 0.59ha [spine road extension]

Application Type: Reserved Matters

Development Type: Residential; small-scale Major

Development Description:

Applicant: Linden Homes

Agent: Savills

Received: 02.04.2019

Expiry: subject to an extension of time **until 31 July 2019**

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

- i. The application provides for the development of more than 15 dwellings.
-

PART TWO – BACKGROUND AND APPLICATION DETAILS

Site and Surroundings

1. This site is situated in the village of Thurston and sits on the north side of Norton Road opposite The Victoria PH. The site adjoins Meadow Lane on its west side.
2. The site once in agricultural use is now covered in largely with rough grass with a well-defined hedgerow along its western edge [Meadow Lane].
3. The phase 1 building area measures approximate 2.95ha.
4. The spine road extension to the north adds a further 0.59ha.

Relevant Planning History / Application Background and Details

5. Outline planning permission for ‘the erection of up to 200 homes (including 9 self-build plots), primary school site together with associated access, infrastructure, landscaping and amenity space (all matters reserved except for access)’ was granted by the Council on **29 March 2019**. [ref 5070/16].
6. The outline application was accompanied by an illustrative masterplan which suggested how up to 200 units might be laid out across the whole of the site where residential development had been approved in principle within the outline consent.
7. The layout plan reference ‘016-032-005 Rev B Parameters Plan’ approved at the time is referred to in condition 1 attached to the outline planning permission 5070/16 which states:
 - “ 1. The development hereby permitted shall be carried out in accordance with the drawings/documents listed under section A above and/or such other drawings/documents as may be approved by the local planning authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the local planning authority as a non-material amendment following an application in that regard.

Reason: For the avoidance of doubt and in the interests of proper planning of the development.”

8. Members are advised that the reserved matters now before the Committee have been the subject of extensive and constructive pre-submission negotiation. Officers believe that the details now before the Committee represent a further improvement upon the overall quality of the layout to that secured at the time of the granting of outline planning permission. Whilst many of the design principles within the masterplan are reflected the overall layout is different.
9. As condition 1 contains flexibility within its wording, in terms of an ability to adapt the layout with the written approval of the LPA, the fact that the layout does not now match that previously approved is not an issue in principle. It is permitted within the constraints attached to the outline permission. It is therefore a valid reserved matters application. Condition 1 [on the outline planning permission] does not state “Reserved Matters detail shall be in strict accordance with the layout plan ref: 016-032-005 Rev B”
10. The wording was deliberately chosen to set a benchmark for quality without fettering further urban design enhancements.
11. Linden Homes has taken this opportunity to promote a higher quality development
12. The current application represents the first phase of residential development on the approved residential site. It is expected that further reserved matters submissions will follow shortly for subsequent phases. Linden Homes will use the reaction to the details within this the first phase to shape their plans for the later phases.
13. The original outline permission is accompanied by a S106 Agreement which captures benefits to be secured from the development.
14. If Members are minded to approve the details within this Reserved Matters submission, then a Deed of Variation may be required to link the first phase approval to the original S106 along with a unilateral undertaking to secure the latest offer from Linden Homes for a further contribution towards footway works.
15. In negotiating the details now before Committee Linden Homes has offered an additional £65,000 contribution [beyond that previously secured by S106 Agreement] to enable Suffolk County Council to provide additional footway improvements. It will enable SCC

to connect existing properties to the south-west of Norton Road with the site [supplementing previously secured S106 monies for a zebra crossing] and then use footpaths within it to access the new primary school which is to be built immediately to the east of the site. Linden Homes is also providing 'raised tables' within the estate road that serves both the development and new primary school. The latest offer will mean that Linden Homes has facilitated a safe route to school through its site and has linked its dwellings to then rest of the village. This along with the works being undertaken by SCC with S106 funding will increase the opportunities for sustainable travel by foot - particularly to the new school once built.

16. Linden Homes is to be commended for its positive contribution in this regard.

PART THREE – POLICIES AND CONSULTATION SUMMARY

Planning Policy Context

17. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications under the Planning Acts be determined in accordance with the development plan, unless material considerations indicate otherwise. Strictly speaking, that direction is of greater relevance to the determination of applications for planning permission; however, it is considered appropriate that the development plan be the starting point in determining the appropriateness of the reserved matters detail that has been submitted and is no less relevant in that respect.

Development Plan

18. The Development Plan comprises the following:
 - Mid Suffolk Local Plan 1998
 - Mid Suffolk Core Strategy 2008
 - Mid Suffolk Focused Review Core Strategy 2012
19. Within the current development plan, those policies considered to be most important for the determination of this reserved matters application and its associated details are as follows:

GP1: Design and layout of development

- H13: Design and layout of residential development
- H14: A range of house types to meet different accommodation needs.
- H15: Development to reflect local characteristics.
- H16: Protecting existing residential amenity.
- T9: Parking standards.
- T10: Highway considerations in development.
- T11: Facilities for pedestrians and cyclists.

20. The Council is currently in the process of preparing a new Joint Local Plan with the Mid Suffolk District Council. The National Planning Policy Framework (NPPF) identifies that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with national policies. The plan-making process in this instance is at a very early stage and is therefore not weighed as a determinative consideration in this instance.
21. **Thurston Neighbourhood Plan** is at an advanced stage The Inspector's Final report having been published in April 2019 [Reg 17 Independent Examination]. The Inspector recommended that, subject to modification, the Thurston NDP meets the basic conditions and that it proceed to local referendum. A date for such a referendum has yet to be arranged.
22. The following policies within the NP are considered the most relevant to the issues raised by this reserved matters submission:

Draft Policy 1: Thurston Spatial Strategy

Whilst the settlement boundary on inset map 14 in the NP is not clearly shown [print quality] the site is not within it. That said it does benefit from an extant outline planning permission as the NP acknowledges and this fact is a material consideration that attracts significant weight despite reference in policy 1 to new development being focused within the settlement boundary.

Draft Policy 2: Meeting Thurston's Housing Needs

The precise mix of the units was not conditioned at outline stage, although condition 4 of the outline consent sought a mix of housing broadly in accordance with the housing mix as detailed on the approved Illustrative Masterplan (Drawing Number 016-032-001 Rev B) when considered throughout the site. Full details of the mix are provided later in report

and are considered acceptable. The S106 dictates 35% affordable housing and that is secure.

Draft Policy 4: Retaining and Enhancing Thurston Character through Residential Design

Draft Policy 8: Parking Provision

Draft Policy 9: Landscaping and Environmental Features

Draft Policy 11: Provision for wildlife in New Development

The National Planning Policy Framework

23. The NPPF of February 2019 contains the Government's planning policies for England and sets out how these are expected to be applied. The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes. Those of most relevance include:

- paragraph 112:

“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.”

- paragraph 122:

“Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.....

e) the importance of securing well-designed, attractive and healthy places.”

- Section 12. Achieving well-designed places, incorporating:

- paragraph 124:

“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

- paragraph 125:

“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”

- Paragraph 127:

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

- paragraph 130.

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also 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).”

Other Considerations

24. The following documents are also considered as material and especially applicable to this proposal by officers:

- Suffolk County Council - Suffolk Guidance for Parking (2014), adopted 2015.

25. On the 6th March 2014, a number of Ministerial planning circulars were cancelled by central Government and were replaced by the Government's online national Planning Practice Guidance (PPG). The guidance provided is advice on procedure rather than explicit policy; however, it has been taken into account in reaching the recommendation made on this application.
26. The PPG is an online reference as 'living document' and is available at the following internet address: <https://www.gov.uk/government/collections/planning-practice-guidance>.
27. The relevant policies referred to above can be viewed online. Please see the notes attached to the Schedule.

Consultations and Representations

28. Thurston Parish Council objected to the initial submission and expressed disappointment that "the applicants have failed to engage sufficiently with the Parish Council or have effective note of the workings of the Thurston Neighbourhood Plan".
29. Officers welcomed the detailed comments made by the Parish Council as these provided a firm basis for further negotiation with the developer and resulted in a number of important amendments being secured as positive responses to many of the points raised.
30. The Parish Councils refers particularly to:
 - a) Lack of clarity with regard to roadside hedges along Meadow Lane; and,

Officer comment:

The reference to a lack of direct involvement with the developer is noted. In response Linden Homes have commented:

"In respect of the Parish Council, it is not correct to say that we did not meet with the Parish Council. I [John Baines] met with them and the previous promoter (Pigeon Investment Management) on 12th October 2018 and ran through our thoughts and layout at that time, demonstrating that it was a close reflection of the Outline Masterplan which had been previously agreed. I also agreed to invite Members of the Parish Council to have a look around some of our closest sites to Thurston, as we were new to Suffolk, to demonstrate the quality of our product. I was never taken up on this offer."

Irrespective of who said and did what officers immediately recognised the merits of many of the specific points made by TPC and the applicant was asked to completely revise the layout along the western edge of the site. The reaction was a positive and constructive one. The change was required in order to ensure that development [including parking areas] is sufficiently set back from existing trees and hedgerow to prevent prejudicing the wellbeing of these retained features. Not only will these be retained but it is now proposed to reinforce them with infill planting thereby bolstering the current bucolic character of Meadow Lane

- b) Density of build at 36 dwellings per hectare creates an 'urban feel' which neither complements or enhances the village; and,

Officer comment:

The concern expressed by the Parish Council is noted but at 36 dph this proposed layout is at the lower end of the density scale considered appropriate by the Government in terms of the economic use of land. It is only possible to create true Arcadian character (by today's standards) where density levels are so low as to allow landscape to dominate built form within it. The maximum density considered appropriate to achieve arcadian layouts is just 8dph. Clearly on a site with outline planning permission for up to 200 dwellings 8dph is an unrealistic expectation. An analysis of larger scale development constructed in the village since the 1980's will reveal a prevailing suburban/urban character for these very reasons. It is considered appropriate for phase 1 to have what is an urban/suburban feel where it adjoins other development but as the later phases move northwards it may be appropriate to spread density around in order that elements that over look the adjacent woodland and/or the planned large area of open space have a looser more organic layout with reduced densities to provide a stepped transition from urban to rural.

The residential development is set back from Norton Road which is to be landscaped to create a softer frontage more in keeping with the rural character as perceived from the beyond the site.

- c) Their disappointment that whilst the majority of units are two storeys with 11 bungalows the layout includes some 21/2 storey units mainly around the crescent. These are not considered to reflect local character; and,

Officer comment:

Whilst the disappointment of the Parish Council is noted officers do not believe an objection to modest dormers in the roofs of a limited number of properties can be said to produce harm to visual amenity sufficient to justify a refusal. The house types with dormers have been remodelled to reduce the proportions of dormers and they now read as elegant minor features in the roofscape. Removing the accommodation would not necessarily alter the profile of the roof. The formal design and structure of the internal crescent relies on the remodelled dormers to enhance a sense of place and provide the stature expected in such a formal composition. The crescent will read as a place in its own right and therefore does not depend upon its relationship with proposed development around it. [that said officers do not consider the relationship to be an uneasy one in any event because the mass of units nearby is not dissimilar.

- d) Their desire to see all properties being built to the Nationally Described Space Standards [whilst accepting this phase includes a mix of house types and sizes]; and,

Officer comment:

The issue of proposed dwellings not being in accordance with national space standards has been raised by your Strategic Housing Officers and by the Parish Council. Officers have considered these concerns and advise that there are no existing development plan policies which specify dwelling space standards and the proposal is, therefore not contrary to the provisions of the Development Plan in this respect.

Linden Homes has confirmed that the dwellings in the 'Affordable Rent' tenure comply with Nationally Described Space Standards. This is welcomed. It is also considered that the internal floor areas proposed by Linden Homes are within acceptable tolerances, when compared to the national space standards.

- e) The general urban feel to dwellings and the regimented layout along the western part of the site; and,

Officer comment:

please see previous commentary (b) above

- f) Lack of landscaping detail; and,

Officer comment:

Landscaping details have now been worked up in detail and are acceptable. This element will be further described in the main body of this report.

- g) Predominant use of on-plot parking spaces rather than garages and lack of regard for visitor parking spaces: and,

Officer comment:

The Council's adopted parking standards do not require on-plot parking to be provided in the form of garages that is a matter of choice for the developer so long as basic space requirements are met.

- h) Its disappointment that the first phase does not include formal play equipment; and,

Officer comment:

The concern expressed by the Parish Council is noted and understood and to some degree it is the promise of jam tomorrow rather than today. However, the first phase of development is concentrated at the southern end of the site where the two principal vehicular access points will be provided. Whilst the outline consent did not require the provision of formal play equipment it is considered an essential pre-requisite for the creation of a great place particularly as the development will attract young families. Whether or not the S106 [outline] requires play areas later phases of development here will be expected to include them within the layout. It is not appropriate to provide an equipped play area in what will be a busy construction site through which construction vehicles will continue to travel to facilitate completion of later phases. The open spaces within the first phase are features to enhance design quality. Later phases will include the provision of formal play areas as part of an integrated approach to the delivery of recreational facilities within purpose provided larger areas of open space [all linked by good pedestrian/cycle networks].

- i) Its concern over Suffolk County Council's pre application designs for the proposed primary school [safe routes to school, impact on highway network, access to school from within the site, concern that uncontrolled crossings [as proposed within

earlier S106] do not provide clarity to all road users as to who has priority at such crossing points; and,

Officer comment:

Questions of design suitability in relation to the proposed new primary school are not a matter for Linden Homes. Members are however advised that Linden Homes have co-operated with officers in ways described in the permeability and connectivity section of this report to deliver a safe route to school. The effort to support this objective is to be commended as it takes the benefits further than originally conceived within the S106 Agreement agreed at the outline stage.

j) Its desire to see an extended section of footway along Norton Road.

Officer comment:

Linden Homes has responded positively to the Parish Council's comments in this regard by providing an additional £65,000 contribution to assist in the provision of a linking section of public footway to be delivered by SCC.

BMSDC Air Quality officer:

no comments to make

BMSDC Arboricultural officer:

no further comments post outline

BMSDC Communities:

"The current submission provides an open space (The Green) that has no recreation value beyond visual attraction and place to walk and sit.

As referenced by the Parish Council response, they are committed to ensure that any new play provision within the village, is strategically planned to ensure it complements existing provision and meets any known deficits. In general there is a need for "adventure style provision" particularly attractive to juniors and older children as there is already good provision for toddlers and smaller children at the nearby New Green area.

It is therefore a requirement that such provision is included in the later phases and takes advantage of the woodland area as well as considering what is appropriate to enhance the primary school children's access to appropriate play provision.

This approach is articulated within the Parish's Neighbourhood Plan, which is nearly [sic] completion and adoption.”

Officer comment:

As mentioned previously, the outline consent does not require the provision of formal play equipment within the site. Later phases will include the provision of addition open space formal play areas as part of an integrated approach to the delivery of recreational facilities within purpose provided larger areas of open space [all linked by good pedestrian/cycle networks].

BMSDC Contaminated Land officer:

no comments to make

BMSDC Heritage:

no comment to make

BMSDC Strategic Housing:

“I am pleased to see that 35% affordable housing is included in this Reserved Matters application, however I do need clarification of the space standards from Linden Homes to clarify *[sic] if the dwellings will be provided at NDSS sizes*

Officer comment:

As detailed earlier it is confirmed that all affordable units will meet NDSS sizes.

BMSDC Planning Policy:

principle of development has already been established and so no further comments need be made

BMSDC Public Realm:

“The provision of limited open space within this development *[phase]* is noted and [PR] welcome its future maintenance by a management company. This seems appropriate for the future maintenance of this site *[phase]*”

Place Services Landscaping:

Initial comments were provided in April 2019 and Linden Homes has revised the detailed landscaping to respond to this feedback.

Place Services Ecology:

No objection subject to addition of a condition requiring details of biodiversity enhancements [hedgehog friendly adaptations] to be agreed and implemented prior to occupation.

SCC Contributions:

Requirements resolved at outline stage. The current [as of April 2019] project timeline for the new primary school on land immediately to the east of the site is for it to be open in September 2021.

SCC Highways:

The Local Highway Authority has welcomed the additional £65,000 contribution to footway works along Norton Road. It has made some technical comments about the nature of planting along the edges of footpaths and the footpath around the green space at the site entrance that can be dealt with by condition. Confirmation that layby spaces will not be conveyed to adjacent dwellings has satisfied the LHA that the carriageway and footway will now not be separated by land in private ownership and so their initial concern is removed.

SCC Floods and Water:

The details have been specifically amended and further information provided in response to SCCF&D's comments and the reaction of the County Team will be reported at the meeting

SCC Fire and Rescue:

standard response advocating use of sprinklers, provision of fire hydrants and need for compliance with Building Regulations Approved Document B [fire safety]. These have been secured by condition on the outline permission

Suffolk Police:

Comment is made that it is hoped that the developer will seek secure by design accreditation. A number of technical points are made about supervision of parking spaces at the side of some houses, a need for wall height increases from 1.5m to 1.8m. the need for paths to be exposed to good surveillance, good lighting and careful planting

NHS:

The need for increased capacity by way of extension, refurbishment or reconfiguration at Mount Farm Surgery, Woolpit Health Centre, Ixworth Surgery and its branch Stanton Health Centre will be sought from CIL contributions.

Anglian Water:

no comment to make as system does not drain into an AW asset.

Historic England:

“not necessary to be consulted”

Suffolk Wildlife Trust:

“No further comment required”

PART FOUR – ASSESSMENT OF APPLICATION

Decision-Taking Context

31. The development benefits from outline planning permission. The present application for approval of reserved matters, and the decision to be taken by Members in respect of that application, cannot undo that position nor can the scale of development or its inherent nature be altered.
32. The acceptable principle and nature of development therefore being established, the matters now before Members relate to certain items that had been reserved for a later determination i.e. the scale, layout, appearance, and landscaping of the residential site in addition to any other matters reserved for determination at this stage where relevant.
33. Article 2(1) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 includes definitions which provide the basis for determining what can and cannot be considered at the reserved matters stage, bearing in mind that as noted, the principle of development has already been established and which set very clear parameters in respect of the extent of the permission granted. That is the context against which the decisions on the reserved matters applications must be taken.

34. In the event that there remains some residual opposition to the principle of development in whatever quarter, it must be made clear that permission has already been granted, with the scope of assessment now limited purely to those matters as defined (or considerations related to such matters), or any requirements defined under the conditions of the outline permission which apply to the reserved matters.
35. The definitions provided by the Order are set out as follows:
36. The term “scale” is defined as ‘the height, width and length of each building proposed within the development in relation to its surroundings’.
37. “Layout” should be interpreted to mean ‘the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development’.
38. “Appearance” means ‘the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture’.
39. “Landscaping” means ‘the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:
 - a) screening by fences, walls or other means;
 - b) the planting of trees, hedges, shrubs or grass;
 - c) the formation of banks, terraces or other earthworks;
 - d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
 - e) the provision of other amenity features.’
40. Access is not a reserved matter having been resolved at outline stage
41. Following the grant of outline planning permission, the key question for Members has now moved to whether the detailed form of the development proposed is acceptable in respect of, scale, layout, appearance, and landscaping. Through the grant of planning permission, it is implicit that there must be at least one acceptable form of reserved matters arising out of that permission. As noted, the scope/parameters of such an acceptable

presentation was set by the outline planning permission to which these reserved matters accord. Of itself this is an important consideration and, in that respect, a 'Design Statement and Planning Statement have been provided by the Applicant and officers agree with its findings.

42. This is important because the extent and nature of the planning permission that has been granted has set an "envelope" of assessments and judgements about the development to be carried through to the reserved matters and the implementation of the scheme; this reflects good planning practice and it is commonplace for outline planning proposals/permissions to set very clear parameters for the development to be brought forward under that permission. This gives confidence in the robustness of assessments already made and a degree of certainty in respect of what is to be brought forward.
43. In light of the above and acknowledging the background and policy context which underpin the application, this report will now move on to assess the reserved matters, taking each matter in turn. Where particular planning considerations cross reserved matters (residential amenity being affected by scale, layout, and appearance, for example) this will be treated under its own sub-heading.
44. It should be noted that whilst access was agreed at outline stage in so far as entry and egress into the site, this report will look at the detail that has now been submitted in relation to those access points. It will also look at general estate highway layout which was not agreed at outline stage and which forms part of the definition of access as a reserved matter.

Access [not reserved] and estate road layout [reserved within layout]

45. The site will be accessed from two points on Norton Road - as approved at outline stage.
46. The eastern most access serves what will become the principal estate road and also the vehicular route to the new primary school due to be built on the site immediately to the east and as approved in outline under the same reference as this residential scheme.
47. The western most access will in the short-term provide a secondary route into the development. As later phases of development are built out [*following further reserved matters approvals*] the two routes will join to provide a spine road loop around the entire estate.

48. This means that the estate will have the convenience of alternative access points - something that is a requirement of Suffolk County Council as local highway authority for developments comprising more than 150 units.
49. Splays at the estate road junctions with Norton Road are as agreed with SCC and are controlled by conditions attached to the outline permission..
50. Although this application primarily relates to the first phase of development Members' attention is drawn to the fact that it also includes details of the spine road extension that will serve the later phases of this development to the north. This will to some extent start to fix the layout options for later phases.
51. Within the first phase a series of shared surface roads feeding private drives provide connection to the secondary and primary estate roads. This hierarchy reflects the fact that lower category road types can be used as the number of dwellings they serve reduce.
52. The spine road extension northwards [beyond phase 1 follows the same principle and is therefore acceptable and should prove capable of accommodating interesting built form.
53. The centre piece of phase 1 is a formal crescent of 14 unformed two storey + attic dwellings arranged in 7 closely arranged pairs around a half moon shaped open space from which a broad arc of hard landscaping fans outwards to meet the front boundaries of residential curtilages. The crescent touches the secondary street which for this length will be surfaced in material similar to that used within the crescent thereby creating a strong sense of place with dwellings on the western edge of the secondary street enclosing the open side of the crescent to create something close to a formal circus.

Permeability and connectivity

54. A key feature of the highway [roads & paths] layout is the extent to which it has been designed around good urban design principles and a strong desire to create a stimulating and safe place. This is a good example of close and effective collaboration between engineers and designers on all sides.
55. A key desire line for the future will be between this development and the new primary school that will be built immediately adjacent to it [east side]. The layout of the estate has been fundamentally remodelled during pre-application discussion and subsequent negotiation to provide a series of convenient pedestrian friendly west-east connections that include raised tables where the route of necessity must cross either the secondary

and/or primary street. The layout has been designed to deliver safe routes to school and to encourage children to walk to school whether accompanied or not. Original circuitous connections have been designed out with the co-operation and active involvement of the developer. This is welcomed.

56. Worth special mention is the fact that Linden Homes have agreed to offer an additional £65,000 to enhance connectivity between their site and the remainder of Thurston to the south-west to complement and supplement highway works planned by SCC. These include the installation of a zebra crossing on Norton Road using previously secured S106 monies to create a safe crossing point between the new school and new developments north of Norton Road to the existing homes and facilities to the south.
57. Linden Homes will provide an additional £65,000 contribution to allow SCC to extend the existing footway on the south side of Norton Road to provide a connection to the new zebra crossing. This will allow children within existing developments to the west [south of Norton Road] to walk along what will then be continuous footways [rather than in the road] to the crossing and into the Linden Homes development where paths will complete their journey to school.
58. The layout provides good connectivity with the country lane that runs along the entire western edge of the site and thereby will allow residents to easily access the countryside beyond along with the large areas of open space planned within later phases of this development [to the north].

Parking

59. Off-street parking provision is satisfactory. Suffolk County Council's view as local highway authority has evolved over time to reflect the iterative and collaborative process entered into.
60. Off-street parking is generally provided in the shape of on-plot garages and/or on-plot hardstandings/driveways. The nature of the secondary street is such that some parking places can be provided on street for visitors in the form of discreet parking laybys that have been integrated into the design. These will be part of the highway and therefore will not be conveyed which means they will be available to all and on that basis SCC highways is satisfied.

61. Another element of the scheme that has seen important design change since initial submission is the position of parking areas along the western edge of the site. These have now all been pulled away from the existing trees and hedgerow in order not to pose a threat to their continued wellbeing. This along with new planting will serve to retain a natural screen that will soften the visual impact of the development from the existing country lane immediately to the west.
62. Members will have noted the Parish Council's concerns about what they see as a lack of garages but as discussed earlier *[officers comments paragraph 30(g) of this report]* sufficient off-street spaces are generally being provided in the form of hardstandings/drives. Your parking standards do not require garages and so it is the provision [numbers of spaces] that matters and not the form.

Scale and Layout

63. As previously stated, the outline planning permission is for up to 200 units. The reserved matters details are for a first phase comprising 87 dwellings spread across the southern end of the site. The majority of the dwellings are 2 storeys in height, with 11 bungalows incorporated into the layout.
64. The layout is one that works well in townscape terms and in the sense of creating an attractive place with a character that can be said to include some interesting and novel approaches to creating interest. Officers consider that it is a layout that represents a raising of the design bar within the District when compared to many other modern housing estates.
65. The general layout has already been described in some detail under the previous headings of this report. However, it is worth noting the efforts to which the applicants have gone to work with the Development Management service to create a stimulating environment. This includes remodelling house types, introducing high quality materials from the traditional vernacular palette, [steering away from the wholesale use of poor substitute concrete tiles], adding elevated gable ends on corner turning properties, adding architectural detailing, using brick walls to enclose space on public frontages rather than fences, lacing pedestrian and cycle friendly green links through the development, creating a centre-piece crescent and introducing two green spaces around which framing development is delicately placed.

66. The density of 36dph follows naturally from designing the layout to meet all relevant standards and is despite what TPC feel at the lowest end of the density spectrum supported by the Government to deliver the economic use of land.
67. Members will be pleased to see that within the first phase of development 11 bungalows are included along the western edge of the site. This means that homes will be available for those who do not wish to or are unable to tackle stairs. This accords with Thurston NP [TNP] Policy 2 (E) addressing the needs of older people. [This also minimises the visual impact of the new development from Meadow Lane.
68. Included within the development is a good mix of family housing targeted at younger people. This accords with TNP Policy 2 (D) addressing the needs of younger people.
69. The overall mix of units although not conditioned at outline stage and therefore generally beyond the Council's control is considered acceptable and does offer a broad range of accommodation for a wide spectrum of household sizes and is therefore considered to meet TMP policies 2 (A) & 2(B).
70. The mix and sizes of units are as follows:

Market Housing

House Type	No. Beds	Storeys	No. of Units	sqft/unit	sqm/unit	NDSS floorspace sqm/unit
Hardwick	2	2	4	721	66.98	70
2BB Bungalow	2	1	5	829	77.02	61
Eveleigh	3	2	12	878	81.57	84
Mountford	3	2	8	985	91.51	84
Aslin	4	2.5	12	1131	105.07	97
Mylne	4	2	2	1152	107.02	97
Leverton	4	2	5	1230	114.27	97
Pembroke	4	2	4	1372	127.46	97
Kempthorne	4	2	1	1541	143.16	97
Ripley	5	2.5	4	1495	138.89	110
Total			57			

Affordable Housing:

House Type	No. Beds	Storeys	No. of Units	sqft/unit	sqm/unit	NDSS floorspace sqm/unit
A10L	1	½	6	538	49.98	39
Hardwick (S/O)	2	2	3	721	66.98	70
A20L	2	2	7	760	70.60	70
A26W	2	1	6	803	74.60	61
Eveleigh (S/O)	3	2	4	878	81.57	84
A30L	3	2	4	1021	94.85	84
Total			30			

The site does not immediately abut existing residential development and therefore will not directly infringe any residential amenity.

71. Such is the set back of properties within the site from the country lane to the west of the site that the proposed bungalows will not have any adverse impact on amenity of occupiers living on the other side of the lane. [they too have their own substantial set-back.
72. Furthermore, the layout is such along the southern half of the western edge that the development of land on the west side will not be prejudiced or compromised. [Laurence Homes development which has outline planning permission but has not been the subject of a reserved matters submission].

Appearance

73. Materials selected for use have been the subject of ongoing negotiation and are expected to include stock bricks of traditional colours and textures with traditionally styled clay roof tiles [plain and pan] in key locations. Within the expected palette are soft red [and red multi] and cream/white bricks, clay plain tiles and Marley 'Eternit Rivendale' artificial slates with dressed edges which are non-concrete and are made from crushed slate. They have an authentic size, profile, texture and colour, preferable to concrete variants This agreed

materials schedule will add significant character to the overall development and will make a genuine contribution to local distinctiveness.

74. Detailing includes incorporating window reveals, brick flat arches above windows, external glazing bars, porches, elegant plan forms and more. Window proportions and styles are acceptable.
75. The Committee presentation will include a full demonstration of house types and will show how all the components of good urban design have come together in this scheme as described cumulatively in earlier sections.
76. In the limited locations [predominantly the internal crescent] where dormers are proposed the proportions of these features have been reduced in order that they should read as 'minor incidents' in the roof. This prevents the building appearing top heavy as over sized dormer windows disrupt what are the desired building proportions that arise when window proportions reduce the higher up the elevation they are.

Landscape

77. The site is to be heavily landscaped with its entire frontage being lined with woodland trees along with its western edge being reinforced with typical largely indigenous field edge species. The principal and secondary streets will be plated with trees and shrubs as will the open spaces.
78. The formality of the Crescent will be reinforced by regularly spaced architectural trees around its circumference.
79. Overall the landscaping scheme will complement the development and its setting and will be a contributory factor in successfully delivering an attractive place.

Other Matters

Energy Efficiency and sustainability

Linden Homes has successfully incorporated a number of key features to enhance the sustainability of the proposals. This includes the provision of:

- Two areas of public open space;

- Attractive and convenient pedestrian and cycle routes within the site
- New tree planting and landscaping throughout the site, particularly along key pedestrian and vehicular routes;
- Electric vehicular charging points within garages;
- Homes designed to achieve high levels of fabric energy efficiency
- Sustainable urban drainage system
- Landscaped attenuation basin to the north of the site which provides opportunity for increased biodiversity at the site
- The site will be register for the National Community Wood Recycling Project which recycles all waste wood from the construction process
<https://www.communitywoodrecycling.org.uk/>

Surface Water Drainage

80. Amendments received in early June 2019 are now expected to overcome the technical points previously raised and Members will be updated further once formal response of SCC Floods and Water have been received

Delivery

81. It is the Government's intention to significantly boost the supply of new homes. That cannot displace the primacy of the development plan; however, it is a material consideration for Members to take into account, alongside the policies contained within the NPPF, when considering the principle of new housing applications. Further, the thrust of governmental policy and supporting guidance is aimed at ensuring that sites are brought forward as quickly as possible and that it is incumbent to demonstrate that this can be achieved.
82. Officers have agreed a Statement of Common Ground (SCG) with Linden Homes in order to understand their anticipated lead-in and build-out rates for the site and for the purposes of compiling the 'clear evidence' of delivery necessary to support housing land supply projections in accordance with the NPPF and supporting PPG.
83. The SCG identifies an expected start date of Summer 2019 and build out rate in the event of reserved matters for phase 1 being agreed of 40 pa. A submission timeline for further RM submissions has also been provided which suggests the following.

- Phase 2 submission Autumn 2019
- Phase 3 submission Spring 2020

84. Whilst not a consideration that is held up as being material to the determination of this application, it is nevertheless helpful to note that the applicant is committed to the delivery of these units and at an expeditious rate such that it would make a meaningful contribution to the housing land supply of the district within the five-year period.

PART FIVE – CONCLUSION

85. This application represents another major step forward in boosting housing delivery across the District in line with outline permissions granted.
86. Whilst there will no doubt be many in Thurston who regret the level of development previously approved, the Reserved Matters submitted here considered acceptable and of a good quality.
87. The proposal includes connections designed to help integrate the new development into the rest of the village.
88. The arrival of the new primary school on the site immediately to the east will help to further absorb the development into the flourishing life of the village.
89. In granting outline planning permission, it has to be accepted that there is at least one form of development that would be acceptable at the reserved matters stage.
90. The details now before Members were the subject of considerable pre-submission negotiation with the Development Management Service and numerous improvements to the layout emerged through that process. Following submission and in response to points raised formally by TPC additional significant amendments were made to the layout and elements of design to further improvement the overall quality of the scheme. These have resulted in details that are now considered to raise the design bar for estate development in the District. [as described earlier].
91. It is hoped that other developers will respond as positively as Linden Homes to the Council's challenge to raise design quality within new estate development.

92. In the absence of any justifiable or demonstrable material consideration indicating otherwise, it is considered that the proposals are therefore acceptable in planning terms and that there are no material considerations which would give rise to unacceptable harm.
93. A positive recommendation to Members is therefore given below.

RECOMMENDATION

That:

(1)

subject to the receipt of an appropriate unilateral undertaking from the applicant underpinning their offer to make a £65,000 contribution to SCC as local highway authority for the carrying out of footway improvements on Norton Road in the vicinity of the site, payable upon commencement of the development:

then;

(2)

Delegated authority be given by the Committee to the Acting Chief Planning Officer to approve the reserved matters (under outline application reference 5070/16) subject to planning conditions, drafted to the satisfaction of the Acting Chief Planning Officer, including:

[not comprehensive at this stage]

- Approved Plans and Details
- Detailed site-specific construction management details.
- Further details of materials to be submitted
- External glazing bars and window reveals
- Double chimneys on pairs of properties in the Crescent
- No grp canopies
- All boundary walls to be 1.8m [not 1.5m] Connecting walls between frontages within the crescent to be 2.2m and to incorporate hedgehog gaps
- Electric charging points in garages
- Ecological enhancement details
- As required by SCC, where necessary.
- Further elevational treatment to plots 63 and 76 [Crescent]

- Introduction of elevated flanks to plots 1 and 21
- Railings to be provided on front boundary of properties in the Crescent
- Plots with no garage an external electrical connection