

## **Committee Report**

**Item 7A**

**Reference:** DC/19/01973

**Case Officer:** Jack Wilkinson

**Ward:** Brantham

**Ward Member:** Cllr Alastair McCraw

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### **Description of Development**

Outline Planning Application (some matters reserved) - Erection of residential development of up to 65 new dwellings (including minimum of 35% affordable homes, with areas of landscaping and public open space, including vehicular access, and associated infrastructure works).

### **Location**

**Site:** Land South of Slough Road, Brantham, Suffolk

**Parish:** Brantham

**Site Area:** 2.88ha

**Conservation Area:** Not in Conservation Area

**Listed Building:** Not listed

**Received:** 23.04.2019

**Expiry Date:** 28.09.2019

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**Application Type:** Outline Planning Permission

**Development Type:** Major Dwellings

**Environmental Impact Assessment:** N/A

**Applicant:** Rainier Developments Limited

**Agent:** Turley

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## **DOCUMENTS SUBMITTED FOR CONSIDERATION**

The plans and documents recorded below are those upon which this recommendation has been reached:

- Indicative Landscape And Ecological Strategy - 11985/P13C - Received 23<sup>rd</sup> April 2019
- Proposed Vehicular Access - 18351\_001 (P7) - Received 23<sup>RD</sup> April 2019
- Site Location Plan - Ran102\_1001 B - Received 23<sup>rd</sup> April 2019
- Concept Masterplan - RAN 102\_3201G\_ - Received 23<sup>rd</sup> April 2019
- Landscape Visual Impact Assessment - 11985\_RO1B\_LVA Part 1 - Received 23<sup>rd</sup> April 2019
- Landscape Visual Impact Assessment - \_11985\_RO1B\_LVA Part 2 - Received 23<sup>rd</sup> April 2019
- Landscape Visual Impact Assessment - \_11985\_R01B\_LVA Part 3 - Received 23<sup>rd</sup> April 2019

- Landscape Visual Impact Assessment - \_\_\_\_11985\_RO3B\_SHADOW HRA\_NJ\_MM\_170419 - Received 23<sup>rd</sup> April 2019
- Agricultural Land Classification - Received 23<sup>rd</sup> April 2019
- Arboricultural Impact Assessment - Received 23<sup>rd</sup> April 2019
- Archaeological And Heritage Assessment - Received 23<sup>rd</sup> April 2019
- Prelim Ecology Report - Received 23<sup>rd</sup> April 2019
- Transport Assessment Part 1 - Received 23<sup>rd</sup> April 2019
- Transport Assessment Part 2 - Received 23<sup>rd</sup> April 2019
- Transport Assessment Part 3 - Received 23<sup>rd</sup> April 2019
- Utilities Assessment - Received 23<sup>rd</sup> April 2019
- Design And Access Statement - Received 23<sup>rd</sup> April 2019
- Sustainability Appraisal - Received 23<sup>rd</sup> April 2019
- Floods Risk Assessment And Drainage Strategy Report - Received 7<sup>th</sup> May 2019
- Shadow Habitats Regulations Assessment - Received 24<sup>th</sup> May 2019

The application, plans and documents submitted by the Applicant can be viewed online at <https://planning.baberghmidsuffolk.gov.uk/online-applications/>

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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:

- To confirm wording around reasons for refusal, following committee resolution to refuse on 11.09.2019.

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## **PART TWO – APPLICATION BACKGROUND**

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### **History**

There is no planning history relevant to the determination of this application.

### **All Policies Identified as Relevant**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Highlighted local and national policies are listed below. Detailed assessment of policies in relation to the recommendation and issues highlighted in this case will be carried out within the assessment:

### **Summary of Policies**

#### **Development Plan Documents**

Babergh Local Plan 2011 – 2031 Core Strategy

- CS1 - Applying the presumption in favour of sustainable development
- CS2 - Settlement Pattern Policy
- CS3 - Strategy for Growth and Development
- CS11 - Strategy for Development for Core and Hinterland Villages
- CS13 - Renewable/ Low Carbon Energy
- CS15 - Implementing sustainable development in Babergh

- CS18 - Mix and Type of Dwellings
- CS19 - Affordable Housing
- CN01 - Design Standards
- TP15 - Parking Standards

#### Other material documents

National Planning Policy Framework (2019)  
Suffolk Adopted Parking Standards (2015)  
Suffolk Design Guide (2000)

#### Supplementary Planning Documents

Rural Development & Core Strategy Policy CS11 SPD (2014)

#### Emerging Local Plan

Babergh & Mid Suffolk Joint Local Plan (July 2019)

#### **Previous Committee / Resolutions and Any Member Site Visit**

Officers presented the application to Members on 05.06.2019 requesting a Member Site Visit, in conjunction with other schemes within the nearby area, at the express request of Cllr McCraw. Members resolved to undertake site inspection which was carried out on 12.06.2019. Members resolved to refuse the application at Babergh Planning Committee on 11.09.2019 subject to final wording forming the reason for refusal being agreed at a subsequent committee meeting..

#### **Pre-Application Advice**

Pre-application discussions held on 12.02.2019 between the Applicant and Council Officers under reference DC/19/00311. Pre-application response provided on 28.02.2019.

#### **Consultation comments**

The comments are as previously reported to Members on 11.09.2019 with the exception of comments from the Strategic Policy Team that were not included. They are now included below for the sake of completeness:

#### **Strategic Planning Policy**

The proposal in question is significantly large for the rural location with poor access and poor rural road networks and links to accommodate for the major development proposed.

The proposal would disproportionately expand the settlement where sustainability and infrastructure is poor and such a major proposal would exacerbate the situation. Furthermore, this proposal would create coalescence between Brantham and East End, which is contrary to the direction of the emerging Joint Local Plan soon to be out for public consultation.

The strategic planning policy team have not assessed this proposal from a detailed perspective. But, given the sites rural location and visually open relationship with the wider landscape. All environmental constraints should be taken into consideration and given considerable weight in the planning balance. This should include landscape and ecology due to the designated wider AONB, designated wider special landscape area, and known protected species within the immediate area. There is also known surface water within the area that may need investigating further.

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It is not clear or demonstrated how deliverable the proposal would be. The strategic planning policy team object to this proposal.

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## **PART FOUR – CONCLUSION**

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Following the consideration of the above application by Members at planning committee on 11.09.2019, Members raised a number of concerns regarding the proposed development. The committee report from 11.09.2019 is appended to this subsequent report (Appendix A) along with Tabled Papers that updated the position following publication of the council's housing land supply position (Appendix B).

The reasons for refusal related to the location of the development outside the built up area boundary for Brantham, the absence of a full local housing needs assessment and the coalescence of the settlements of Brantham and East Bergholt, specifically East End.

Below are the full reasons for refusal as officers understood Members concerns to be, to consider as to whether this reflected their concerns and resolve on accordingly.

### **REASONS FOR REFUSAL**

1. Policies CS2 of the Core Strategy seeks to direct new development sequentially to the towns / urban areas, and to the Core Villages and Hinterland Villages. Policy CS11 of the Core Strategy requires development to consider the landscape characteristics of the village, and also requires the identification of local housing need. Policy CS15 of the Core Strategy seeks to ensure that development respects landscape features. Furthermore, the LPA is able to demonstrate a 5 Year Housing Land Supply, thus the 'tilted balance' of Paragraph 11(d) of the NPPF is not engaged.
2. The proposal is not considered to form sustainable development by reasons of bringing the edge of the Brantham Built Up Area Boundary closer to East End leading to an unacceptable level of settlement coalescence not respecting the existing landscape feature of separation between the settlements. No exceptional circumstances or other material considerations have been demonstrated to outweigh the harm identified in the sustainability respect. Given the absence of a local housing needs survey, the scheme has not adequately demonstrated a local housing need. Furthermore, the proposal lacks demonstrable social, economic and environmental benefits, and undermines the essence of the NPPF further through no justifiable need or mitigating measures. The proposal fails to reflect Policies CS2, CS11 and CS15 of the Babergh Core Strategy (2014) and Paragraph 8 of the NPPF.