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Dear Steven

Land west of Church Road, Bentley – application reference DC/19/00291

I am conscious that Jack Wilkinson is on annual leave this week and I am therefore writing to you in his absence given the timing of the above planning application being presented to committee.

Liam Ryder and I met with the Ward Member, Councillor David Busby on Friday 14 February 2020. We are conscious that policy CS11 and the Rural Development & Core Strategy Policy CS11 SPD, 2014 do not define proportionate in relation to growth relating to villages. Whilst we contend the scale of development proposed by planning application DC/19/00291 is in accordance with policy and other material considerations, we recognise that some stakeholders are concerned by the scale of the development proposed. Therefore, and on reflection with the applicant over the weekend we formally submit the following for consideration to seek to address the concerns of those stakeholders.

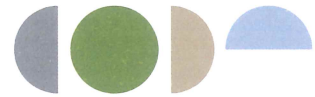
In line with the amended description of the development submitted on 17 December 2019 which states, "Phased development of up to 45 dwellings, shared foot/cycle path, landscaping and associated infrastructure", I propose that through the use of planning conditions the development is phased in such a way as to spread the construction and occupation of the development over a longer period. This would enable infrastructure to be planned and delivered on the basis of the overall number of new homes (up to 45) but for the construction of the new homes to be delivered in two tranches over a longer period of time.

Through the following planning conditions the commitment is to occupy up to but no more than 20 dwellings in the first five years following approval of planning permission and the residual dwellings (up to an overall total of 45 dwellings) in the period 2025/2026 to 2031 (end of the current local plan period).

The standard time condition to be amended:

Phase 1/first 20 dwellings: In the case of any reserved matter, application for approval of reserved matters in respect of Phase 1/first 20 dwellings, must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission; and the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters for Phase 1/first 20 dwellings or, in the case of approval on different dates, the final approval of the last such matter to be approved;

Phase 2/residual 25 dwellings: : In the case of any reserved matter, application for approval of reserved matters in respect of Phase 2/residual 25 dwellings, must be made not later than the expiration of eight years beginning with the date of the grant of outline planning permission; and the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters for Phase 2/residual 25 dwellings or, in the case of approval on different dates, the final approval of the last such matter to be approved.



Phasing plan:

Prior to the submission of the first reserved matters application in respect of layout, as phasing plan shall be submitted to and approved by the local planning authority. The phasing plan shall be updated as reserved matters progress if necessary and will be capable of amendment through the prior agreement of the local planning authority through any further discharge of this condition.

Limit to number of new homes to phases:

No dwelling within phase 2 shall be occupied prior to 2031 unless agreed in writing by the local planning authority or the local planning authority is unable to demonstrate a five-year housing land supply.

The draft conditions above could be added to, to list those elements of infrastructure eg the combined foot/cycle path from Church Road west along the southern edge of the development to the parish council playing fields and the associated biodiversity buffer that are to be delivered in parallel with phase 1. I anticipate that an equal share of the affordable housing numbers would be contained in each of the two phases.

I should say that this proposal is made without prejudice to the strict contention that we consider the proposal as submitted to be reasonable and proportionate and compliant with CS11. In the event that this application is refused and appealed our clients will not consider themselves bound by the phasing proposal set out above.

Finally, I understand from Councillor Busby that a member site visit is likely; please could you confirm whether this will take place before the committee meeting on 26 February 2020?

Yours sincerely

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Director

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Enc(s): Updated submission schedule