

Committee Report

Item 6B

Reference: DC/19/04755

Case Officer: Samantha Summers

Ward: Lavenham.

Ward Member/s: Cllr Clive Arthey. Cllr Margaret Maybury.

RECOMMENDATION – GRANT OUTLINE PLANNING PERMISSION WITH CONDITIONS

Description of Development

Outline Planning Application (Access to be considered all other matters reserved) - Erection of up to 28no. dwellings (Plots 5, 6 and 7 of Reserved Matters Permission DC/19/02020 to be repositioned/amended)

Location

Land To The Rear Of Plough And Fleece Inn, Great Green, Cockfield, Bury St Edmunds Suffolk IP30 0HJ

Expiry Date: 31/05/2020

Application Type: OUT - Outline Planning Application

Development Type: Major Small Scale - Dwellings

Applicant: The Sudbury Group Ltd

Agent: Mr D King

Parish: Cockfield

Site Area: 2.83Ha

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

Has a Committee Call In request been received from a Council Member: No

Has the application been subject to Pre-Application Advice: Yes (DC/19/03175)

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

It is a 'Major' application for:

- a residential development for 15 or more dwellings.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

CN01 - Design Standards
CN06 - Listed Buildings - Alteration/Ext/COU
CR08 - Hedgerows
TP15 - Parking Standards - New Development
CS1 - Applying the presumption in Favour of Sustainable Development in Babergh
CS2 - Settlement Pattern Policy
CS3 - Strategy for Growth and Development
CS11 - Core and Hinterland Villages
CS15 - Implementing Sustainable Development
CS18 - Mix and Types of Dwellings
CS19 - Affordable Homes
HS31 - Public Open Space (1.5 ha and above)
NPPF - National Planning Policy Framework

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Emerging JLP

Babergh and Mid Suffolk have an emerging Joint Local Plan which is at an early stage. Within the Plan, Cockfield – Great Green is classed as a Hamlet. The application site is outside of the defined settlement boundary. Policy LP01 of the Plan allows for development within the settlement boundaries of Hamlets by infilling one dwelling or a pair of semi-detached dwellings within a continuous built up frontage. Clearly, the proposed development would fail this policy. However, the emerging Plan is given limited weight in decision making at the current time because the Plan is at an early stage and policy/settlement boundary may be subject to change as it moves through the stages of the Plan. Therefore, this is not a determinative consideration in this application.

Consultations and Representations

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

A: Summary of Consultations

Town/Parish Council

The Council had previously examined earlier proposals at its meetings 19th December 2019, 16th and 30th January 2020. Since this time, the applicant has submitted a further revised indicative layout plan 19/025 2 Rev G. However, this remains an outline application only with all other matters reserved. The

Parish Council acknowledges that this revised layout is no more than a demonstration of the site potential, therefore any subsequent full application could significantly differ from this arrangement.

Comments / observations;

1. The Parish Council noted a continued willingness from the Developer to engage with the village to secure an amicable outcome should this applicant be successful.

2. The significant amendment to previous proposed layouts is the relocation of the public open space. This now being placed centrally gives a more cohesive and inclusive environment, together with addressing any safeguarding concerns. The Parish Council believes this revision is one of key issues to the success of the development and welcomes this.

3. The diversity of the build types and dispersal across this site is much improved and this layout offers;

a. A good sustainability provision to the village

b. A contribution to mitigating the impact to adjacent properties with bungalows and chalet-style properties.

4. In addition;

a. Further mix improvement may be achieved, and the council continues to support the Strategic House team comments on this matter.

b. Councillors would welcome any additional enhancement to the boundary abutting Dukes Meadow.

5. The Parish Council questions the strategy with the roadway around the central open space e.g., the detail of the roadway at plot 5/6 and 25/26 where the road is not forming a continuous loop. Whilst Councillors see benefit in preserving privacy and restricting vehicle movements by not forming a continuous loop, this would also have the effect of increasing traffic to typically eastern plots 24-13. Therefore, a continuous loop may be a better solution?

6. The Parish Council reiterates its comments made in earlier consultation requests, namely;

a. That the concerns voiced by the BMSDC Heritage Team are addressed and incorporated in any reserved matters application in terms of materials and aesthetics.

b. That this proposal is determined by the BMSDC Planning Committee and that the Parish Council is afforded the opportunity to make comment at the hearing.

c. The existing tree buffer to the north of the site must be maintained and preserved under covenant and that development does not extend beyond this.

d. That the developer engages with the adjacent residents whilst agreeing the landscaping matters and detail in order to implement a sympathetic buffer to these properties to lessen the impact of the development.

e. The Parish Council would not be agreeable to any of the site / plots being self-build as this would detract from BMSDC and indirectly the Parish Council receiving CIL funding.

Subject to the above comments and that BMSDC confirms the proposal is aligned to the Core strategy Policy, in particular CS 11, the Parish Council are able to support this application.

National Consultee

Anglian Water

No objection – There is capacity for foul drainage from the site

The Environment Agency

Thank you for consulting us although having reviewed the application we have no comments to make regarding the scheme.

Natural England

Natural England has no comments to make on this application.

County Council Responses

Suffolk Police

I have viewed the plans and noted the comments on the planning portal and recommend that the development should seek to achieve Secured by Design Homes 2019 certification. As the plans are submitted under an outline application and layout designs have changed a few times I will not comment on the current layout design in specific but provide some guidance on how to deliver a secured by design layout and recommendations around physical security so that once the Reserved Matters application has been submitted I will be able to give more specific recommendations if required.

I also noted that in the planning statement dated 4/3/2020 page 6 (3.2) it states that this parcel will be an extension of the cul-de-sac development of the initial 10 dwellings. Cul-de-sacs are recommended as a good design layout within SBD Homes 2019 however, those that are long in design can or are leaky with numerous footpaths can cause issues with crime (please see SBD Homes 2019 Section 8.5 to 8.7 for guidance).

It was pleasing to see that the Planning statement also referred to the development adhering to policies that include the safety and security of residents (pg 9 Sections 4.6 and 4.9 refer to “create places that are safe, and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users.” (NPPF Section 12) and “NPPF, paragraph 110 advises that developments should give priority first to pedestrian and cycle movements, and second, to facilitating access to high quality public transport. They should also create safe, secure and attractive places”.

Reference in Layouts on pg 16 section 5.25 also states that the green (public open space) should be in the centre of the site to give more use to residents. SBD Homes 2019 also recommend this, as it allows for natural surveillance to the area in order to prevent Anti-social behaviour or criminal damage issues.

Suffolk Police recommend that the positioning of the public open space is kept to this format.

It is also reassuring to see that security and safety are outlined in the Summary 5.25 pg 16 stating “Dwellings have been arranged with acceptable relationships to one another and in a manner that provides generous privacy, amenity space, security, outlook and parking provision.”

Suffolk Police strongly advise the development adopts Secure by Design (SBD) principles and ADQ guidance for a secure development and I would encourage the architect and developer to review the SBD Homes 2019 document.

Suffolk Flood and Water Management

We recommend approval subject to conditions.

Highways

We have reviewed the data supplied with this application, the summary of our findings are as follows: The previous planning application DC/18/00306 for the 10 dwellings on this site has adequate visibility(2.4m x 90m) and dimensions for the increase in plot size and dwellings.

The catchment primary is within Cockfield village (approx. 1.4 miles) and the secondary school is in Thurston approx 8 mile away, The primary school is within walking distance with sections of footway adjacent to the road. The development is proposing to deliver a footway adjacent to Bury Road. However, there is not a continuous footway route from the site to the school so could be considered unsafe for the vulnerable user.

The closest bus stops are approx 350m from the site which is considered within walking distance to catch public transport but with a minimal bus service.

There has been no injury accidents recorded in the immediate area and there is no requirement for an analysis or highway improvements in the area.

Although this is an outline planning application, the plans do not indicate the size of the dwellings with regard to number of bedrooms; triple parking (tandem parking in front of garage) is not acceptable for 4 bedroomed dwellings.

The development would not have a severe impact on the highway network (NPPF para 109) therefore we do not object to the proposal.

S106 CONTRIBUTIONS

Public Rights Of Way

The proposed development will have a direct impact on the local public rights of way (PROW) network. They are important for recreation, encouraging healthy lifestyles, providing green links, supporting the local economy and promoting local tourism.

The anticipated increased use of the PROW network as a result of the development will require the offsite improvement works by resurfacing and widening of footpath west of the site, therefore total s106 funding requested from this development, will be a total of £18,060.

Strategic Development

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site-specific mitigation.

Whilst some infrastructure requirements would expect to be funded through Babergh District Council's Community Infrastructure Levy it is nonetheless the Government's intention that all development must be sustainable as set out in the National Planning Policy Framework (NPPF). On this basis, the County Council sets out below the infrastructure implications with costs, if planning permission is granted and implemented.

The National Planning Policy Framework (NPPF) paragraph 56 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,

c) Fairly and reasonably related in scale and kind to the development.

The County and District Councils have a shared approach to calculating infrastructure needs, in the adopted Section 106 Developers Guide to Infrastructure Contributions in Suffolk.

The Babergh Local Plan 2011 – 2031 Core Strategy & Policies (Part I of New Babergh Local Plan) adopted on 25 February 2014. Policy CS1: Applying the Presumption in favour of Sustainable Development in Babergh. Policy CS21: Infrastructure Provision deals with developer contributions. All proposals for new housing and commercial development will be required to be supported by, and make adequate provision for, appropriate infrastructure, services and facilities to ensure that the development is sustainable and of a high quality. The Policy is in place to secure the co-ordinated provision of infrastructure elements with development timetables through planning conditions, and Section 106 Agreements attached to the planning permissions for developments, and/or through a Community Infrastructure Levy programme. Planning applications which do not make proper provision to secure and maintain the necessary infrastructure will be refused.

The emerging Joint Local Plan contains policy proposals that will form an important tool for the day to day determination of planning application in both districts. Infrastructure is one of the key planning issues and the Infrastructure chapter states that the Councils fully appreciate that the delivery of new homes and jobs needs to be supported by necessary infrastructure, and new development must provide for the educational needs of new residents.

Community Infrastructure Levy

Babergh District Council adopted a CIL Charging Schedule on 21 January 2016 and charge CIL on planning permissions granted after 11 April 2016. The BDC position statement includes a list of infrastructure projects or types of infrastructure that the district intends will be, or may be, wholly or partly funded by CIL.

New CIL Regulations were laid before Parliament on 4 June 2019. These Regulations (Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019) came into force on 1 September 2019 (“the commencement date”). Regulation 11 removes regulation 123 (pooling restriction and the CIL 123 List in respect of ‘relevant infrastructure’).

The details of the impact on local infrastructure serving the development is set out below and will form the basis of a future CIL bid for funding:

CIL	Education	Capital Contribution
	- Primary	£0.00
	- Secondary	£113,690.00
	- Sixth form	£22,738.00
CIL	Pre-School	£49,788.00
CIL	Libraries	£6,048.00
CIL	Waste	£3,080.00
S106	Transport	Tbc
Total Contribution: £195,344.00		

Suffolk Fire and Rescue

Hydrants are required for this development.

Archaeological Service

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER). A recent archaeological investigation adjacent the site identified medieval field boundaries and post-medieval quarrying (COK 122). The site is situated close to the historic Broad Green, now Great Green (COK 068). 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.

In this case two conditions would be appropriate.

Internal Consultee Responses

Strategic Housing

1. Housing Need Information:

1.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

1.2 The 2019 SHMA indicates that in Babergh there is a need for 110 new affordable homes per annum.

2. Preferred Mix for Open Market homes.

2.1 The open market needs to address the growing demand for smaller homes for sale, both for younger people who may be newly forming households, but also for older people who are already in the property-owning market and require appropriate housing enabling them to downsize.

2.2 With an ageing population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows.

2.3 The Council wishes to encourage the provision of homes built to Lifetime-Homes standards, as this will enable our aging population to remain longer in their homes.

2.4 Broadband and satellite facilities as part of the design for all tenures should be standard to support.

2.5 All new properties need to have high levels of energy efficiency.

2.6 Open Market Housing on this scheme:

- The application form shows a mix of 3 and 4 bedroom market homes. For the above reasons we would wish to see a broader mix of homes to include 2 bedroom properties and less 4 bedroom homes.

3. Affordable Housing

3.1 The total number of units has reduced from 34 to 28. 35% of the total number of dwellings are required for affordable homes. This equates to 9.8 dwellings. We would recommend 9 dwellings on site and a commuted sum for the remaining 0.8.

The following tenure and mix is recommended:

Affordable Rent:

2 x 1bed 2p bungalows @ 50sqm

4 x 2bed 2p houses @ 79sqm

1 x 3bed 5p house @ 93sqm

Shared Ownership:

2 x 2bed 4p houses @ 79sqm

5. Other requirements for affordable homes:

- Properties must be built to current Homes England and Nationally Described Space Standards March 2015.
- The council is granted 100% nomination rights to all the affordable units on initial lets and 100% on subsequent lets.
- The Council will not support a bid for Homes England grant funding on the affordable homes delivered as part of an open market development. Therefore, the affordable units on that part of the site must be delivered grant free.
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice and:
 - (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 eighty 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.
- On larger sites, the affordable housing should not be placed in groups of more than 15 units.
- Adequate parking provision is made for the affordable housing units adjacent to the dwellings.
- This development will need to ensure that the affordable units are “tenure blind” within the overall development
- It is preferred that the affordable units are transferred freehold to one of Babergh’s partner Registered Providers and for the avoidance of doubt this could include the Council itself.

Place Services – Ecology

No objection subject to securing biodiversity mitigation and enhancement measures

Environmental Protection – Land Contamination

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

Heritage

The Heritage Team did not support the initial outline proposal for up to 10 dwellings to the south west and immediately abutting this current proposal. It was concluded that the principle of the development would cause less than substantial harm to designated and non-designated heritage assets.

Nevertheless it was approved. Subsequently, extensive discussions took place regarding the associated reserved matters application for the detailed design.

The current submission for an extension to the approved development is considered to cause less than substantial harm to designated and non-designated heritage assets. My earlier comments for the initial outline scheme for up to 10 dwellings (DC/18/00306) dated 04/04/2018 remains entirely pertinent, however, the harm identified would be amplified by the increased scale of the proposed inappropriate suburban development in this rural location.

The application therefore cannot be supported as it would not meet the requirements of s.66 of the P(LBCA)A 1990, nor the principles of the NPPF. Also, it would not meet the requirements of the policies of the Local Plan, particularly CN06, which states that 'proposals... within the... setting of a listed building should: be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting; retain a curtilage area and/or setting which is appropriate to the listed building and the relationship with its surroundings; respect those features which contribute positively to the setting of a listed building including space, views from and to the building and historic layout...'

The proposal would cause less than substantial harm to heritage assets, amplified by the continuation to extend the previously approved scheme. The development would remain out of character with the rural location. It would appear as a suburban addition to the village which would conflict with the historic morphology of the green, diminishing the sense of place and local distinctiveness.

Public Realm

The Public Realm team note the presence of a new area of public open space associated with this proposed development. This seems appropriate to the size of the development. We are unable to comment further as landscaping details and proposals for future management have not been included. We would anticipate receiving further details in due course before making any further comments.

Planning Policy

Comments will be reported as a tabled paper.

B: Representations

At the time of writing this report 16 households had objected to the scheme. A verbal update shall be provided as necessary.

Views are summarised below:-

- Highway safety
- Cumulative impact of other developments already granted
- Connection to utilities and issues with sewage and drainage
- Not in-keeping with the village
- Landscaping for wildlife
- Overlooking and loss of light to Dukes Meadow
- Outside of the Built Up Area Boundary
- Minimal facilities in the village
- Impact on the heritage assets and medieval green
- No housing shortage in Cockfield
- Overdevelopment of the site
- Pollution from increased traffic

(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/17/05689	Outline Planning Application (Access to be considered) - Erection of 8no dwellings and construction of new vehicular access.	DECISION: GTD 10.01.2018
REF: DC/18/00306	Outline Planning Application (Access to be considered) - Erection of up to 10 dwellings.	DECISION: GTD 17.05.2018
REF: DC/18/00600	Outline Planning Application. (Access to be considered) Erection of up to 7no dwellings.	DECISION: WDN 16.04.2018
REF: DC/18/03048	Outline Planning Application (Access to be considered) - Erection of up to 5no. dwellings	DECISION: REF 30.08.2018
REF: DC/19/02020	Submission of Details under Outline Planning Permission DC/18/00306 - Appearance, Landscaping, Layout and Scale for the erection of 10no dwellings.	DECISION: GTD 18.09.2019

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1 The site is located in Great Green, Cockfield which is classed as a Hinterland Village under policy CS2 of the Babergh Core Strategy 2014. The application site is located outside of the defined Built Up Area Boundary (BUAB), but it abuts it on the eastern boundary.
- 1.2 The site is currently an unused agricultural field. The application site forms a parcel of land which shares an eastern boundary with Dukes Meadow (a mid to late-20th century housing development). There is a thick tree belt to the northern and western boundaries of the site. Planning permission has been granted for residential development to the south of the site.
- 1.3 The Grade II Listed Old House Farm is located to the east of the site and Green Farm to the south, with existing dwellings between the application site and the heritage asset.

2.0 The Proposal

- 2.1 This application seeks outline permission with the access to be considered, all other matters are reserved for a future application. Other key issues will be subject to appropriate conditions. 28 new dwellings are proposed on the site comprising (indicative):

5 No. 2 Bedroom Dwellings (All Affordable Dwellings)
13 No. 3 Bedroom Dwellings (6 No. are Affordable Dwellings)
10 No. 4 Bedroom Dwellings

SCHEDULE OF UNITS

2 Bedroom Detached Bungalow : - 2
2 Bedroom Semi-Detached 1½ Storey Cottages : - 3
3 Bedroom Semi-Detached Bungalow : - 2
3 Bedroom Detached 1½ Storey Cottages : - 1

- 3 Bedroom Detached House : - 3
- 3 Bedroom Semi-Detached Houses : - 3
- 3 Bedroom Semi-Detached 1½ Storey Cottages : - 4
- 4 Bedroom Detached Houses : - 10

The application also requires the relocation of three dwellings to the south of the site (granted under reserved matters application DC/19/02020) to allow for access into the application site.

Although this is an outline application, Officers and Parish Council Members have worked on the Indicative Layout of the site and have negotiated a scheme that is acceptable in terms of layout and mix of dwellings. It is important that this layout is substantially reflected in any future reserved matters application. This can be achieved by condition.

- 2.2 Floorspace created is not known at this time because this is an outline planning application.
- 2.3 Parking and garaging arrangements will be subject to a reserved matters application. The Highway Authority has not raised any objection to the indicative layout proposed.
- 2.4 Density of the site would be 11 dwellings per Hectare.
- 2.5 Scale of buildings and heights would be subject to a reserved matters application. A planning condition can control the requirement to agree the final mix of market housing; affordable housing is controlled by s106 legal agreement.
- 2.6 Final garden sizes would be subject to a reserved matters application. The garden sizes shown on the indicative layout are sufficient. They are reflective of modern development, although smaller than the large gardens in Dukes Meadow.
- 2.7 Back-to-back distances cannot be measured at the current time as this is an outline planning application. However, the indicative layout shows a mixture of bungalows and one-and-a-half-storey dwellings along the boundary with existing residential properties in Dukes Meadow.
- 2.8 Materials will form part of a reserved matters application.
- 2.9 Site Area is 2.83Ha.

3.0 The Principle Of Development

- 3.1 The operation known as the “tilted balance” (under paragraph 11d of the NPPF and policy CS1) engages where the most important policies for determining an application are out of date. This cannot apply here: the Council can demonstrate a deliverable housing land supply of over 5 years (5.67 as accepted by the Secretary of State in the recent decision on the Long Melford recovered appeal) and taken in the round the most important policies for determining the application¹ are considered to be up to date and consistent with the NPPF.
- 3.2 Paragraph 213 states that existing policies should not be considered out of date simply because they were adopted prior to the 2019 iteration of the NPPF. It goes on to state that *‘due weight*

¹ Policies CS1, CS2, CS11, CS15, CS19, CN06, HS31.

should be given to [development plan policies], according to their degree of consistency with this Framework'.

- 3.3 Policies CS1, CS11, CS15, CS19, CN08, and HS31 are all considered to be consistent with the NPPF and so they should be afforded full weight.
- 3.4 Policy CS2 'Settlement Pattern Policy' designates Cockfield as a Hinterland Village. Policy CS2 requires that outside of the settlement boundary, development will only be permitted in exceptional circumstances subject to a proven justified need. The exceptional circumstances test is not entirely consistent with the NPPF, which favours a more balanced approach to decision-making. The NPPF does contain a not dissimilar exceptional circumstances test, set out at paragraph 79, however it is only engaged where development is isolated. For the reasons set out in this report, the development is not isolated. Paragraph 79 of the NPPF is not engaged.
- 3.5 In the absence of an up to date allocations document and given the delay in the settlement boundaries review since the last local plan was adopted in 2006, coupled with the fact that its exceptional circumstances test is not wholly consistent with the NPPF, the policy cannot be given full weight. However its overall strategy is appropriate in taking a responsible approach to spatial distribution, requiring the scale and location of new development to take into account local circumstances and infrastructure capacity. These elements are considered to be consistent with the NPPF and therefore the policy is given substantial weight.
- 3.6 As noted in the Core Strategy, delivery of housing to meet the district's needs within the framework of the existing settlement pattern means there is a need for 'urban (edge) extensions' as well as locally-appropriate levels of growth in the villages. Policy CS11 responds to this challenge, setting out the 'Strategy for Development in Core and Hinterland Villages'. The general purpose of Policy CS11 is to provide greater flexibility in the location of new housing development in the Core and Hinterland Villages.
- 3.7 The site is adjacent to the settlement boundary, which is located along the eastern boundary with Dukes Meadow. This is an edge-of-settlement location, where the criteria set out at Policy CS11 engage.
- 3.8 Policy CS11 states that development in hinterland villages will be approved where proposals are able to demonstrate a close functional relationship with the existing settlement and where the following criteria are addressed to Council's satisfaction:
- (a) Core villages criteria:
- i) the landscape, environmental and heritage characteristics of the village;
 - ii) the locational context of the village and the proposed development (particularly the AONBs, Conservation Areas, and heritage assets);
 - iii) site location and sequential approach to site selection;
 - iv) locally identified need - housing and employment, and specific local needs such as affordable housing;
 - v) locally identified community needs; and
 - vi) cumulative impact of development in the area in respect of social, physical and environmental impacts.
- (b) Additional hinterland village criteria:

- i) is well designed and appropriate in size / scale, layout and character to its setting and to the village;
- ii) is adjacent or well related to the existing pattern of development for that settlement;
- iii) meets a proven local need, such as affordable housing or targeted market housing identified in an adopted community local plan / neighbourhood plan;
- iv) supports local services and/or creates or expands employment opportunities; and
- v) does not compromise the delivery of permitted or identified schemes in adopted community / village local plans within the same functional cluster.

- 3.9 The accompanying 'Rural Development & Core Strategy Policy CS11 Supplementary Planning Document' (the 'SPD') was adopted by the Council on 8 August 2014. The SPD was prepared to provide guidance on the interpretation and application of Policy CS11, acknowledging that the Site Allocations Document foreshadowed in Policy CS11 may not be prepared for some time. Although the SPD is not part of the statutory development plan, its preparation included a process of community consultation before it was adopted by the Council, and means that it is a material consideration when planning applications are determined.
- 3.10 The matters listed in Policy CS11, which proposals for development for Hinterland Villages must address, are considered throughout this report. A key element of CS11 is the requirement to meet a proven local need. A Local Housing Needs Assessment has been provided by Lichfields. The approach and methodology is similar to that submitted in support of the Long Melford appeal which was accepted by the Inspector at the time. Nevertheless, the assessment here has been considered on its own merits.
- 3.11 The Needs Assessment takes into account the housing need for Cockfield and also the Functional Clusters of Long Melford and Lavenham. However, because Cockfield is classed as a Hinterland Village, only the need of the village itself require consideration under policy CS2 noting the clear wording of the policy that Hinterland Villages will accommodate some development to help meet the needs *within them*.

What follows is an assessment of the application against the policy CS11 criteria.

Policy CS11 Core Village Criteria

the landscape, environmental and heritage characteristics of the village

- 3.12 **Great Green is formed around a central triangular village green and contains Grade II listed buildings within the settlement boundary and is surrounded by agricultural fields. This part of Cockfield is mainly linear in pattern, with two notable exceptions – Green Lane in the south eastern side of The Green and Dukes Meadow on the northern side of The Green. Dukes Meadow is adjacent to the application site and forms a cul-de-sac. The application site is a field which is enclosed on the eastern and southern boundaries by development (existing and granted planning permission) and a natural barrier of a thick tree belt to the western and northern boundaries. The development would be contained within the existing cluster from wider landscape views. Old House Farm is a Grade II Listed dwelling approximately 81m from the application. Heritage matters are dealt with below.**

The locational context of the village and the proposed development

- 3.13 The site is physically well-related to the village. The eastern boundary abuts the settlement boundary where neighbouring conventional housing exists. The siting of housing on the application site has been undertaken in a manner that sees proposed house plots backing onto well-established house plots. Back-to-back housing development, where new meets established, is an indicator of a natural, logical edge-of-village extension.
- 3.14 Although this is an edge of village proposal, the northern and western boundaries have a thick tree belt. This tree belt gives a logical edge to the village setting of Great Green.

Locally identified need - housing and employment, and specific local needs such as affordable housing

- 3.15 The meaning of “locally identified need” for housing, as a criterion of policy CS11, was considered in the Bergholt judgment: locally identified housing need is considered to encompass the needs of a village and its functional cluster, and perhaps in areas immediately adjoining it. However, the judgment was written in the context of a proposed development in a Core Village, which has slightly differently worded criteria to that applicable to *Hinterland Villages* (and noting the policy text of policy CS2 which states that *Hinterland Villages* ‘*will accommodate some development to help meet the needs within them*’ [*emphasis added*]). Nevertheless a proposal for a *Hinterland Village* must meet the criteria for both types of village, as stated in the text of the policy.
- 3.16 The application is supported by a local housing needs assessment (LHNA). It has not been informed by a survey but this is not considered to be fatal. As noted, the methodology is one that has been seen and accepted before. Nevertheless, each case must be considered on its merits and careful attention has been paid to the assessment submitted.

1. In relation to *Hinterland Villages* the CS11 SPD states:

‘Because Hinterland Villages are generally smaller and have fewer services and facilities it is expected that proposals for consideration under this policy will be small-scale. However as with Core Villages, Hinterland Villages vary considerably in their size, scale and nature. Proposals for hinterland villages will need to be proportionate to the size of the existing settlement and take into account the type and number of facilities in the village, local opportunities and needs. Some hinterland villages may be able to accommodate higher levels of development than others’.

2. As an application for housing in a *Hinterland village*, it is incumbent upon an applicant to provide evidence to meet that test. Policy CS11 does not explain how local need should be demonstrated. However, the requirement is explained further within the CS11 SPD:

‘... Developers should therefore set out how the proposal meets these locally identified needs. This should include an analysis of the number and types of dwelling in the village, an assessment the need for housing in the village and the identification of any gaps in provision. Proposals should provide affordable housing in accordance with Policy CS19. Proposals should therefore be accompanied by a statement that analyses the local housing, employment and community needs of the village and how they have been taken into account in the proposal. It is anticipated that

such statements should be prepared in consultation with the Council using evidence from a number of sources.'

3. Officers consider that the LHNA has broadly engaged with the matters set out within the SPD, specifically providing: an analysis of the number and types of dwellings in the village; an assessment of the need for housing in the village; identification of any gaps in provision; and evidence from a number of sources (and approaches). While not prepared in consultation with the Council this does not detract from its content.

- 3.17 In broad terms the LHNA finds that Cockfield is a parish that has remained relatively constant in terms of population over the last decade as opposed to the District and the functional clusters within which Cockfield sits (Lavenham and Long Melford) which have all grown. Affordability is a particularly acute issue, which is true of the District as a whole. Over 65s account for about a third of the village population. While there is a higher number of affordable units than compared to the rest of the district, the housing stock is generally much larger; smaller units are therefore in greater need.
- 3.18 The LHNA rightly notes that there is a not insignificant pipeline of dwellings to be supplied in the parish; a total of 99 dwellings in Cockfield are identified in the latest housing land supply position statement. Other recent permissions bring that number to 107.
- 3.19 Using a "top down" approach of apportionment based on population, the estimated need for Cockfield up to the year 2031 is 51 dwellings. There is therefore a projected surplus of 58 dwellings in the pipeline, by that measure.
- 3.20 On a "bottom up" approach of projecting need based on population change; this increases to 78 dwellings; the supply of dwellings for the village is still in surplus albeit less so.
- 3.21 Considering Cockfield-only need the primary contention of the LHNA is the village needs to rely upon new housing to stimulate local housing mix and enhance its vitality; natural "churn" simply does not assist because it is younger persons and families that tend to actively migrate, with older persons tending to move less. Thus, with an ageing profile Cockfield requires new housing to sustain the viability of the settlement (and indeed its affordability), maintain a sufficient working age population and to support the local school which is apparently undersubscribed. Under that assessment, the need is suggested to be 115 dwellings to maintain a suitable proportion of working age persons (therefore a small residual need) or as much as 230 dwellings in order to make up the surplus capacity of the school, by the year 2031.
- 3.22 The findings within the LHNA are summarised as follows:

'A headline assessment of local need suggests that to grow in line with Babergh to 2031, Cockfield would need around 50 dwellings. However, this would likely lead to only marginal growth in the number of working age people and a decline in the number of primary school age children. To grow at a level which makes up for the lack of growth seen since 2011, Cockfield would need around 80 dwellings. However, this would still lead to a small amount of growth in the number of working age people and a decline in the number of primary school age children.'

*Since 2011, Babergh as a whole has broadly maintained its working age population (in absolute terms) and this is expected to continue to 2031. Furthermore, Cockfield has a primary school which is currently operating below capacity and it will be important that the school remains viable in the future. Therefore we have assessed a variety of higher housing scenarios to establish how much housing is needed locally in Cockfield to address these issues. This suggests that to return the working age population to the 2011 levels and to maintain the primary school age population, at least around **115 to 130 dwellings** are likely to be needed. However, in order to grow the number of children to take up extra capacity within the primary school, the need could be as high as around **230 dwellings**.*

With supply of 109 units, the lower of these scenarios would suggest a shortfall of between 6 and 21 units, whilst the higher scenario would suggest a much greater shortfall of 119 units. There is nothing in the above to suggest any delivery above those numbers would lack demand or create harm in housing need terms.'

- 3.23 It is incredibly difficult to definitively state that there is a proven need for further housing in the village at the present time or, at the very least, a pressing need to release further dwellings in the near future. The need estimated based on population projections would be c.80 dwellings (and therefore no residual need). There is some merit to the argument that because Cockfield has been “left behind” in terms of growth since 2011, more growth is needed in order to “level up” i.e. at least 115 no. dwellings and perhaps even more (230 dwellings) in order to maintain capacity at the local school. However, the catchment of the school is wider than the village itself. On balance, and in the absence of evidence to the contrary, officers adjudge the likely local need to be between the 80 and 115no. figure provided. This means that there is either no need (within the context of policy CS11) or perhaps a limited residual need which the development would wholly satisfy and slightly overdeliver.
- 3.24 Nevertheless, it could not be said that the application would offend the principles of the NPPF in a) the desire to significantly boost housing supply; and, b) the need to respect local circumstances. If there is limited or no additional need for housing in the village the application would not significantly breach that.
- 3.25 The scheme has been informed by pre-application dialogue. The Strategic Housing Officer raises no objection to the quantum of the affordable housing element. The proposal promotes the principles of a mixed and inclusive community. The affordable housing provision is 35%, policy-compliant.
- 3.26 The scheme includes 10 x 4 bed units. Usually such larger homes are not supported given the local need is for small household dwellings. However, this is countered by the inclusion of 5 x 2 bed and 13 x 3 bed units. Four bungalows are included in the mix and are welcomed. The mix of housing has been negotiated between the applicant and the Parish Council throughout the course of the application and would accord with the findings in the LHNA. Housing mix is not a reserved matter and so either needs to be fixed now, in accordance with the above, or reserved explicitly by planning condition where the final mix can be subject to further discussions and assessed against identified needs prevailing at the time.

- 3.27 On balance, this criterion is satisfied. Even if it were not, as will be considered in the final planning balance, the delivery of homes in this instance would not be inherently “harmful” having regard to local circumstances.

Site location and sequential approach to site selection

- 3.28 The site is adjacent to the Built-Up Area Boundary (BUAB) of Cockfield. Members will recall the East Bergholt judgement which found that no one site which is adjacent to a BUAB may be seen as sequentially preferable or unpreferable when compared to another such site. As there does not appear to be a known deliverable site within the BUAB, the site is sequentially justified.

Locally Identified Community Needs

- 3.29 Officers would advise that the proposed development will generate contributions towards Community infrastructure, to be spent on local services and infrastructure, therefore supporting rural communities, local services and facilities. The absence of a supporting needs assessment is therefore not, in its own right, fatal to the application.

Cumulative impact of development in the area in respect of social, physical and environmental Impacts

- 3.30 Policy CS11 requires the cumulative impact of development both within the Hinterland Village in which the development is proposed and the functional cluster of villages in which it is located, to be a material consideration when assessing proposals under the policy.
- 3.31 As identified above, Cockfield has a number of extant planning permissions. This said, there is nothing before officers to suggest that there would be an unacceptable cumulative impact if both the approved developments and the subject proposal advance. The sites are well separated and so there will be no cumulative landscape harm. None of the consultee responses raise a concern in respect to cumulative harm’

CS11 Hinterland Village Criteria – in specific relation to Hinterland Villages, the following criteria must also be considered:

is well designed and appropriate in size / scale, layout and character to its setting and to the village

- 3.32 The application site is on the edge of the village. The main development of Great Green is to the east and south of the site, around a triangular-shaped green. The development would nestle between Dukes Meadow and the tree belt to the west and north, which for all intents and purposes shields the site from the wider landscape.
- 3.33 Local residents have raised concerns about overdevelopment of the site which results in smaller gardens. They felt that the development did not reflect the existing pattern of development in this part of Cockfield. Compared with Dukes Meadow, which is a very spacious development, the gardens of the proposed dwellings look small. However, the gardens are reflective of more modern developments where land use is an important consideration. The garden sizes are acceptable and are more reflective of the those in Green Lane to the south east of the application site.

meets a proven local need, such as affordable housing or targeted market housing identified in an adopted community local plan / neighbourhood plan

- 3.34 As above, on balance and in the absence of evidence to the contrary, this criterion is satisfied. It is incredibly difficult to definitively state that there is a proven need for further housing in the village at the present time or, at the very least, a pressing need to release further dwellings in the near future. The need estimated based on population projections would be c.80 dwellings (and therefore no residual need). There is some merit to the argument that because Cockfield has been “left behind” in terms of growth since 2011, more growth is needed in order to “level up” i.e. at least 115 no. dwellings and perhaps even more (230 dwellings) in order to maintain capacity at the local school. However, the catchment of the school is wider than the village itself. On balance, and in the absence of evidence to the contrary, officers adjudge the likely local need to be between the 80 and 115no. figure provided. This means that there is either no need (within the context of policy CS11) or perhaps a limited residual need which the development would wholly satisfy and slightly overdeliver.
- 3.35 Nevertheless, it could not be said that the application would offend the principles of the NPPF in a) the desire to significantly boost housing supply; and, b) the need to respect local circumstances. If there is limited or no additional need for housing in the village the application would not significantly breach that.

supports local services and/or creates or expands employment opportunities

- 3.36 While the proposal is unlikely to directly create or expand employment opportunities of itself, it would not hinder or prejudice them. Bearing in mind the accessibility of the site to nearby services and facilities it is likely that the future occupiers would support local services.

does not compromise the delivery of permitted or identified schemes in adopted community / village local plans within the same functional cluster

- 3.37 The only made village local plan within the functional cluster is the Lavenham Neighbourhood Plan; it contains no site allocations. An approval of this application would not compromise the delivery of permissions within that village, the village of Cockfield, or the wider functional cluster.
- 3.38 Whilst there is no lack of development sites within Cockfield the proposed development responds well to most of the criteria set out above.

CS11 Conclusion

- 3.39 Having regard to the above, and considering the positive assessment against policy CS15 and Heritage below, on balance the application is considered to address satisfactorily the criteria of policy CS11 as a whole.

Policy CS15

- 3.40 Policy CS15 is a long, wide-ranging, criteria-based policy, setting out how the Council will seek to implement sustainable development. It contains a total of 19 criteria, covering matters such as landscape impact, job creation, minimising energy and waste and promoting healthy living and accessibility. Many of the criterion in Policy CS15 are covered in the individual sections of this report and it is not, therefore, necessary to run through each and every one of those criteria in this section of the report.
- 3.41 What follows is, therefore, an overarching summary of the most relevant issues.

- 3.42 Policy CS15 (ii) seeks to ensure that development proposals make a positive contribution to the Local character, shape and scale of the area. The scheme delivers an attractive townscape quality that is respectful of the character and scale of the village. The layout will be conditioned to be substantially in accordance with the Indicative Layout submitted.
- 3.43 Policy CS15 (xviii) seeks to minimise the need to travel by car using alternative sustainable transport means and improving air quality. The site is well connected to the village via established pedestrian pathway and nearby bus stops. Proposed pedestrian linkages through the site seek to take advantage of the existing public footpath network. A good range of amenities and services, including a primary school, are located within a short walking distance of the site. As recommended by the Highway Authority, a contribution is sought for surface improvements to the public footpath. The overall result is a scheme that will encourage future residents to walk and cycle from the site into the village, in turn limiting car dependency. The site is deemed a sustainable one for housing development.
- 3.44 The scale of the proposal would provide work for contractors during the construction period, thereby providing economic gain, through local spend within the community (criterion iii of CS15).
- 3.45 As already covered in this report, the proposal offers biodiversity enhancement outcomes, furthering criterion vii of CS15.
- 3.46 The proposed development would support local services and facilities, a public benefit weighing positively in the planning balance.
- 3.47 The application site is situated within Flood Zone 1, where a residential use is appropriate due to the extremely low risk of flooding. It is therefore considered that the application site is sequentially appropriate for residential development (criterion xi of CS15).
- 3.48 During construction, methods will be employed to minimise waste (criterion xiv of CS15).
- 3.49 The dwellings would be constructed as a minimum to meet the requirements of Part L of the Building Regulations, which requires a high level of energy efficiency (criterion xv of CS15).

4.0 Nearby Services and Connections Assessment Of Proposal

- 4.1 Great Green has a public house, The Plough and Fleece. Other facilities are easily accessed in Howe Lane by a made up footway and include a primary school, shop and post office, church and village hall. The school is 2km from the site. The County Council is currently looking to assess whether the walking route to school (which is under 2 miles, as per the education standards) is a Safe Route to School.

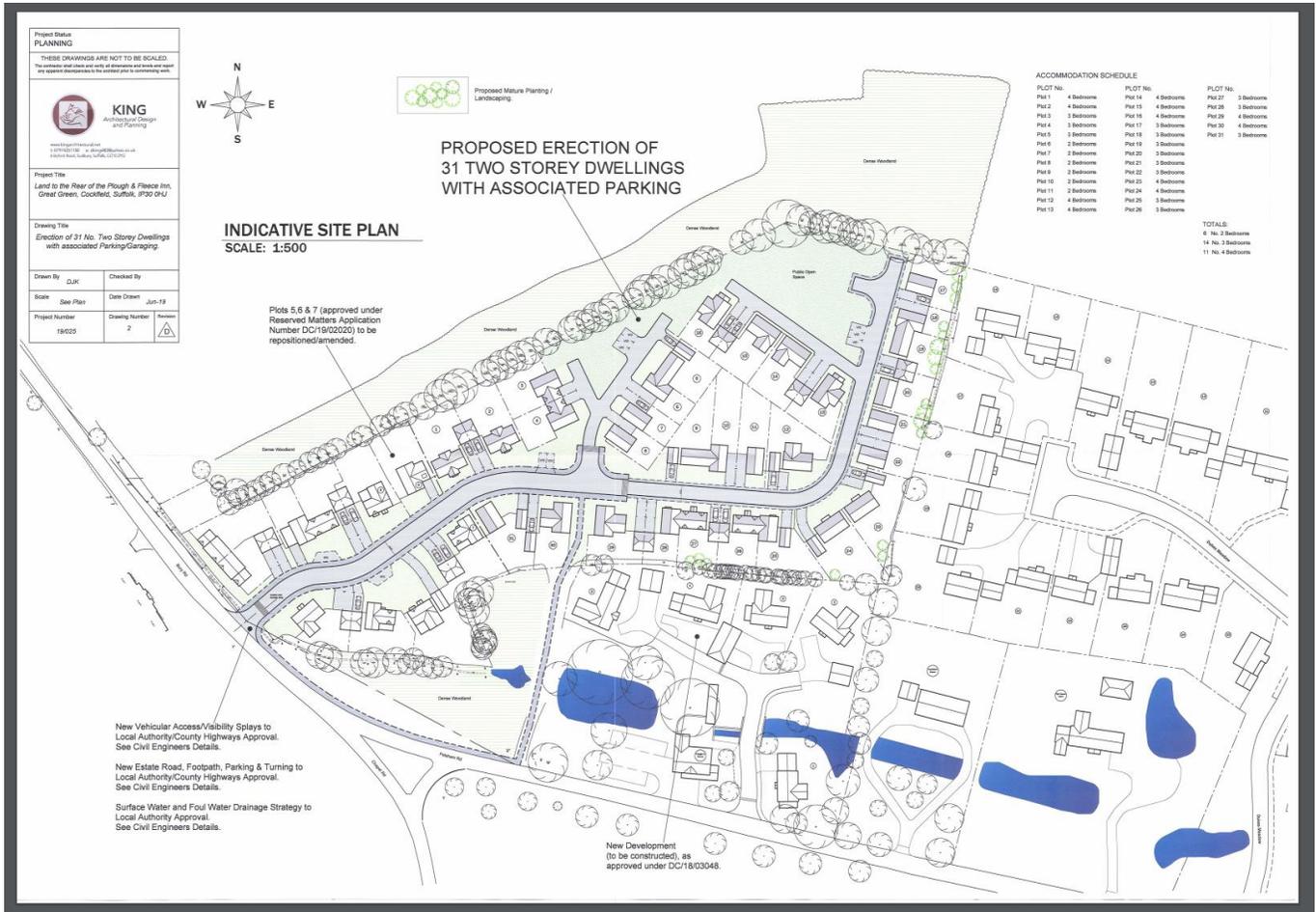
5.0 Site Access, Parking And Highway Safety Considerations

- 5.1 The site would utilise the access point already granted planning permission for ten dwellings under permission DC/18/00306. This an outline planning application with all matters reserved apart from the access. SCC Highways have raised no objection to the scheme in its indicative form.

6.0 Design And Layout [Impact On Street Scene]

6.1 The number of dwellings and access points are the only items for consideration at this outline stage. However, an indicative layout has been shown. The layout has changed over the course of the application through negotiation between the applicant and Parish Council on the number and mix of dwellings which have decreased from 31 to 28 on the site and also with the development management officer on the position of the public open space and also a footpath link for local residents to safely access the open space.

6.2 This is the original scheme with the public open space located in the northern corner of the site.



9.0 Heritage Issues [Including The Impact On The Character And Appearance Of The Conservation Area And On The Setting Of Neighbouring Listed Buildings]

- 9.1 Section 66(1) of the listed buildings Act states that in *'considering whether to grant planning permission for development which affects a listed building or its setting, the [decision taker] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.'*
- 9.2 The effect of that statutory provision is that the desirability of preserving the setting of a listed building (or character/appearance of a conservation area) must be treated as a matter of *'considerable importance and weight'*, with such duties regarded as presenting a *'strong presumption'* against a grant of planning permission where harm to a designated heritage asset is identified².
- 9.3 The policies contained within the NPPF provide a clear route map for the treatment of heritage impacts.
- 9.4 Paragraph 193 transposes the requirements of the listed buildings Act and states that when considering the impact of a proposed development upon the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). The great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 9.5 Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 9.6 Paragraph 196 states:
- '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...'*
- 9.7 The Heritage Team did not support the initial outline proposal for up to 10 dwellings to the south west and immediately abutting this current proposal. It was concluded that the principle of the development would cause less than substantial harm to designated (the Grade II Listed Old House Farm, Green Farm, the Thatched Cottage and Forge Cottage) and non-designated (The Plough and Fleece public house) heritage assets. It considers that this further development would result in the harm identified being amplified by the increased scale of the proposed inappropriate suburban development in this rural location which is within the setting of the heritage assets.
- 9.8 The application is supported by a Heritage Assessment which it detailed and sets out clearly the assets affected, their significance, and how that significance would be affected by the

² *South Lakeland District Council v Secretary of State for the Environment and Another* [1992] 2 AC 141; *R (Barnwell Manor Wind Energy Ltd) v East Northamptonshire DC* [2014] EWCA Civ 137.

development. The assessment acknowledges less than substantial harm. If placed on a spectrum that harm is considered to be low.

- 9.9 The site at its nearest point to Old House Farm is 81 metres. The setting of this heritage asset has already been eroded by the granting of planning permission for ten dwellings at the front of the site (DC/18/00306) and a further five dwelling allowed under appeal (DC/18/03048).
- 9.10 Where less than substantial harm is identified, the NPPF (para. 196) requires that the harm be weighed against the public benefits of the proposal. In this particular case, the public benefits include the market housing, eleven affordable dwellings, public open space and the potential for future students for the primary school, which is currently undersubscribed, thereby protecting the school's future. These benefits are considered to outweigh the harm to the designated heritage assets even when considerable importance and weighed is applied to the principle of keeping them from harm.

10.0 Impact On Residential Amenity

- 10.1 This issue will be addressed at reserved matters stage. However, as can be seen from the indicative layout, the site can accommodate a satisfactory development at its interface with existing adjacent and nearby dwellings.

11.0 Planning Obligations / CIL (delete if not applicable)

- 11.1 A s.106 agreement is required to secure the eleven affordable dwellings, the public open space and its future management and also a financial contribution of £18,060 to SCC for the widening of a footpath.

PART FOUR – CONCLUSION

12.0 Planning Balance and Conclusion

- 12.1 Central to the balancing exercise to be undertaken by decision-makers, is Section 38(6) of the Planning and Compulsory Purchase Act 2004; which requires that, if regard is to be had to the Core Strategy for the purpose of any determination to be made under the Planning Acts, determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 12.2 The scheme broadly complies with policy CS11 but the circumstances of the application are not exceptional and there is not a proven justifiable need contrary to policy CS2. The application does not comply with the development plan viewed as a whole. It is therefore necessary to consider whether other material considerations indicate that a decision other than in accordance with the development plan should be taken.
- 12.3 The Council benefits from a five-year land supply and collectively the policies most important to the determination of this application are up to date.
- 12.4 However, with the exception of the policy conflicts identified, the scheme poses little harm in environmental terms and positively responds to the social and economic strands of sustainability. The proposal would comply with the policies of the NPPF when viewed as a whole and complies with the thrust of policy CS15.

- 12.5 While the application conflicts with policy CS2, the weight to be afforded to this policy is lessened. Even if the applicant had failed to illustrate that there is a proven local housing need within the village and (and thus conflicted with policy CS11 on that basis), the housing proposed is nevertheless generally favourable in light of the smaller units and affordable housing proposed (housing mix is capable of being controlled at this stage), and that local circumstances would be broadly respected. Housing is of itself an important consideration, noting the Government's intention to significantly boost housing supply.
- 12.6 The scheme is considered to constitute a site-responsive design. The applicant has worked in conjunction with the Parish Council and has reduced the number of dwellings on the site, relocated the open space, provided a mix of housing that the Parish considers to be needed and provided a footpath link to the village green from the development so that local residents are able to enjoy the open space provided on the site, making it a more welcoming place for new and existing residents to enjoy. The layout can be effectively fixed now to give comfort that there will be no dilution of quality.
- 12.7 The site is a sustainable one for housing, for a village recognised as a sustainable settlement, well connected to the village by an established footpath network. The village offers a good range of conveniently-located services and amenities for future occupants, including a primary school able to be reached directly by foot. The proposal constitutes an edge-of-village extension owing to the close physical relationship the site has with the adjacent settlement.
- 12.8 Therefore, as a planning balance the officer assessment herein does acknowledge that the application conflicts with the development plan as a whole. However, where there is conflict, this is outweighed by the benefits proposed.
- 12.9 In light of the above there are clearly material considerations indicating that permission should be granted other than in accordance with the development plan. There are no other material considerations that warrant the withholding of planning permission. Recommendation is therefore to grant planning permission.

RECOMMENDATION

That the application is GRANTED outline planning permission and includes the following conditions:-

- Reserved Matters Application
- Reserved Matters Application Time Limit
- Approved documents
- Landscape Plan Time Limit
- Archaeological Conditions
- Highways Conditions
- Ecology Conditions
- Levels to be agreed - existing and proposed site wide, including FFL of the dwellings
- Construction Management Plan
- Fire hydrant provision details
- Sustainable efficiency measures
- SUDS
- Mix of dwelling as per the accommodation schedule on the Indicative Layout Plan
- Layout to reflect the Indicative Layout Plan
- No bonfires
- Working Hour Restriction
- Removal of PD for new openings above ground floor level to the dwellings on the eastern and southern boundaries of the site
- Swift boxes installation scheme to be agreed
- Hedgehog fencing scheme to be agreed
- Rainwater harvesting to be agreed
- Electric Car Charging Points

That authority be delegated to the Chief Planning Officer to Grant outline planning permission:

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

- Affordable housing

This shall include

Affordable Rent:

2 x 1bed 2p flats/bungalows @ 50sqm

6 x 2bed 2p houses @ 79sqm

1 x 3bed 5p house @ 93sqm

Shared Ownership:

2 x 2bed 4p houses @ 79sqm

1 x 3bed 5p house @ 93sqm

- On site open space provision, transfer; management of the space to be agreed and requirement for public access at all times.
- Financial Contribution to SCC for widening of footpath

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

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

- Pro-active working statement
- SCC Highways notes
- Support for sustainable development principles
- Anglian Water
- Land Contamination

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